

**City of Buda 4B Corporation Minutes
September 9, 2019**

A. CALL TO ORDER

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

B. ROLL CALL

Buda EDC Operations and Finance Administrator certified a quorum with the following Board Members present:

President Jennifer Storm
Vice President Monica Davidson – arrived at 7:30 pm
Secretary LaVonja Horne-Williams – arrived at 6:05 pm
Treasurer John Tomme
Board Member Betsy Urban
Board Member Lee Urbanovsky
Board Member Ray Bryant

C. PUBLIC COMMENTS – None

D. GENERAL AGENDA ITEMS

1. DISCUSSION AND POSSIBLE ACTION ON THE APPROVAL OF THE MINUTES FROM THE AUGUST 8, 2019 BOARD MEETING

RESOLVED, that the Board approve the Minutes from the August 8, 2019 Board Meeting. Motion by Director Bryant, seconded by Director Storm. Motion passes 5-0-0.

2. DISCUSSION AND POSSIBLE ACTION REGARDING THE APPROVAL OF THE JULY 2019 TREASURERS REPORT

RESOLVED, that the Board approve the July 2019 Treasurers report as presented. Motion by Director Tomme, seconded by Director Urbanovsky. Motion passes 5-0-0.

3. DISCUSSION AND POSSIBLE ACTION REGARDING THE APPROVAL OF MOVING THE OCTOBER AND NOVEMBER 2019 REGULARLY SCHEDULED BOARD MEETINGS

RESOLVED, that the Board approve moving the October and November 2019 meeting dates to October 7, 2019 and November 4, 2019. Motion by Director Storm, seconded by Director Tomme. Motion passes 6-0-0.

4. UPDATE REGARDING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF BUDA AND THE BUDA EDC

Update by the Board President regarding the MOU minor changes. No Action Taken.

5. DISCUSSION AND POSSIBLE ACTION REGARDING THE APPROVAL OF INCENTIVES FOR THE BUDA MERCANTILE COMPANY

RESOLVED, that the Board approve a motion to authorize Mandy Shaw to move forward with Incentive negotiations for Buda Mercantile Company. Motion by Director Tomme, seconded by Director Urban. Motion passes 5-1-0.

6. DISCUSSION AND POSSIBLE ACTION REGARDING THE 2017 CBRE CONFERENCE / CONVENTION CENTER STUDY

Discussion among the Board of Director regarding the information contained in the study. No Action Taken.

7. PRESENTATION BY GENERAL COUNSEL APPLICANT – NICHOLS LAW FIRM

Brief presentation by Chris Nichols and Josh Brockman with the Nichols Law Firm. No Action Taken.

E. EXECUTIVE SESSION

1. At 6:48 p.m., the Buda EDC Board of Directors met in a closed/executive session pursuant to the Texas Governmental Code, Chapter 551, to discuss the following:
 - a. §551.071 – Consultation with Attorney regarding – (1) legal advice regarding a Joint Defense and Allied Litigant Agreement with the City of Buda related to Personnel Matters; (2) legal advice and update regarding the status of unemployment claims regarding former BEDC employees; and (3) legal advice regarding the adoption of a Buda EDC Employee Handbook
 - b. §551.074 – Deliberation regarding Personnel Matters – (1) Executive Director Candidate review; (2) Executive Director Contract discussion; and (3) Permanent General Counsel review (Nichols Law Firm)
 - c. §551.087 – Economic Development Negotiations – (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from the 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; (2) to deliberate the offer of a financial or other incentive to a business prospect regarding the following projects: Project 1898, Project Nighthawk, Project Thread, Project Dakota, WAMSFTX, LLC and Exeter Buda Land, LP.
2. At 9:53 p.m., the Buda EDC Board of Directors reconvened into open session to discuss, consider and/or take any action necessary related to the executive session noted herein.
 - a. RESOLVED, that the Board approve a motion to engage the services of the Nichols Law Firm as Buda EDC General Legal Counsel. Motion by Director Urban, seconded by Director Tomme. Motion passes 6-0-0.

D. GENERAL AGENDA ITEMS CONTINUED

8. UPDATE REGARDING THE EXECUTIVE DIRECTOR SEARCH

No update given.

9. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF BUDGET AMENDMENT / REALLOCATIONS #4 TO THE FY 2018-2019 BUDA EDC BUDGET

RESOLVED, that the Board approve a motion to approve the Budget Amendment / Reallocation as presented. Motion by Director Tomme, seconded by Director Bryant. Motion passes 6-0-0.

F. UPDATES

1. EDC Staff Report: Operations and Finance Administrator Mandy Shaw informed the Board of the following: Ms. Shaw advised the Board of the correction date for the upcoming TEDC Sales Tax Workshop on December 13th as well as gave a brief marketing update. Ms. Shaw also reminded the Board of the upcoming Baylor Scott and White Ribbon Cutting / Celebration on October 13, 2019 from 11am – 1pm – Possible Quorum Notice will be posted.
2. Board President Update: None
3. City Activities: Director Urbanovsky advised the Board that he requested City Council Future Agenda Item regarding Conference Center and Class A Office Space to discuss the process and give direction.

G. FUTURE AGENDA ITEMS

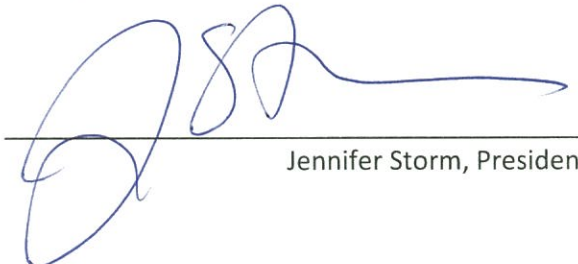
- a. Director Urban – Information regarding the amount of developable acres in Buda and possible uses of said land.

H. ADJOURNMENT

With no further business, President Storm adjourned the meeting at 10:07 p.m.

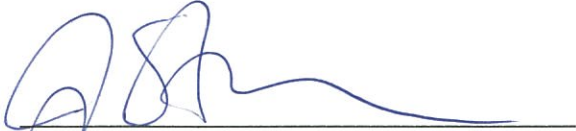

LaVonia Horne-Williams, Secretary

APPROVED:

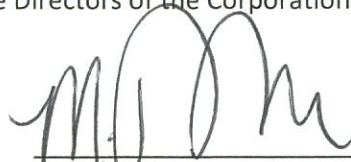

Jennifer Storm, President

Approval of Minutes:

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



Jennifer Storm, Director



Monica Davidson, Director



LaVonja Horne-Williams, Director



John Tomme, Director

Lee Urbanovsky, Director



Betsy Urban, Director



Ray Bryant, Director