



CITY OF FULSHEAR DEVELOPMENT CORPORATION

A Type "A" Economic Development Sales Tax Corporation

PO Box 279 · 6611 West Cross Creek Bend Lane · Fulshear, Texas 77441 · (281) 346-1796 · www.fulsheartexas.gov

Meeting Minutes

October 9, 2023

6:00 PM

Board Members Present: Paul Foster; Bonnie Tyler; Rev. Jackie Gilmore; Devin Holmes

Board Members Absent: Bryan White

Staff: Annel Guadalupe (EDC Director); Haden Farr (EDC Coordinator); Kevin Zieschang (PD); Charlie Zech (Legal Counsel); Cliff Brouhard (PW)

Attendees: Kaye Kahlich; Patrick Powers; Stehanie Lee; Ike Akinwande

1. Call to Order

There being a quorum, Paul Foster called the meeting to order at 6:00p.m.

- 2. Public Comments - Citizens who desire to address the Corporation making either general comments (i.e., matters not on the agenda) or regarding matters on the agenda will be received at this time. Citizens desiring to make comments must register with the Corporation prior to the meeting being called to order. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Discussion by directors regarding matters on the agenda will only be made at the time the subject is scheduled for consideration.**

In accordance with the Texas Open Meetings Act, the Corporation may respond to a general comment by (1) responding with a statement of specific factual information or (2) recite the Corporation's existing policy on that issue. The Corporation may also direct the person making the general comment to visit with staff about the issue, or the Corporation may offer to place the item on the agenda for discussion at a future meeting.

None

- 3. Presentation on and possible action on a resolution of support regarding the Fort Bend Mobility Bond.**

Ike Akinwande (Fort Bend County Engineering Dept.) presented an overview of the proposed 2023 Fort Bend Mobility Bond and fielded questions from the Board of Directors.

Motion to approve a Resolution of Support regarding the 2023 Fort Bend Mobility Bond.

– Holmes; Second – Gilmore
Ayes: 4 Nays: 0 Abstentions: 0

4. Presentation on Fulshear gateway signs project.

Stephanie Lee (KGA DeForrest) presented an overview of the current state of the Fulshear Gateway signs project, highlighting potential design styles and placement in the city.

5. Presentation and discussion on the status of the Harris Street project.

Cliff Brouhard (PW) presented an overview of two options for the redevelopment of Harris Street. Option 1: depicting a traditional street reconstruction; Option 4: depicting a combination of a traditional street reconstruction with the addition of plaza space.

Directors expressed concerns over the loss of potential parking, traffic rerouting, and buy-in from the Methodist Church. Directors indicated their preference for Option 4.

6. Economic Development Report – Briefings or updates may be provided regarding City and Economic Development projects and programs, certificates of occupancy, conferences and meetings attended, upcoming meetings and events, business contacts and announcements, economic indicators, and administrative items.

a. September 18th – October 16th Activity Overview:

1. EDC Website

Annel Guadalupe informed the Board that the integration meeting for CoStar into the website has occurred, and the final phase of site development had begun. The website should be live prior to the November 13 meeting date.

2. LinkedIn

Annel Guadalupe stated that the EDC had been able to secure its own LinkedIn page separate from the city, and staff would begin posting regularly following the website launch.

3. Retail Coach Update

Haden Farr informed the Directors that a miscommunication had occurred resulting in the lack of a memo for this meeting. Discussions have been continuing with The Retail Coach and positive gains will be seen in the coming weeks and months.

4. Scarecrow Fest Update

Annel Guadalupe informed the Board that the Scarecrow Fest would take place on October 28th, 2023, in front of Thrive Church.

5. TEDC

Annel Guadalupe notified the Board of Staff's upcoming attendance at the Annual TEDC conference in Houston from October 11th-13th.

7. Consideration and action on financials and payables for the Corporation for the period ending August 31, 2023.



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Motion to approve the financials and payables for the period ending August 31, 2023

– Holmes; Second – Tyler

Ayes: 4

Nays: 0

Abstentions: 0

8. Consideration and action on minutes of the Corporation for the September 18, 2023, meeting.

Motion to approve the minutes of the Corporation for the September 18, 2023, meeting.

– Tyler; Second – Gilmore

Ayes: 4

Nays: 0

Abstentions: 0

9. Consideration and possible action on the adoption of a contract with The Cannon for services related to the Fulshear Business and Innovation Hub.

Annel Guadalupe notified the Board of a change to the name of the Fulshear Business and Innovation Hub to Fulshear Fast Track.

Motion to adopt the contract with The Cannon for services related to the Fulshear Business and Innovation Hub.

– Tyler; Second –

Ayes: 4

Nays: 0

Abstentions: 0

10. Presentation by City Council Liaison regarding relevant action taken at the previous City Council meeting(s).

Haden Farr notified the Board of a lack of an Update from City Council. In future meetings an update should be provided in memo form due to the lack of a City Council Liaison present on the CDC Board.

11. Future agenda items

The Board of Directors of the Corporation will have the opportunity to inquire about subjects for which notice has not been given but which individual members of the Board of Directors of the Corporation wish to place on the agenda for a subsequent meeting. At this time, only statements of specific factual information and a recitation of existing policy may be made in response to the inquiry. In accordance with Section 551.042 of the Texas Open Meetings Act, the only deliberation of or decision about the subject of the

inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

Director, etc.	Suggestion or comment made by director, etc.
Paul Foster	<ul style="list-style-type: none"> • Memo for City Council updates • Legal overview on Board duties
Annel Guadalupe	<ul style="list-style-type: none"> • Strategic Plan updates • Fulshear Farmer’s Market metrics review

12. Announcements

The Board of Directors of the Corporation will have the opportunity to address items of community interest, which – as aligned with Section 551.0415 of the Texas Open Meetings Act – specifically includes (1) expressions of thanks, congratulations, or

condolence; (2) information regarding holiday schedules; (3) an honorary or salutary recognition of a public official, public employee, or other citizen; (4) a reminder about an upcoming event organized or sponsored by the Corporation; (5) information regarding an event organized or sponsored by an entity other than the Corporation that was attended or is scheduled to be attended by a member of the Board of Directors of the Corporation; and, (6) announcements involving an imminent threat to the public health and safety of people in the City of Fulshear that has arisen after the posting of the agenda.

Director	Announcement or comment made by director
Rev. Gilmore	<ul style="list-style-type: none"> • Greater Zachary Baptist Church is hosting a celebration of the 131-year anniversary of the Church to take place on October 27th

13. Adjournment

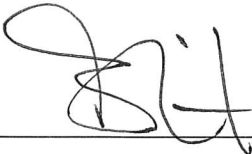
Motion to adjourn at 7:01 p.m.
 – Gilmore; Second – Holmes

Ayes: 4

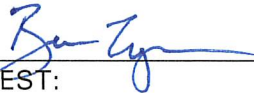
Nays: 0

Abstentions: 0

Passed and approved this 13th of November 2023.



 President


 ATTEST: _____
 Secretary