

# **BudaTx** Economic Development Corp.

**REGULAR MEETING MINUTES OF THE  
CITY OF BUDA 4B CORPORATION  
(Buda Economic Development Corporation)  
Monday, September 13, 2021 at 6:00 PM  
Buda Municipal Complex – Council Chambers  
405 East Loop Street, Bldg. 100, Buda, TX 78610**

## **MINUTES**

### **A. CALL TO ORDER**

President Storm called the meeting to order at 6:01 p.m.

### **B. ROLL CALL**

EDC Executive Director Anderson certified a quorum with the following:

#### **Board Members Present:**

President Jennifer Storm  
Vice President Amy Martin  
Treasurer LaVonia Horne-Williams  
Secretary Betsy Urban  
Board Director Monica Davidson – joined at 7:20 p.m.  
Board Director Evan Ture  
Board Director Tim Otto

#### **Buda EDC Staff/Attorneys Present:**

EDC Executive Director Traci Anderson  
EDC Attorney Josh Brockman-Weber

### **C. PUBLIC COMMENTS / PUBLIC TESTIMONY**

*Members of the public who wish to participate in Public Comment or offer Public Testimony must utilize the "Chat" function in the Zoom meeting application to request they be recognized for Public Comment or Public Testimony when the period provided for Public Comment or Public Testimony is called for consideration by the presiding officer. Those individuals who identify themselves to make public comment or to give public testimony during the meeting will be placed on a list and called in that order during "Public Comments" or "Public Testimony."*

Executive Director Anderson confirmed there were no public comments.

### **D. PRESENTATION**

- 1. Presentation regarding recognition of the following outgoing Board Members: Ray Bryant. [STORM]**  
President Storm, along with the other Board Members recognized previous Board Member Ray Bryant for his efforts and service to the Buda EDC Board over the last two years. His contribution and service to the Buda EDC Board was greatly appreciated.

## **E. CONSENT AGENDA**

- 1. Approval of the August 30, 2021, Regular Board meeting minutes.**
- 2. Approval of the FY21-22 Buda EDC Meeting Schedule.**

RESOLVED, that the Board approved the Consent Agenda as presented. Motioned by Treasurer Horne-Williams, seconded by Member Ture. Motion passed 6-0-0.

## **F. GENERAL AGENDA ITEMS**

- 1. Discussion and possible action regarding adoption of the revised Buda EDC FY 2021-2022 Budget.**

Executive Director Anderson presented changes made to the Buda EDC FY 2021-2022 Budget that was mentioned at the last Board meeting.

Postponed until after Executive Session.

RESOLVED, that the Board authorized approval of the Budget as amended, the first part of the Buda EDC FY 2021-2022 Budget starting from the beginning at budget code item 40000 and ending at budget code item 68000-2, Total Professional Development Services. Motioned by President Storm, seconded by Treasurer Horne-Williams. Motioned passed 7-0-0.

Member Davidson stepped down and recused herself from the second part of the EDC FY 2021-2022 Budget vote.

RESOLVED, that the Board authorized approval of the Budget as amended, the second part of the Buda EDC FY 2021-2022 Budget starting from the beginning at budget code item 69000 and ending at budget code item 80000-2. Motioned by President Storm, seconded by Treasurer Horne-Williams. Motioned passed 6-1-0 (Member Davidson abstained).

- 2. Discuss and consider the approval of an agreement for Non-Profit Bookkeeping and Accounting Services by Joe Wargo, CPA.**

Attorney Brockman-Weber mentioned a few items of the agreement that he would like to see revised, one being, having Joe Wargo, CPA be paid after services are completed and not before.

RESOLVED, that the Board authorized President Storm approve an agreement based on the subjected items that legal counsel advised on, once accepted, approve President Storm to sign agreement for Non-Profit Bookkeeping and Accounting Services by Joe Wargo, CPA. Motioned by Treasurer Horne-Williams, seconded by Vice President Martin. Motioned passed 6-0-0.

- 3. Discussion and possible action to approve and authorize a Request for Loan Forgiveness and Release of Lien for Willie's Joint, LLC/Greg Henry under the terms of a performance and loan agreement with the Buda EDC.**

Executive Director Anderson mentioned that when the Covid Pandemic hit the Buda EDC put together a Microloan Program to get up to Ten (10) loans for Ten Thousand Dollars and no cents (\$10,000.00), per business. These loans are coming up on their one-year anniversary to request a Loan Forgiveness and Release of Lien.

RESOLVED, that the Board authorized President Storm to approve loan forgiveness and release of lien

for Willie's Joint Microloan. Motioned by Member Ture, seconded by Secretary Urban. Motioned passed 6-0-0.

4. **Discussion and possible action to approve and authorize a Request for Loan Forgiveness and Release of Lien for Buda Country Dancehall, LLC under the terms of a performance and loan agreement with the Buda EDC.**

Tabled for next meeting.

5. **Discussion and possible action to approve and authorize a Request for Loan Forgiveness and Release of Lien for Cadence Sports, Inc. under the terms of a performance and loan agreement with the Buda EDC.**

Tabled for next meeting.

6. **Discussion and possible action regarding Buda EDC Target Industries.**

Executive Director Anderson went over changes made to the Buda EDC Target Industries.

RESOLVED, that the Board approved the Buda EDC Target Industries as listed. Motioned by Treasurer Horne-Williams, seconded by Member Ture. Motion passed 6-0-0.

7. **Discussion and possible action regarding the hiring of a professional services firm to conduct a survey of the land owned by the City of Buda in downtown Buda for the purpose of potential development.**

Executive Director Anderson went over discussions about doubling Main Street. One of the City's Strategic Plan is to double Main Street. President Storm and Executive Director Anderson also met with City Manager Williams and Mayor Urbanovsky to determine the next steps.

No action taken.

8. **Discussion and possible action regarding a mural design for the WWII Memorial and Museum.**

Tabled with direction to Staff and Committee.

9. **Discussion and possible action regarding the adopted 2021-2026-2036 City of Buda Strategic Plan and 2021 Action Agenda.**

No action taken.

10. **Discussion and possible action regarding new developments, projects, and economic development activity in Buda.**

No action taken.

## **G. EXECUTIVE SESSION**

At 6:59 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 – (1) legal advice regarding agreement for Non-Profit Accounting Services with Joe Wargo; (2) legal advice regarding Memorandum of Understanding for**

**Administrative & Professional Services between the City of Buda 4B Corporation and the City of Buda; (3) legal advice regarding Executive Director Agreement.**

**§ 551.074 – Deliberation on personnel matters including the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: (1) Executive Director.**

**§ 551.087 – Economic Development Negotiations – to discuss or deliberate commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations for the following projects: (1) Glow Laser and Beauty; (2) Project Simulator.**

**RECONVENE INTO OPEN SESSION**

At 11:10 p.m., the Buda EDC Board of Directors reconvened into open session to discuss, consider, and/or take any action necessary related to the items noticed for discussion during executive session.

**§ 551.087**

- 1. Discussion and possible action regarding the Small Business Development Grant application for Glow Laser and Beauty.**

Member Davidson stepped down and recused herself from the discussion and vote.

RESOLVED, that per the Board discretion, the incentive application for the Glow Laser and Beauty meet project criteria for the Small Business Grant Program and move to award up to Five Thousand Eight Hundred Dollars and no cents (\$5800.00), to Glow Laser and Beauty. Motioned by President Storm, seconded by Vice President Martin. Motioned passed 6-1-0 (Member Davidson Abstained).

- 2. Discussion and possible action regarding Project Simulator.**

Direction was provided to staff.

**§ 551.071**

- 1. Discussion and possible action regarding legal advice regarding agreement for Non-Profit Accounting Services with Joe Wargo.**

No Action Taken.

- 2. Discussion and possible action regarding review of the Memorandum of Understanding (MOU) for Administrative & Professional Services between the City of Buda 4B Corporation (Buda EDC) and City of Buda.**

RESOLVED, that the Board authorize Board President to sign an extension to the Memorandum of Understanding (MOU) with the City of Buda. Motion by Member Ture, seconded by Vice President Martin. Motion passed 7-0-0.

- 3. Discussion and possible action regarding legal advice regarding Executive Director Agreement.**

RESOLVED, direction given to staff to amend the agreement and authorize the Board President to sign agreement. Motioned by Treasurer Horne-William, seconded by Vice President Martin. Motion passed 7-0-0.

Per President Storm, no other action was taken in Executive Session.

## H. UPDATES

### 1. Buda EDC Staff Report – *ANDERSON*

#### 1. Project/EDC Activities

- Finalizing to get the agreements signed for Valentina's and Buda Mill & Grain.
- Executive Director gave an update on the Appropriation Funding for CID Projects regarding the Appropriation Bill.
- Update on Stream Realty a.k.a Rodriguez Subdivision to approve preliminary plat.
- Current update of the status of hiring a new Economic Development Specialist.
- City Council approved Executive Pulse and Flyer View.

#### 2. BRE Activities

#### 3. Buda Chamber Activities

Chamber upcoming Rodeo date has been changed to October 16, 2021.

#### 4. Updates:

- **Marketing RFQ**
- **Incentive Policy**
  - Committee meeting in the morning, Tuesday, September 14, 2021, to work on last half of the document.
- **Small Business Grant Policy**
  - Approved Small Business Grant Policy, and with that, start putting together the EDC Incentive Taskforce to start reviewing to move forward.
- **Mural Contest**
  - Update on the start of the Mural contest which has started and reviewing to narrow down the verbiage.
- **Existing Land Use Map and Build Out/Available Land Information**
  - Existing Land Use Map is now on the EDC and the City Website. The City is going to take the Existing Land Use Map to show exactly what is left.

### 2. Buda EDC Board Report – *BOARD*

1. **Mobile Food Truck Ad Hoc Committee (Davidson)**
2. **Finance Committee (Horne-Williams, Davidson, Storm)**
3. **Buda EDC Incentive Review Committee (Urban, Davidson, Storm)**
4. **Buda EDC Personnel Committee (Storm, Urban, Martin)**
5. **Events Committee (Martin, Horne-Williams, Urban)**
6. **Small Business Task Force (Storm)**
7. **Greater San Marcos Partnership Board (Storm)**
8. **City/BEDC Incentive Task Force (Storm)**

### 3. City Activities

1. **Capital Improvement Projects, Road Projects, Finance, Grants, Tourism, Events, Parks & Recreation, Legislative, Library, Development Projects.**
  - Member Davidson and Member Ture gave updates on the upcoming Buda Bonds Vote.
  - Member Ture gave an update on the Robert S. Light extension groundbreaking.

**I. FUTURE AGENDA ITEMS**

-President Storm ask that Executive Director Anderson reach out to Buda Bonds Committee to give a presentation to the EDC Board,


**J. ADJOURNMENT**

With no further business, President Storm adjourned the meeting 11:31 at p.m.

APPROVAL OF MINUTES:

  
Betsy Urban, Secretary

ATTEST:

  
Traci Anderson, Executive Director