



FULSHEAR DEVELOPMENT CORPORATION

A Type "B" 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

May 8, 2023

6:00 PM

Board Members Present:	Tommy Kuykendall; Kaye Kahlich; Lee O' Brian; Blake Koepke; James Buccieri
Board Members Absent:	Lisa Martin; Jonathan Coyne; Rachel Durham (ex officio)
Staff:	Annel Guadalupe (EDC Director); Haden Farr (EDC Coordinator); Mark Malhoit (PD); Dan Santee (Legal Counsel); Sharon Valiante (PW Director); Zach Goodlander (ACM)
Attendees:	None

1. Call to Order

There being a quorum, Tommy Kuykendall 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. Review, discussion, and possible action concerning the funding of CIP Projects for the 2023-2024 fiscal year.**

a. Presentation by the City of Fulshear Public Works Department on Capital Improvement Plan Projects) and funding requests for FY 2023-2024

Director of Public Works, Sharon Valiante, presented an overview of a request for funding from both CDC and FDC Boards. The FY 22-23 Eastside Drainage CIP has encountered roadblocks, delaying the timeline for completion. It is now the ask of the Public Works

Department that the funding currently encumbered by that project be shifted to a new CIP project for the upcoming fiscal year, the Harris Street Improvement Project. Both PW Director, Sharon Valiante and Assistant City Manager Zach Goodlander fielded questions and concerns from both Boards regarding timeline, cost, and economic impact of the newly proposed project. One of the primary concerns revolved around the future use of properties along Harris Street, and the concern that residential development would seize the desirable property ultimately resulting in little-to-no positive economic impact.

The Boards asked that the following questions be addressed at the next meeting:

- Specificity on lighting buildout
- Potential for the City to accelerate other aspects of the Livable Center projects
- Possibility of a zoning overlay within the downtown district to limit residential use
- Future phasing of downtown improvements

No action taken.

4. Discussion and possible action on the adoption of new meeting dates and times for regular EDC meetings.

The board discussed the merits and challenges of adopting a new meeting date following the end of the fiscal year. Over concern of confusing any new board members the Board elected to delay any decision on a new meeting date until the July meeting.

No action taken.

5. Consideration and action on minutes of the Corporation for the April 17, 2023 meeting.

Lee O'Brien asked that the minutes be amended to address a misspelling of his last name.

Motion to approve the minutes as amended of the Corporation for the April 17, 2023 meeting.

– Kahlich; Second – O'Brien

Ayes:5

Nays: 0

Abstentions: 0

6. Adjournment

Motion to adjourn at 7:27 p.m.

– O'Brien; Second – Buccieri

Ayes:5

Nays: 0

Abstentions: 0

Passed and approved this 15th of May 2023.


Tommy Kuykendall, President


ATTEST: Jonathan Coyne, Secretary