



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 December 12, 2022 6:00 PM

Board Members Present: Bryan White, Paul Foster, Andrew Van Chau, & Rev. Jackie Gilmore
Board Members Absent: Mark DeRouen
Staff: Charlie Dromgoole (Interim EDC Director), Haden Farr (EDC Coordinator), & Dan Santee (Legal Counsel)
Attendees: None

1. Call to Order

There being a quorum, Andrew Van Chau called the meeting to order at 6:01 p.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. Introduction of new Economic Development Staff.

Interim Economic Development Director Charlie Dromgoole introduced himself to the Board, followed by Economic Development Coordinator Haden Farr

4. Review, consideration, and possible action on proposed City of Fulshear incentive policy.

Mr. Dromgoole gave an overview highlighting the Tax Abatement and 380 Policies outlined in this proposal. Board was encouraged to finalize any questions or concerns they had regarding the policy prior to the January meeting and the submission of the policy to City Council.

No motion or action taken.

5. Consideration and action to appoint a representative of the board to sit in on Director of Economic Development Interviews.

Mr. Van Chau explained the interview process and the role of the Board representative.

Motion to appoint Mr. White to serve as a representative of the Type A Board during the Economic Development Director Interviews. – Foster; Second – Van Chau

Ayes: 4 Nays: 0 Abstentions: 0

6. Executive Session

a. Pursuant to Section 551.072 of the Texas Open Meetings Act discuss the purchase, exchange, lease, or value of real property.

Motion to go into executive session and to invite the EDC B Board into a joint session at 6:51 pm. – White; Second – Van Chau

Ayes: 4 Nays: 0 Abstentions: 0

Board reconvenes for regular session at 7:38 pm.

7. Take action, as necessary, on items discussed in Executive Session

No motion or action taken.

8. Consideration and action to approve updated financials and payables for the Corporation for the periods ending September 30, 2022.

Mr. Dromgoole addressed the boards and provided an explanation for the reporting error seen on the September financials. The updated financials and payables reflect the correction of that error.

Motion to approve the payables and financials for the period ending September 30, 2022. – Foster; Second – White

Ayes: 4 Nays: 0 Abstentions: 0

9. Consideration and action on financials and payables for the period ending October 31, 2022.

Motion to approve the payables and financials for the period ending October 31, 2022. – Gilmore; Second – White

Ayes: 4 Nays: 0 Abstentions: 0

10. Consideration and action on minutes of the Corporation for the November 21, 2022 meeting.



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Motion to approve the minutes for the November 21, 2022 meeting. – Gilmore; Second – Foster

Ayes: 4 Nays: 0 Abstentions: 0

11. Presentation by City Council Liaison of last City Council meetings.

No City Council meeting had occurred prior to this meeting. Mayor Pro Tem Lisa Kettler Martin (FDC B) and Councilwoman Kahlich (FDC B) provided a brief overview of the upcoming December 13, 2022 City Council Meeting Agenda.

12. 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. Staff Reports

a) Website Presentation

Mr. Dromgoole walked through a PowerPoint presentation outlining the concept for the Corporation's new website, soliciting input from the Boards for potential changes and additions to be made to the concept.

b) Fulshear Entrepreneurship & Business Hub

Mr. Dromgoole informed the Boards that there had been two RFQ applications received for the Fulshear Entrepreneurship and Business Hub. Staff will begin assessing the RFQs shortly.

c) Retail Coach

Mr. Dromgoole informed the Boards that he has been in contact with Retail Coach to network and connect potential retail development with the city. He also highlighted an upcoming ICSC conference that would allow for marketing opportunities and face-to-face interaction with potential retail developers.

13. 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.
Board Member Van Chau	<ul style="list-style-type: none"> • Requests for update on broadband project.
Board Member Buccieri (FDC B)	<ul style="list-style-type: none"> • End review of the Christmas decorations including feedback from the downtown businesses. • Requests a conversation regarding small business incentives. • Further exploration into our relationship with other regional EDCs and organization. • Development of a plan of action for a joint meeting with City Council.
Board Member Kahlich (FDC B)	<ul style="list-style-type: none"> • Requests further communication with cell tower companies regarding future site locations. • Further conversation and a decision on the Tax Abatement program.

14. 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
Board Member Van Chau	<ul style="list-style-type: none"> • Fort Bend County has started an EDC department and hired Carlos Guzman as their Director.


15. Adjournment

Motion to adjourn at 8:42pm. – White; Second – Gilmore
 Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 9th of January 2023.



 Andrew Van Chau, President



 ATTEST: Bryan White, Secretary