



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 February 19, 2024 6:00 PM

- Board Members Present:** Tommy Kuykendall; James Buccieri; Joel Patterson; Mark DeRouen; Blake Koepke; Jennifer Hagemann
- Board Members Absent:** Lee O'Brien
- Staff:** Annel Guadalupe (EDC Director); Haden Farr (EDC Coordinator); William Henry (PD); Dan Santee (Legal Counsel); Mat Yelvington (FFT Director)
- Attendees:** Kaye Kahlich; Jon Lambert

1. Call to Order

Tommy Kuykendall called the meeting to order at 6:00 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. 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.**

None

3. Introduction and presentation by Managing Director of Fulshear Fast Track, Mat Yelvington.

Annel Guadalupe introduced Mat Yelvington to the Board.

Mat Yelvington provided a brief overview of Fulshear Fast Track, as well as presented a look at the branding and mission statement for the program. He then opened the floor for questions and feedback.

Tommy Kuykendall noted his appreciation for his enthusiasm and for the focus on growing current businesses as well as promoting new growth.

James Buccieri requested to hear some of the feedback Mat has received during his visits with community members. Mat informed the board that both quarterly and monthly

reporting would be a priority.

4. Discussion and possible action for the sponsorship of the Texas Heritage Festival presented by the Fulshear Katy Area Chamber of Commerce.

Annel Guadalupe informed the Board on the background of the EDC's relationship to the chamber regarding events.

James Buccieri asked for clarification on which budget item this support would come from. Annel Gudalupe informed him that this support would come from the promotional budget.

Joel Patterson questioned the legality of utilizing EDC funds for Chamber sponsorship, citing several statutes he believed would apply in this scenario.

EDC Legal Counsel Dan Santee clarified that the statutes cited applied only to City funds, where EDC's have much more flexibility in their methods of support. He further clarified that because this sponsorship would be more akin to advertising, there would not be a need for any performance agreement.

James Buccieri inquired about splitting the cost of the sponsorship with the CDC Board.

Haden Farr noted that in this case the ask would be directed at the FDC due to meeting scheduling, and the desire to have CDC specific support at later events.

Motion to sponsor the Texas Heritage Festival at the Longhorn level for \$1,500.
– Buccieri; Second – Hagemann

Ayes: 6 Nays: 0 Abstentions: 0

5. Discussion on 2023 Christmas Decorations and plans for 2024.

Annel Guadalupe addressed concerns and suggestions by Bright Lights for next year's Christmas decorations.

James Buccieri inquired staff desire to change companies or go out for bid. Annel Guadalupe stated that the company had been great to work with and is known for decorating major sites around Houston. There hasn't been any desire to switch companies.

Blake Koepke asked if Wallis bank had expressed any concerns. Annel Guadalupe responded that there hadn't been any indication of issues with the decorations.

Jennifer Hagemann noted that it was nice to have the inclusion of timers this year throughout downtown, but asked that we consider the burden the install may impose on downtown businesses once FM359 reconstruction has begun.

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



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and announcements, economic indicators, and administrative items.

a. January 22nd – February 9th Activity Overview:

1. Retail Coach Update

Annel Guadalupe gave an overview of the update memo provided by The Retail Coach and noted that there were approximately 20 new leads developed through conversations at ICSC.

2. New Businesses

Annel Guadalupe highlighted several business expected to open in the next several months including SweatHouz and Whataburger.

3. Gateway Signs Update

Annel Guadalupe informed the Board that conversations are continuing to take place with the THP improvement district in order to place the new monument signs.

4. Parking Structure Design

Annel Guadalupe discussed a project currently being undertaken by city staff to find a parking solution utilizing the existing parking lot area at the old county library to construct a parking structure.

5. Update on CIP Projects Meeting (CDC)

Annel Guadalupe informed the Board that a meeting between city public works staff and Bryan White, CDC president, had taken place in order to identify CIP projects the Board may consider. Another meeting between Tommy Kuykendall and staff would be scheduled.

6. Harris Street Update

Annel Guadalupe provided an update noting that plans are being reviewed and comments are being sent back. Design is complete and bid and construction should take place by late spring.

7. EDC Website

Annel Guadalupe let the Board know that meetings between staff and Hueston have taken place and an outline of changes and issues with the current website are being outlined and addressed.

7. Executive Session

- a. Pursuant to Section 551.072 of the Texas Open Meetings Act, discuss the purchase, exchange, lease, or value of real property. (RFP for EDC-Owned Property)**

Entered into executive session at 6:43 p.m.

Returned from executive session at 7:29 p.m.

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

None taken.

9. Consideration and action on financials and payables for the Corporation for the period

ending October 31, 2023.

Haden Farr noted the reason for the inclusion of the October 2023 financials being a mistake when running the monthly report. The October report included in the January meeting was incorrect.

Motion to approve the financials and payables for the Corporation for the period ending October 31, 2023.

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

10. Consideration and action on financials and payables for the Corporation for the period ending December 31, 2023.

Motion to approve the financials and payables for the Corporation for the period ending December 31, 2023.

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

11. Consideration and action on minutes of the Corporation for the January 22, 2024, meeting.

James Buccieri asked that phrasing be changed from "Hotel Attraction" to "Hotel Exploratory"

Motion to approve the minutes of the Corporation for the January 22, 2024, meeting.

Ayes: 6 – Buccieri; Second – Hagemann
Nays: 0 Abstentions: 0

12. Consideration and action on the minutes of the Corporation for the February 6, 2024, special-called joint meeting.

Motion to approve the minutes of the Corporation for the February 6, 2024, special-called joint meeting.

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

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

Joel Patterson provided an overview of relevant action taken at previous City Council meetings. These included: a proclamation by the Mayor for Rhonda Kuykendall; several new hires and promotions; discussion on a bond for parks projects; tree preservation ordinance; discussion on city council redistricting; termination of the City Manager.



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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 inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.
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.

16. Adjournment

Motion to adjourn at 7:49 p.m.

– Buccieri; Second – Hagemann

Ayes: 6


Nays: 0

Abstentions: 0

Passed and approved this 18th of March 2024.



President



ATTEST: Secretary