



CITY OF FULSHEAR DEVELOPMENT CORPORATION

A Type "A" 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 11, 2024 6:00 PM

Board Members Present: Paul Foster (6:06 p.m.); Bonnie Tyler; Devin Holmes; Patrick Powers

Board Members Absent: Bryan White

Staff: Annel Guadalupe (EDC Director); Haden Farr (EDC Coordinator); Sharon Valiante (PW); Tiffany Stodder (PW); Sgt. Zieschang (PD); Charlie Zech (Legal Counsel)

Attendees: Stephen Wilcox (Pape-Dawson)

1. Call to Order

There being a quorum, Bonnie Tyler called the meeting to order at 6:05 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 and discussion on EDC funding of CIP projects for the 2024-2025 fiscal year.

Annel Guadalupe introduced Assistant Director of Public Works, Tiffany Stodder.

Tiffany Stodder presented the Board with two CIP projects (East Side Drainage Improvement & East Side Tributary Improvement) for consideration of support for the FY 24-25 budget year.

Paul Foster asked if the projects had been approved by council for the FY24 portions of the budget. Tiffany Stodder confirmed that they had. Paul Foster thanked PW staff for the advance notice of these projects and asked to get feedback from the FDC Board.

Devin Holmes inquired about the drainage path for these projects. PW consultant Stephen Wilcox (Pape-Dawson) responded, saying the drainage route travels along FM1093 and eventually into Bessie's Creek.

Bonnie Tyler asked if the project would allow for downtown properties to forego detention requirements, and if there would be any negative impact to Bessie's Creek. Stephen Wilcox responded that the goal of the project is to largely eliminate on-site detention needs for much of the East Side of downtown, also noting that there should be no negative impact to the creek.

Tiffany Stodder stated that the goal is to return to the April Board meeting and get an indication on the level of support from the Board.

4. Update on Harris Street reconstruction.

Tiffany Stodder informed the Board that city staff have reviewed the final plans and submitted comments to the engineers. The goal is to advertise for bid in April and award in the May to June timeframe.

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. January 8th – March 11th Activity Overview:

1. Retail Coach Update

Annel Guadalupe discussed the memo document provided by The Retail Coach, and informed the Board that they would be marketing for Fulshear at the ICSC Las Vegas event.

2. New Businesses

Annel Guadalupe highlighted several new businesses including Lavella Nails and Spa, Echelon Wellness & Beauty Spa, and Baskin Robbins.

3. Fulshear Fast Track/ The Cannon Visit

Annel Guadalupe reminded the Board that Mat Yelvington is working out of city hall on Mondays and Tuesdays, and the grand opening of FFT is set for April 2nd.

4. Parking Structure Design

Annel Guadalupe informed the Board that preliminary discussions had taken place with the county regarding a possible parking structure on the old library lot in downtown Fulshear. A rough concept design has been assembled and will need to be refined before any further talks take place.

5. Texas Heritage Festival



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Annel Guadalupe shared that the EDC presence at the Texas Heritage Festival was a great success and complimented the Chamber on a successful event.

6. Bicentennial

Annel Guadalupe reminded the Board that the Bicentennial event will take place on Saturday, March 23rd at Fulshear High School.

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

Annel Guadalupe discussed some of the problems encountered with Christmas decorations throughout the holiday season. In addition, she covered some suggestions for future changes to the arrangements.

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: 30603 FM 1093 & 30619 FM 1093, Fulshear, TX 77441)

Motion to enter into executive session at 6:40 p.m.

– Tyler; Second – Holmes

Ayes: 4

Nays: 0

Abstentions: 0

Returned from executive session at 7:09 p.m.

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

No action taken.

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

Haden Farr informed the Board that the previously adopted financials for the period ending October 31, 2023 reflected an incorrect figure. Corrected documents are being presented for approval.

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

– Tyler; Second – Holmes

Ayes: 4

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 period ending December 31, 2023

Ayes: 4 – Holmes; Second – Tyler
Nays: 0 Abstentions: 0

11. 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 period ending January 31, 2024

Ayes: 4 – Tyler; Second – Holmes
Nays: 0 Abstentions: 0

12. Consideration and action on minutes of the Corporation for the January 8, 2023, meeting.

Motion to approve the minutes of the Corporation for the January 8, 2024, meeting.

Ayes: 4 – Tyler; Second – Powers
Nays: 0 Abstentions: 0

13. 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: 4 – Tyler; Second – Powers
Nays: 0 Abstentions: 0

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.

Director, etc.	Suggestion or comment made by director, etc.
Annel Guadalupe	<ul style="list-style-type: none">• Harris Street Update• Website Update• Gateway Sign Update



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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
Annel Guadalupe	<ul style="list-style-type: none"> Bicentennial Event on Saturday, March 23rd

16. Adjournment

Motion to adjourn at 7:24 p.m.
– Holmes; Second – Tyler

Ayes: 4

Nays: 0

Abstentions: 0

Passed and approved this 8th of April 2024.

President

ATTEST

Secretary