



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 November 21, 2022 6:00 PM

Board Members Present: James Buccieri, Lisa Kettler Martin, Tommy Kuykendall, Jonathan Coyne & Kaye Kahlich
Board Members Absent: One Vacancy, Blake Koepke & Lee O'Brien
Staff: Herman Rodriguez (Executive Director) & Shana O'Neal (Legal Counsel)
Attendees: Andrew Keefer

1. Call to Order

There being a quorum, Tommy Kuykendall called the meeting to order at 6:04 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.

Mr. Kuykendall (FBC- B & private citizen) spoke about the Lamar Consolidated ISD's five bond propositions and emphasized the necessity for funding due to the population growth in district.

- 3. Review and discuss business assistance program for:**
- Strategic Implementation Plan opportunity areas**
 - Impact fees consideration**

Mr. Rodriguez mentioned that he met with Bryan White from the A Board and James Buccieri from the B Board. The framework was to create a mission & vision, create a conflict of interest policy, create program parameters, viability of the program, include existing business and emergency funding.

No motion or action was taken.

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

EDC Board to review their influence on their authority over sales tax, to then forward to the City Council to review for their authority over their taxing on ad valorem and sales tax. Investment limits and timeline for agreements would also be two good parameters to focus on. Board was urged to get questions about the Incentive Policy prior to January meeting.

No motion or action taken.

5. Review, consider, and possible action to amend the language regarding legal services for the Corporation in the Fiscal Year 2022-2023 Administrative Service Agreement.

Shana O'Neal recommends removing clause 4.d.2 from the ASA language which would allow us to procure legal outside of the agreement.

A motion by Kaye Kahlich and seconded by James Buccieri to amend the Administrative Service Agreement to remove clause 4.d.2. Motion passes unanimously.

6. Executive Session

- a. **Pursuant to Section 551.074 of the Texas Open Meetings Act deliberate the employment of the Economic Development Coordinator.**
- b. **Pursuant to Section 551.072 of the Texas Open Meetings Act discuss the purchase, exchange, lease, or value of real property.**

Kaye Kahlich (EDC B) moves to go into Executive Session and invites the EDC A Board into joint session at 6:36pm. James Buccieri (EDC B) seconds the motion and the motion passes with unanimously.

Board reconvenes for regular session at 7:07pm.

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

Mr. Rodriguez announces that Thomas Farr was hired as the new Economic Development Coordinator, and although real estate matters were discussed there is no action on that item.

8. Review, consideration and possible action on Broadband Study including costs and options for implementation.

Mr. Rodriguez read Zach Goodlander's comments; "the City has not budgeted for any fiber specific projects in its CIP. However, in our Harris Street reconstruction project we've planned for conduit, so fiber can be run in the future. A dig once approach."

Comments centered around funding and clarification on the one dig approach.



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9. Review options for improving cell tower coverage within the City of Fulshear

Mr. Rodriguez read Zach Goodlander's comments; "First, Cross Creek Ranch is probably most in need at the moment, however given the projected growth so is our northern ETJ, and downtown area in general. This last, particularly because the tower south of Huggins Elementary is set to come down.

There are two new towers that the City has permitted for Tamarron West, providing, once their built, better coverage for our northern ETJ and hopefully northwest Cross Creek Ranch.

That leaves a need for a site in greater Downtown, and site(s) still in or near Cross Creek Ranch. For Cross Creek Ranch, one, ideally, I'm told would be in the general area of the All-Abilities Park (Katy-Fulshear Road) and another generally near the Water Plant #3 site (W. Cross Creek Bend)."

Mr. Rodriguez mentioned he would convey land requirements to Brad Dill our commercial realtor.

10. Consideration and action on financials and payables for the Corporation for the periods ending August 31, 2022

Motion to approve the payables for the period ending August 31, 2022 in the amount of \$6,936.34 – Kahlich; Second – Buccieri

Ayes: 5 Nays: 0 Abstentions: 0

11. Consideration and action on minutes of the Corporation for the September 19, 2022, meeting

Motion to approve the minutes for the October 17, 2022, as presented – Kettler-Martin; Second –Buccieri

Ayes: 5 Nays: 0 Abstentions: 0

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

Mayor Pro Tem Lisa Kettler Martin (EDC B) mentioned that there were two meetings, one for approval of the new healthcare plan and the second for adopting the new employee handbook. Councilwomen Kahlich mentioned the dropping of the premiums for employees.

The second meeting highlights included the vote for updated general plan for Johnson Development for Cross Creek Ranch. Also mentioned December meeting and hearings along with all new City employees.

13. 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. Director update

- i. Website and branding development – update
 - i. Explore Fulshear
 - ii. Current initiatives
- ii. Holiday decorating services – update
- iii. Texas Heritage Parkway monument sign – update
- iv. Retail site consulting services – update
- v. Innovative hub rfq – update
- vi. Annual chamber events potential RFP and contract sample
 - i. Tree lighting
 - ii. July 4th
- vii. Business retention and expansion
- viii. Landscaping of EDC properties and City of Fulshear contract – overview
- ix. TML Hyatt Lost Pines Travel booked for Board Members November 16-17
- x. Fort Bend EDC – Partnership
 - i. Site Selection Tour October 25th -27th
 - ii. Legislative Session Austin November 16th – November 18th
 - iii. Economix Site Selection Columbus, OH December 5th -8th
- xi. Corporation attorney update

Mr. Rodriguez provided the director updates. Highlights & action items include

- Board Member Kahlich asked for screenshots and a timeline from the website folks for an update for next meeting.
- A mention was made about an article about the decorations and marketing promo on Community Impact.
- Updated the board on decorating services starting next week.
- Also, a mention to discourse with the Chamber pulling out of the tree lighting two weeks before Mr. Rodriguez was due to be out. He mentioned that they could not proceed if they Chamber could not make \$3k on the event, even though the City is paying for the tree, lights and edc offered to pay for the \$10k drone show.
- We will convey to Sharon at Utilities to include the adjacent acre near the former City Hall property downtown.

14. 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



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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 Kahlich (CDC – B) Board Member Coyne (CDC B)	<ul style="list-style-type: none"> Request for screenshots and website timeline. Along with update for Broadband with engineer. Christmas Lights overview and best practices

15. 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.

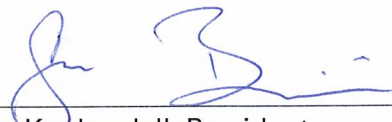
Director	Announcement or comment made by director
Mr. DeRouen (CDC-A)	<ul style="list-style-type: none"> Citing section 5 from Announcements, encouraging people to attend TML and updates.

16. Adjournment

Motion to adjourn @ 8:29 p.m. – Buccieri; Second –Kahlich

Ayes: 5 Nays: 0 Abstentions: 0

Passed and approved this 12th of December, 2022.



Tommy Kurykendall, President


James Buccieri, Treasurer

ATTEST:
Jonathan Coyne, Secretary