



# 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

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## Meeting Minutes

October 16, 2023

6:00 PM

**Board Members Present:** Tommy Kuykendall; Lee O'Brien; James Buccieri; Blake Koepke

**Board Members Absent:** Jennifer Hagemann ; Joel Patterson; Mark DeRouen

**Staff:** Annel Guadalupe (EDC Director); Haden Farr (EDC Coordinator); William Henry (PD); Cliff Brouhard (PW)

**Attendees:** Kaye Kahlich; Stephanie Lee; Ike Akinwande

### 1. Call to Order

There being a quorum, Tommy Kuykendall called the meeting to order at 6:02 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. 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. Several slides covered during the presentation were excluded from the Agenda Packet due to a different slide deck being presented.

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

– O'Brien; Second – Koepke

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. She explained that this presentation is the first step in realizing the project's completion.

**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 addition of pedestrian space without significant parking increases in the form of a parking structure. Additionally, it was expressed that meetings with Fire, PD, and other key players holding a stake in the redevelopment of Harris Street should be contacted for feedback. 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 18<sup>th</sup> – October 16<sup>th</sup> 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 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 a meeting with Aaron Farmer was scheduled for October 17<sup>th</sup>.

**4. Scarecrow Fest Update**

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

**5. TEDC**

Annel Guadalupe notified the Board of Staff's attendance at the Annual TEDC conference in Houston during October 11<sup>th</sup>-13<sup>th</sup>. She noted the valuable networking and valuable



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industry knowledge gained from the experience.

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

Annel Guadalupe informed the Board that the Sales Tax collection figures were not available prior to the agenda’s posting date. However, sales tax collections were 12 percent from this time last year and each board has now collected 102.68% of the budgeted amount 92% through the fiscal year.

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

– Buccieri; Second – O’Brien

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 as amended for the September 18, 2023, meeting.

– O’Brien; Second – Koepke

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.

– O’Brien; Second –Buccieri

Ayes: 4                      Nays: 0                      Abstentions: 0

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

None

**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.
Tommy Kuykendall	<ul style="list-style-type: none"> <li>Continued talks on gateway signs</li> </ul>
James Buccieri	<ul style="list-style-type: none"> <li>Feedback from PD on downtown parking</li> </ul>
Annel Guadalupe	<ul style="list-style-type: none"> <li>Strategic Plan updates</li> <li>Fulshear Farmer’s Market metrics review</li> </ul>

## 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
Annel Guadalupe	<ul style="list-style-type: none"> <li>Greater Zachary Baptist Church is hosting a celebration of the 131-year anniversary of the Church to take place on October 27th</li> <li>Art in the Parking Lot on October 21<sup>st</sup></li> </ul>

## 13. Adjournment

Motion to adjourn at 7:01 p.m.  
 – O’Brien; Second – Buccieri

Ayes: 4

Nays: 0

Abstentions: 0




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Passed and approved this 13<sup>th</sup> of November 2023.

  
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President

  
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ATTEST: Secretary