



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

April 15, 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); Cliff Brouhard (PW); William Henry (PD); Dan Santee (Legal)
Attendees:	Kaye Kahlich

1. Call to Order

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

Annel Guadalupe presented a recap of March 18th CIP presentation and provided a staff recommendation for FY25 funding in the amount of \$621,000.

Tommy Kuykendall spoke in favor of some level of support to get projects off the ground.

James Buccieri asked for clarification on the price increases seen in CIP projects. Tiffany Stodder provided feedback highlighting inflation, and component availability as major factors.

Joel Patterson asked for clarification on the staff recommendation, as well as a request for a rundown of past-supported CIP projects. Annel Guadalupe provided an explanation for

the recommendation stating that the end goal for both EDC boards is to fund 50% of the project cost. In addition, because this is a project that Type A (CDC) could participate in, a majority of the funding should come from that Board. \$621,000 is the amount the Board had previously committed to, but had not been utilized.

Sharon Valiante provided a list of past supported projects.

Mark DeRouen asked if there would be any cost savings if East Side Drainage and East Side Tributary were completed together. Cliff Brouhard said that though they work together, they are really independent of each other, and any cost savings would be minimal.

Joel Patterson noted that while all CIP projects are important to consider, downtown drainage projects closely align with the EDC vision, and is critical for the development of that corridor.

Motion to approve the intent of the Corporation to fund the East Side Drainage Project in the amount of \$621,000 for FY25.

Jennifer Hagemann noted that though she does support the funding of the project, she does hope for parks projects to receive funding as well.

Joel Patterson noted that one way or another parks projects will be funded.

– Buccieri; Second – Hagemann

Ayes: 6

Nays: 0

Abstentions: 0

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. Final review should be done by the end of the week and will then be out for bid. The hope is to award in June.

Tommy Kuykendall inquired about the construction timeline. Tiffany Stodder indicated that the process should take about 9 months.

James Buccieri received confirmation that contingency was set at 10% of the estimated cost. He then inquired about the process for adding lighting along the street. Tiffany Stodder informed the Board that lighting would be placed as an add-alternate because it was not outlined in the initial scope of the project.

Jennifer Hagemann asked for staff to send out examples of the lighting, benches, and other fixtures that were being considered. She also asked that signage be placed at the project site to create a positive message around the changes.

Joel Patterson asked about outreach plans for the project. Tiffany Stodder informed the Board that door knockers and in-person outreach would be conducted to spread the word



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to downtown businesses and residents prior to construction taking place.

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. March 18th – February 12th Activity Overview:

1. Bicentennial Event

2. 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.

3. Fulshear Fast Track

Annel Guadalupe reminded everyone that the official launch for the Fulshear Fast Track would take place on April 2nd 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.

4. Gateway Signs Update

Annel Guadalupe informed the Board that staff are still in discussions with KGA Deforrest regarding the new gateway sign. KGA has submitted renderings and questions to Texas Heritage Parkway representatives to get preliminary buy-in and address next steps for the process.

5. Strategic Plan Update

Annel Guadalupe informed the Board that Charlie Dromgoole would be assisting with an update to the 2019 Strategic Plan on April 18th, with the goal to present some changes at the May meeting.

6. Discussion on the City of Fulshear Bicentennial Celebration.

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)

Tommy Kuykendall called the executive session to order at 6:51 p.m.

Returned at 7:08 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 February 29, 2024.

Motion to approve the financials and payables for the Corporation for the period ending February 29, 2023.

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

10. Consideration and action on the minutes of the Corporation for the March 18, 2024, regular meeting.

Motion to approve the minutes of the Corporation for the March 18, 2024, regular meeting.

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

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

Joel Patterson provided a brief update on the recent City Council Meeting.

Highlights included: Water Plant #2; Staff New Hires; 16in water line along Huggins, Charger Way, and 1093; Interlocal Agreement with MUD #1 for a water line on James Lane; Approval of an Exemption for Fire Meters in Impact Fees; MOU with Forever Fulshear; Executive Session for Redistricting (No Action)

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.
James Buccieri	<ul style="list-style-type: none"><li data-bbox="656 1759 1024 1787">• Hotel Exploratory Group<li data-bbox="656 1829 862 1856">• Impact Fees



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	<ul style="list-style-type: none"> • Staff Additions for FFT or EDC
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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
Tommy Kuykendall & Joel Patterson	<ul style="list-style-type: none"> • Early voting is April 22nd through April 30th , election day is May 4th
Annel Guadalupe	<ul style="list-style-type: none"> • State of the City will be held during the April 16th City Council meeting • Second annual photo contest will begin soon

14. Adjournment

Motion to adjourn at 7:26 p.m.

– Buccieri; Second – Hagemann

Ayes: 6

Nays: 0

Abstentions: 0

Passed and approved this 20th of May 2024.



 President



 ATTEST: Secretary

