



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 13, 2023 6:00 PM

Board Members Present: Tommy Kuykendall; James Buccieri; Blake Koepke; Jennifer Hagemann; Joel Patterson; Mark DeRouen

Board Members Absent: Lee O'Brien

Staff: Annel Guadalupe (EDC Director); Haden Farr (EDC Coordinator); Sgt. Henry (PD); Charlie Zech (Legal Counsel); Chief Seymour (PD)

Attendees: Kaye Kahlich; Ramona Ridge; Kayleen Nelson

1. Call to Order

There being a quorum, Tommy Kuykendall called the meeting to order at 6:01p.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.

Kaye Kahlich asked that the Boards consider moving the proposed plaza space on Harris Street from the location presented in Option-4. She suggested the plaza space be moved north to account for a wider array of uses.

3. Presentation of a Proclamation honoring Reverend Jackie Lee Gilmore.

Tommy Kuykendall recognized Rev. Gilmore and his impact on the Boards and community through the years.

Annel Guadalupe presented a proclamation honoring Rev. Gilmore which was read by Mayor Aaron Groff during the funeral services for Rev. Gilmore.

Mark DeRouen shared his memories and feelings regarding Rev. Gilmore's impact on the Boards.

The Boards paused for a moment of silence.

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

Haden Farr gave an update on the Harris Street project and presented Option-5 which relocated the plaza space North between 3rd and 5th street and expanded plaza space to full block-length.

Directors had a positive reaction to the new location and expansion of usable space.

Questions were presented regarding additions to the plans such as power connections, benches, lights, and other aesthetic and safety improvements.

5. Consideration and possible action on the adoption of an MOU between the City of Fulshear Development Corporation and the Fulshear Katy Chamber of Commerce for Special Community Events and integration of new local businesses into the business community of Fulshear.

Annel Guadalupe presented the background on the newly proposed MOU between the CDC, FDC, and Fulshear Katy Area Chamber of Commerce.

Annel Guadalupe informed the Board that FKACC had submitted a letter declining to enter into any MOU with the EDC or City, as well as the decision to not participate in any city events moving forward.

Annel Guadalupe expressed her displeasure with the end result of close work with the Chamber to develop a mutually beneficial MOU and expressed the desire to maintain and evolve the relationship between the EDC and FKACC.

Tommy Kuykendall noted the evolution both organizations are experiencing and thanked the chamber for their relationship up to this point.

Bonnie Tyler expressed her interest in finding a different way of supporting the chamber, with or without an MOU.

6. Consideration and possible action on continued support of the Fulshear Farmers' Market for weekly entertainment.

Ramona Ridge and Kayleen Nelson of the Fulshear Farmers' Market asked the Boards for their continued financial support of the Farmers' Market for weekly entertainment.

Charlie Zech (Legal) and Annel Gaudalupe expressed the need for a policy to be put in place to determine what organizations are applicable for monetary support.



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Multiple Directors presented questions regarding the metrics and reporting methods to determine if Board support was having a tangible effect.

Mark DeRouen asked if we could continue to fund the Farmers' Market for an additional month until a new policy is drafted, and the existing MOU is updated to reflect FY24 support.

Joel Patterson expressed his concern on the wording of the agenda item, and metrics reporting from the Farmers' Market.

Ramona Ridge offered to report in any way the Boards deemed necessary.

Motion to fund the Fulshear Farmers Market for live music as a promotional item for an additional month, with the contingency that a new policy and MOU be presented at the December 11, 2023 meeting.

– Buccieri; Second – DeRouen

Ayes: 6

Nays: 0

Abstentions: 0

7. 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) October 9th – November 10th Activity Overview:

1. The Retail Coach Update

Haden Farr provided a brief overview of the update document provided by The Retail Coach.

2. EDC Website Launch

Annel Guadalupe informed the Boards that the EDC website is imminently ready. Final uploading would take place over the next several days.

3. Scarecrow Festival Recap

Annel Guadalupe highlighted the success of the Scarecrow Festival and thanked the Chamber of Commerce for their hard work in making the event successful.

4. Rezoning Requests

Annel Guadalupe informed the Boards of several rezoning requests that would have an impact on commercial property in the city.

5. Fulshear Fast Track (The Cannon)

Annel Guadalupe informed the Boards that staff is currently working with the Cannon to begin preparation and launch of Fulshear Fast Track.

6. Downtown Parking/Structure Information

Chief Seymour (FPD) provided his outlook on the needs for parking structures downtown, and the challenges associated with parking and locating those structures.

7. Bicentennial Update

Annel Guadalupe provided a brief presentation over the Bicentennial describing the major

components and how city staff and key community players will play a role.

8. Discussion and presentation on an update to City of Fulshear Economic Development Strategy.

Bryan White (CDC) noted that there was no cover sheet, though the agenda item was present.

Annel Guadalupe informed the boards that staff had met with Charlie Dromgoole as a consultant to update and revise the EDC strategic plan and listed some items that had been identified as obsolete or needing update. These included:

Directors were then invited to suggest any changes or additions they would like to see in place.

James Buccieri - Defined outline on the challenges of impact fees to development and potential solutions.

Paul Foster (CDC)- Further definition on the role of a new EDC staff member.

James Buccieri questioned the process by which the CDC could be dissolved, and how we can plead the case for either keeping the Board, or transferring the full amount of sales tax revenue to the FDC following a dissolution.

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

Motion to approve the financials and payables for the period ending September 30, 2023

– Koepke; Second – DeRouen
Ayes: 6 Nays: 0 Abstentions: 0

10. Consideration and action on minutes of the Corporation for the October 9, 2023, meeting.

Motion to approve the minutes of the Corporation for the October 9, 2023, meeting.

– Buccieri; Second – Koepke
Ayes: 5 Nays: 0 Abstentions: 1 (Patterson)

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

Joel Patterson presented several key action items that had occurred in previous City Council Meetings. These included:

9/5/23

Public hearing for the budget (property taxes)

Christina Baron-appointed to district 3

Settlement with C energy on rate increase (suspension of rate increase)



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Discussion on capital improvement projects

9/19/23

City Manager's update (department reorganization)

Public hearings (tax rate increase)

Annexation on THP & 1093

EDC projects adoption

Bonnie Tyler (CDC) suggested that future agendas word this item in a way that invited questions from Directors rather than a report.

12. 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.
Annel Guadalupe	<ul style="list-style-type: none"> Continued conversations on gateway signs
Devin Holmes (CDC)	<ul style="list-style-type: none"> Fulshear Farmers' Market Documents for discussion and action
James Buccieri	<ul style="list-style-type: none"> Establishment of a working group to help in hotel attraction

13. 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">• Christmas Tree Lighting on 12/2/2023 from 4:00-6:00

14. Adjournment

Motion to adjourn at 8:14 p.m.
- Buccieri; Second - Hagemann

Ayes: 6

Nays: 0

Abstentions: 0

Passed and approved this 22nd of January 2024.



President



ATTEST: Secretary