



# 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 March 18, 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); Tiffany Stodder (PW), Sharon Valiante (PW); William Henry (PD)

**Attendees:** Stephen Wilcox

### 1. Call to Order

Tommy Kuykendall called the meeting to order at 6:01 p.m. and noted Lee O'Brien's absence.

- 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. Presentation and discussion on EDC funding of CIP projects for the 2024-2025 fiscal year.

Tiffany Stodder presented three CIP projects for Board consideration, these included Eastside Drainage Improvements, Eastside Tributary Improvements, and Primrose Park.

Joel Patterson asked for clarification over the dates listed on the chart. Tiffany Stodder gave clarification that the funding they were asking for would be out of the FY25 section of the cart.

James Buccieri and Jennifer Hagemann asked for clarification on the three phases of Primrose Park. Tiffany Stodder provided a breakdown.

Tommy Kuykendall asked for clarification on what portion of the downtown area would benefit from the east side drainage project. Stephen Wilcox noted that the magenta area would be the benefactor of the improvements.

James Buccieri inquired if the projects had been supported by the EDC corporations in the past. Annel Guadalupe noted that funds had been assigned for eastside drainage in the past, though they were not utilized. Those funds instead were moved to the Harris Street project.

Stephen Wilcox provided clarification on the drainage and tributary projects, noting that it would be a complete drainage revamp in that portion of downtown, and that those projects can be completed independent of one another, though they both work together.

Tommy Kuykendall and James Buccieri asked that an itemized list of potential parks projects be provided so the board may entertain the support of very specific projects that align with EDC goals.

#### **4. Update on Harris Street reconstruction.**

Tiffany Stodder advised the Board on the current state of the Harris Street project. Plans have been reviewed and comments have been submitted by staff. The target for bid advertisement will be in April with a 30–45-day advertisement window.

#### **5. 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. February 19<sup>th</sup> – March 15<sup>th</sup> Activity Overview:**

##### **1. Bicentennial Event**

Annel Guadalupe reminded the Board of the upcoming Bicentennial event on March 23<sup>rd</sup>. She also thanked all city departments, as well as LCISD and other outside agencies for their help in making this event happen.

##### **2. Texas Heritage Festival**

Annel Guadalupe shared about the involvement with the FKACC Texas Heritage Festival event and thanked the Board for their contribution, she also noted how beneficial it was for staff to have a presence.

##### **3. Retail Coach Update**

Annel Guadalupe shared the Retail Coach memo for March. Joel Patterson had a question regarding the TC4 restaurant group, and if they aligned with the city's need for higher end dining options. Haden Farr shared some examples of their concepts and noted that they would help to fill a gap in the need for dining in Fulshear.

##### **4. New Businesses**

Annel Guadalupe noted that Whataburger is slated for a December opening. Joel Patterson also asked for clarification on the location of the new Whataburger and if a



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traffic study had been conducted. Staff noted that they would've like to be required to submit a worksheet for the traffic impact, though they were not certain.

## 5. Fulshear Fast Track

Annel Guadalupe reminded everyone that the official launch for the Fulshear Fast Track would take place on April 2<sup>nd</sup> at The Perfect Round. She asked that all Directors attend if they are able, but also to invite someone who they feel could benefit from the program.

## 6. Gateway Signs Update

Annel Guadalupe informed the Board that staff are still in discussions with KGA DeForrest regarding the new gateway sign. KGA is current in talks with the Texas Heritage Parkway representatives to define the next steps in the process.

## 7. Parking Structure Design

Annel Guadalupe detailed plans for a parking structure downtown utilizing the existing parking area of the old county library along Harris Street. This plan is still very early and is acting as proof of concept before further conversations with the county continue.

## 8. Hotel Exploratory Group

Annel Guadalupe noted that a hotel exploratory group would be assembled to help strategize the attraction and buildout of a hotel in Fulshear that aligns with the vision of the community.

## 9. Upcoming Conferences & Training

Annel Guadalupe noted several conferences and certification training events that would take place through the end of the fiscal year. She also noted that as training becomes available for Directors, notifications would be sent out. Likewise, she invited directors to reach out with any events they feel would help facilitate their growth as a Board that staff may not be aware of.

## 6. 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: 30603 FM 1093 & 30619 FM 1093, Fulshear, TX 77441)

Motion to go into executive session at 6:45 p.m.

– Patterson; Second – Buccieri

Ayes: 6

Nays: 0

Abstentions: 0

Returned at 7:05 p.m.

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

No action taken.

**8. Consideration and action on financials and payables for the Corporation for the period ending January 31, 2024.**

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

– Buccieri; Second – DeRouen

Ayes: 6

Nays: 0

Abstentions: 0

**9. Consideration and action on the minutes of the Corporation for the February 19, 2024, regular meeting.**

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

– Patterson; Second – Koepke

Ayes: 6

Nays: 0

Abstentions: 0

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

Joel Patterson provided a brief update on 2 special and 1 regular City Council Meetings.

Highlights included:

February 6<sup>th</sup> (Joint Boards and Commissions Meeting; Executive Session resulting in City Manager being placed on leave)

February 12<sup>th</sup> (City Manager is dismissed with cause)

February 20<sup>th</sup> (various staff changes, promotions, and new hires; Water Plant 2 update; Bicentennial event update; Racial Profiling report presented by Fulshear PD; changes to the paid parental leave policy; water meter upgrades; MOU with Keep Fulshear Beautiful; RFP for City Manager Search Firm Committee)

**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.



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Director, etc.	Suggestion or comment made by director, etc.
Annel Guadalupe	<ul style="list-style-type: none"> <li>• Harris Street</li> <li>• Gateway Signs</li> <li>• Fulshear Fast Track Launch</li> </ul>
Mark DeRouen	<ul style="list-style-type: none"> <li>• Discussion on a way to help connect the new library to Fulshear High School</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>• Bicentennial is March 23<sup>rd</sup></li> </ul>

## 13. Adjournment

Motion to adjourn at 7:26 p.m.

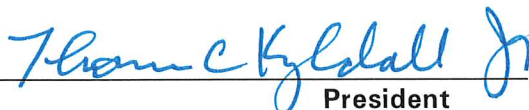
– Hagemann; Second – Buccieri

Ayes: 6

Nays: 0

Abstentions: 0

Passed and approved this 15<sup>th</sup> of April 2024.

  
 Thom C. Kyldall Jr.  
 President

  
 ATTEST:  
 Secretary