



Agenda Item Report

Legislative Board:	Buda Economic Development Corporation
Date:	February 9, 2026
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ITEM TITLE: Discussion and update on Projects, including, but not limited to, incentive status, compliance, obligations and requirements for the following businesses:

1. Tap In;
2. Robertson Land Development;
3. Futronic USA;
4. ATX Packaging;
5. 108 N Main LLC;
6. Buda Ice Cream Shoppe;
7. Lively;
8. Najar13 LLC

1. EXECUTIVE SUMMARY

This agenda item provides a brief status update on active incentive agreements and business engagements supported by Buda EDC. Staff will review the current status of each project, including incentive disbursement status, contractual compliance, ongoing obligations, job and capital investment progress, and any outstanding requirements. Projects to be discussed include:

- Tap In
- Robertson Land Development
- Futronic USA
- ATX Packaging
- 108 N Main LLC
- Buda Ice Cream Shoppe
- Lively
- Najar13 LLC

This discussion is for informational purposes, to ensure transparency and accountability between the Buda EDC and participating businesses, and to support strategic decision-making on future actions and investments. This item is for discussion only and does not request any new financial approvals.

2. BACKGROUND/HISTORY

The Buda EDC was established to promote economic development and diversify the local economy through business retention, expansion, and attraction. One of the primary tools for achieving this mission is the use of incentive agreements that provide targeted financial support in exchange for measurable outcomes, such as capital investment, job creation, or increased sales tax generation.

Tap In (Fairway to Heaven)

- Status: Under Construction
- Incentive Type: Purchase Grant and Sales Tax Incentive
- Purchase Grant: \$150,000 scheduled FY 2026
- Sales Tax Incentive: \$100,000

- Update: Reimbursements pending completion and verification of project requirements. Construction of shell by developer underway.

Robertson Land Development

- Status: Under Construction
- Incentive Type: Capital Improvement Grant
- Obligation: \$130,000 scheduled FY 2026
- Update: Infrastructure improvements underway; payment tied to project completion.

Futronic USA (Forward Motion)

- Status: Executed
- Incentive Type: Jobs-Based Incentive
- Total Obligation: \$600,000
- Update: Multi-year commitment based on job creation and investment performance; compliance monitoring in progress.

ATX Packaging (Steam Pan)

- Status: Executed
- Incentive Type: Medium Business Incentive
- Total Obligation: \$42,000
- Update: Reimbursement contingent on submission of investment documentation.

108 N Main LLC

- Status: Utility Complete
- Incentive Type: Infrastructure Improvement
- Obligations: Commitment of capital improvement grant and sales tax incentive pending execution
- Update: Agreement approved by EDC; awaiting final execution prior to implementation.

Buda Ice Cream Shoppe (Summer Teeth)

- Status: Executed
- Incentive Type: Small Business Construction and Permit Fee Reimbursement
- Total Obligation: \$23,000
- Update: On track to open in spring 2026

Lively (Ruby)

- Status: Executed
- Incentive Type: FLIP Redevelopment Incentive
- Total Obligation: \$250,000
- Update: Payments tied to redevelopment milestones and verified investment.

Najar13 LLC (Treze / Earl of Sandwich)

- Status: Executed
- Incentive Type: Construction Incentive and Sales Tax Incentive
- Construction Incentive: \$136,000 – PAID
- Sales Tax Incentive: \$70,000 – Pending Performance
- Update: Construction incentive completed with building progressing towards completion; remaining incentive dependent on future sales tax generation.

3. ANALYSIS

4. FINANCIAL IMPACT

The projects listed represent commitments approved by the Board over multiple fiscal years. Obligations are budgeted in current and future years based on anticipated construction timelines, investment milestones, and compliance documentation. No additional financial impact is needed and Board action is not required at this time.

5. STRATEGIC PLAN/GOALS

6. STRATEGIC PLAN OBJECTIVES

7. PROS AND CONS

8. ALTERNATIVES

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments: