

**REGULAR MEETING MINUTES OF THE
CITY OF BUDA 4B CORPORATION
(Buda Economic Development Corporation)
Monday, August 8, 2022 at 6:00 PM
Buda Municipal Complex – Council Chambers
405 East Loop Street, Bldg. 100, Buda, TX 78610**

MINUTES

CALL TO ORDER

President Storm called the meeting to order at 6:00 p.m.

President Storm certified a quorum with the following:

1.1 Board Members

President Jennifer Storm
Vice President/Treasurer Amy Martin
Secretary Betsy Urban
Board Director Monica Davidson
Board Director Evan Ture
Board Director Tim Otto
Board Director Joshua Edmond

2.2 Buda EDC Staff/Attorneys

EDC Interim Executive Director Vicky Rudy
EDC Economic Development Specialist Shannon Mumley
BEDC Attorney Josh Brockman Weber

3.0 PUBLIC COMMENTS / PUBLIC TESTIMONY

Members of the public who wish to participate in Public Comment or offer Public Testimony must complete a sign-in form and turn it into the Executive Director before the period provided for Public Comment and Public Testimony is called for consideration by the presiding officer.

None.

4.0 PUBLIC HEARING

In accordance with Texas Local Government Code Section 505.158 and 505.159, the City of Buda 4B Corporation (Buda EDC) provides this notice of public hearing for one or more projects being considered by the EDC that the board finds promote new or expanded business development within Buda. The projects consist of funding certain economic development incentives to businesses in exchange for the business meeting certain performance obligations as outlined in a performance agreement.

If approved, the Buda EDC proposes to fund financial incentives in the form of capital investment reimbursement for Project Nighthawk in an amount not to exceed \$60,000.00 (Sixty Thousand Dollars and no/100s).

If approved, the Buda EDC also proposes to fund financial incentives in the form of sales tax reimbursements for Project Protein in an amount not to exceed \$51,000.00 (Fifty-One Thousand Dollars and no/100s).

If approved, the Buda EDC also proposes to provide financial incentives to Bigs Meat Market – Bigs Sausage LLC in the form of a small business grant not to exceed \$10,000.00 (Ten Thousand Dollars and no/100ths).

President Storm opened the Public Hearing at 6:03 p.m. for public comment. With no participation, President Storm closed the Public Hearing at 6:03 p.m.

Buda City Manager Micah Grau – Stop by to offer his thanks in person to the Buda EDC for their help with the 2022-2023 budget process during the last Council Meeting, for money to fund the Parks and Rec improvement project, and for funding 50 percent of the Economic Development Specialist Navigator position between the City and Buda EDC. President Storm relay her thanks and appreciation for City Manager Grau stopping by.

5.0 CONSENT AGENDA

All matters listed under this item are considered to be routine by the Buda Economic Development Corporation and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired by any Board Member on any item, that item will be removed from the consent agenda and will be considered separately.

5.1 Approval of the July 11, 2022, regular Board meeting minutes

5.2 Approval of the June 2022 Financials and approval of July expenditure

RESOLVED, that the Board approve Consent Agenda Items 5.1 and 5.2 as presented. Motion by Member Davidson, seconded by Member Ture. Motion passed 7-0-0.

6.0 GENERAL AGENDA ITEMS

6.1 Presentation and discussion of City of Buda’s Broadband Initiative – CobbFendley

6.1.1 Melissa Beaudry presented on the first phase of this project that is a survey out to the community on their Broadband needs.

6.2 Presentation of Costello GIS Mapping Project

6.2.1 Presented their current application for buildable land availability.

Costello group presented on the current application of their GIS mapping app that allows user to see available and buildable space here in Buda. Next steps: Board gave feedback to Costello for improvements. Then the board will help test the application with Costello before rolling out.

6.3 Budget Amendment – Discussion and possible action regarding a proposed budget amendment to move \$10,000 from 63001-1 Conferences to 62001-4 Accounting (\$6,000) and 62001-5 Board Costs (\$4,000)

RESOLVED, that the Board approve proposed budget amendment as presented. Motion by Member Davidson, seconded by Secretary Urban. Motion passed 7-0-0.

6.4 Greater San Marcos Partnership (GSMP) – Discussion and possible action to name a Buda EDC representative to the GSMP Board

RESOLVED, that the Board approve Josh Edmond to be the Buda EDC representative for the GSMP Board. Motion by President Storm, seconded by Member Davidson Motion passed 7-0-0.

6.5 Target Industry Analysis

6.5.1 Discussion regarding research staff findings on Target Industry Analysis

No action taken.

6.5.2 Discussion and possible action to select and hire a professional services company to conduct the Target Industry Analysis and to authorize the board president to enter into an agreement for such services.

RESOLVED, that the Board approve Angelou’s Economics as the professional services company to conduct the Target Industry Analysis and to authorize the board president to enter into an agreement in addition to the TIA to also complete the Reverse Site Selection and the Perception Services. Motion by Secretary Urban, seconded by Member Otto. Motion passed 7-0-0.

6.6 2022 Strategic Work Plan - Discussion and possible action regarding the Buda EDC 2022 Strategic Work Plan

RESOLVED, that the Board approve to adopt as minutes the Strategic Work Plan meeting held in March 28-29, 2022 and acknowledging the staff accomplishments of getting the goals accomplished thus far. Motion by Member Ture, seconded by Member Davidson. Motion passed 7-0-0.

6.7 Studies – Discussion and possible action regarding potential EDC funded studies for parking, retail market and office space market

After a lengthy discussion, direction was given to staff to get more information for the Board. No action taken.

6.8 Plein Air Art Festival - Discussion and possible action regarding BRE support for the Inspired Minds Art Center Plein Air Art Festival September 13-17, 2022, in the amount of \$2,000.

Refer to committee for guidelines and policy in regard to Buda EDC potential sponsorship and bring back to Board.

No action taken.

6.9 Incentives - Discussion and possible action regarding a new incentive program

Staff directed to find similar programs for upfront grants to small businesses.

No action taken.

6.10 EXECUTIVE SESSION:

At 8:40 p.m., the Buda Economic Development Corporation Board of Directors will recess its open meeting and adjourn into executive session pursuant to the Texas Government Code, Chapter 551, to deliberate the following: **§ 551.071** – Consultation with Attorney – Legal advice regarding (1) Performance Agreement re: Project Protein; (2) Performance Agreement re: Project Night Hawk and (3) Performance Agreement with Bigs Meat Market – Bigs Sausage LLC . **§ 551.087** – Economic Development Negotiations – to deliberate the offer of a financial or other incentive to a business prospect for the following projects: (1) Project Night Hawk; (2) Project Protein.

RECONVENE INTO OPEN SESSION

The Buda Economic Development Corporation Board of Directors reconvened into open session at 9:14 p.m. to discuss, consider, and/or take any action necessary related to any of the items noticed for discussion during executive session including but not limited to the following:

6.10.1 Discussion and possible action to approve funding of financial incentives related to Project Protein in the amount of \$51,000 and authorize execution of a performance agreement.

RESOLVED, that the Board approve funding for Project Protein in the amount of \$51,000 and authorize execution of a performance agreement signed by President Storm. Motion by Member Davidson, seconded by Vice President/Treasurer Martin Motion passed 7-0-0.

6.10.2 Discussion and possible action to approve funding of financial incentives related to Project Night Hawk in the amount of \$60,000 and authorize execution of a performance agreement.

RESOLVED, that the Board approve funding for Project Night Hawk in the amount of \$60,000 and authorize execution of a performance agreement signed by President Storm. Motion by Member Davidson, seconded by Member Edmond. Motion passed 7-0-0.

6.10.3 Discussion and possible action to approve funding of a small business grant to Bigs Meat Market – Bigs Sausage LLC in the amount of \$10,000 and authorize execution of a performance agreement.

RESOLVED, that the Board approve funding of small business grant for Bigs Meat Market in the amount of \$10,000 and authorize execution of a performance agreement signed by President Storm. Motion by Member Davidson, seconded by Member Edmond. Motion passed 7-0-0.

7.0 UPDATES

7.1 Buda EDC/Staff Report

- 7.1.1** Executive Director Search
- 7.1.2** Financial Analyst Search
- 7.1.3** Project/EDC Activities
- 7.1.4** Business Retention
 - Promote \$10,000 small business grant for current budget year.
- 7.1.5** Doubling Main Street Project
- 7.1.6** Buda Chamber Activities

7.2 Buda EDC Board Reports

- 7.2.1** Finance Committee (Martin, Otto, Storm)
- 7.2.2** Buda EDC Incentive Review Committee (Urban, Ture, Edmond)
- 7.2.3** Buda EDC Personnel Committee (Storm, Urban, Martin)
- 7.2.4** Events Committee (Martin, Otto, Edmond)
- 7.2.5** City/BEDC Incentive Task Force (Storm, Edmond)
- 7.2.6** Land Committee (Storm, Davidson, Urban)

7.3 Other Committee Reports

- 7.3.1** Mobile Food Truck Ad Hoc Committee (Davidson)
- 7.3.2** Small Business Task Force (Storm)
- 7.3.3** Buda Bond Oversight Committee (Urban)
- 7.3.4** Parks Ad Hoc Committee (Storm)
- 7.3.5** Greater San Marcos Partnership (Storm)
- 7.3.6** Buda Chamber of Commerce (Otto)

7.4 City Activities - Capital Improvement Projects, Road Projects, Finance, Grants, Tourism, Events, Parks & Recreation, Legislative, Library, Development Projects.

8.0 FUTURE AGENDA ITEMS

- Improving historic buildings in downtown, regional- electrical plumbing – storm water
- Operations policy

9.0 ADJOURNMENT

With no further business, President Storm adjourned the meeting at 9:55 p.m.

APPROVAL OF MINUTES:


Betsy Urban, Secretary

ATTEST:


Vicky Rudy, Interim Executive Director