

## City of Buda 4 B Corporation

Minutes  
Regular Meeting  
Tuesday, September 27, 2005

Attendees: Sam Charles Cooper, Terry Capps, David Hageman, Elizabeth H. Urban, Lee Raines and Jose R. Ramos, Jr. (late)

### Minutes

RESOLVED, that the Board approve the minutes from the August 23, 2005 and September 13, 2005 regular meetings. Motion by Director Raines, seconded by Director Hageman. Motion passes 6-0.

### Treasurer's Report

RESOLVED, that the Board approve the Treasurer's Report showing total current assets of \$683,364.49 as of September 24, 2005. Motion by Director Capps, seconded by Director Urban. Motion passes 6-0.

### Executive Director's Report

Executive Director Warren Kettelman provided a synopsis of activities and updates including: the Buda Fine Arts Festival and Art After Dark, the Governor's Economic Development Summit on September 20<sup>th</sup>, a meeting with Regional Representatives at the State Economic office on September 21<sup>st</sup>, Randolph Brooks groundbreaking, office credit card, information provided to Broadway Bank concerning the bond issuance, US Soccer Grant application, free consulting for Cabela's to Tennessee and Georgia, Buda EDC website, upcoming activities for the week of October 3<sup>rd</sup> include Sales Tax Training, TEDC Conference and Buda/Kyle Chamber Business Expo at the PAC, as well as updates regarding the Sportsplex and RVI, the Giberson property, Wal Mart to open June or July, 2006, Cracker Barrel to open December 15<sup>th</sup> and Bill Miller opens in October. Current prospects include the following: State leads for Project Brake and an airplane navigation company, an accounting firm, a BBQ restaurant, a laundry facility and office space information provided to Joe Ramos' contact for an engineering office.

### Sportsplex Presentation

Marty Stump with RVI presented an update on parking changes for Phase 1 consisting of a boulevard type entrance, two entries into the YMCA, spaces changed to angle parking and the removal of parking spaces at upper fields. He reported that soccer fields will be 60 feet from residences to prevent any lighting issues and play can begin Fall 2006 if seeding is used. After a brief discussion by the Board regarding the cost benefit of completing all four soccer fields at one time, no action was taken.

### Real Estate Contracts on FM 967/FM 1626

Nothing to report.

### Executive Session

The Board went into Executive Session from 7:08 p.m. – 7:30 p.m.

### Flood Plane Reclamation at FM 1626/FM 967

RESOLVED, that the Board accept Michael Thames' offer of \$156,429.70 cash and owner financing of a \$400,000.00 note at 7% interest, a twenty year amortization and five year balloon for the exchange of flood plane acreage along FM 1626 and property at 100 Houston Street subject to Michael Thames being responsible for water and sewer extension from the 1626 property line to Cornerstone West contingent upon verification of acreage and dollar amounts. Motion by Director Raines, seconded by Director Ramos. Motion passes 6-0.

EDC Policies and Procedures Manual Changes

RESOLVED, that the Board approve all changes to the Policies and Procedures Manual. Motion by Director Raines, seconded by Director Capps. Motion passes 6-0.

Engineering Proposal from Cuatro Consultants

RESOLVED, that the Board accept the engineering proposal in the amount of \$5,220.00 from Cuatro Consultants for engineering services for commercial lots at FM 967/FM 1626. Motion by Director Raines, seconded by Director Ramos. Motion passes 6-0.

BIG Grant Application

Executive Director Warren Ketteman provided the Board with a grant application from Memory Lane Antiques in the amount of \$5,000.00 for the replacement of deteriorated bricks, and painting upstairs door and windows.

RESOLVED, that the Board approve Memory Lane Antique's BIG Grant application in the amount of \$5,000.00. Motion by Director Ramos, seconded by Director Raines. Motion passes 6-0.

Public Comments

There were no public comments.

There being no further business to come before the Board of Directors, the meeting was duly adjourned.

Dated: September 27, 2005

  
Jose R. Ramos, Jr., Secretary

APPROVED:

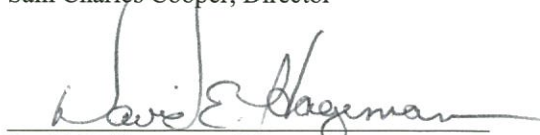
  
Sam Charles Cooper, President

Approval of Minutes

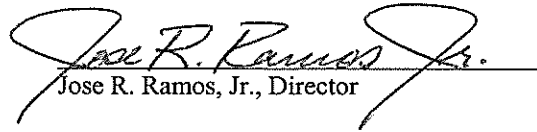
The foregoing minutes are approved as the acts of the Directors of the Corporation.

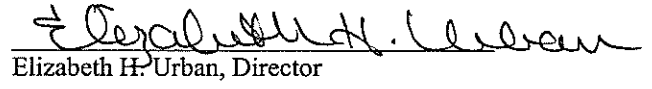
  
Terry Capps, Director

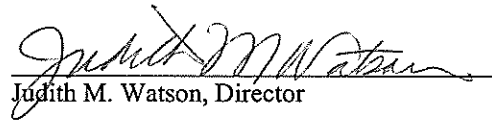
  
Sam Charles Cooper, Director

  
David E. Hagemann, Director

  
Lee Raines, Director

  
Jose R. Ramos, Jr., Director

  
Elizabeth H. Urban, Director

  
Judith M. Watson, Director