



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 August 12, 2024 6:00 PM

Board Members Present: Kaye Kahlich; Bonnie Tyler; Devin Holmes ; Nichelle Nobile

Board Members Absent: Bryan White

Staff: Annel Guadalupe (EDC Director); Haden Farr (EDC Coordinator); Dylan Guadalupe (PD)

Attendees:

1. Call to Order

Kaye Kahlich called the meeting to order at 6:01 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. **Public Hearing on a general type of projects being proposed by the Corporation for Fiscal Year 2023-2024 being land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development; specifically: East Side Drainage (\$1,115,000); Texas Heritage Parkway ILA (\$88,667); Community Events (\$50,000); Fulshear Fast Track Entrepreneurship and Business Hub (\$110,000).**

Kaye Kahlich opened the public hearing at 6:02 p.m.

No comments given.

Kaye Kahlich closed the public hearing at 6:03 p.m.

- #### 4. Presentation and discussion on Harris Street Reconstruction.

Annel Guadalupe introduced Sharon Valiante and Tiffany Stodder to present on the current state of the Harris Street project.

Sharon Valiante provided an overview on the current state of the project, discussing budgeting, bids received, and notifying the Board that the city would cover the cost of conduit in the project.

Kaye Kahlich asked for clarification regarding number of submissions, and dollar figures covered in a staff-provided spreadsheet.

Tiffany informed the Board that there had been five submissions for this round, with four being considered "quality".

Annel noted that the dollar figures expressed in the spreadsheet may fluctuate due to the cost of conduit being taken on by the City.

5. Discussion and possible action on FY24 budget amendment.

Motion to amend the FY24 budget to fund the Harris Street project Alternates up to \$327,475 minus the cost of conduit, and contingent upon FDC and City Council approval.

– Tyler; Second – Holmes

Ayes: 4

Nays: 0

Abstentions: 0

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 and announcements, economic indicators, and administrative items.

a) July 22nd – August 9th Activity Overview:

1. RFEI for EDC Property

Annel Guadalupe informed the Board that staff anticipates the RFEI to go live by the end of August.

2. Hotel Update

Annel Guadalupe noted that conversations have been taking place with Marriott and potential sites have been sent to them for consideration. She also noted that they were intending to have an in-person visit with staff in the coming weeks.

3. Downtown Mural

Annel Guadalupe informed the Board that an artist has been approached to draft mural concepts for a Mural to compliment the Harris Street project.

4. Higher Education Partnership

Annel Guadalupe discussed efforts being taken by staff to establish a partnership with regional higher education groups to bring services to the City.

7. Consideration and action on financials and payables for the Corporation for the period ending June 30, 2024.

Motion to approve the financials and payables for the period ending June 30, 2024.

– Holmes; Second – Tyler

Ayes: 4

Nays: 0

Abstentions: 0



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8. Consideration and action on the minutes of the Corporation for the May 13, 2024, regular meeting

Motion to adopt the minutes of the Corporation for the May 13, 2024, regular meeting.

– Holmes; Second – Nobile

Ayes: 4 Nays: 0 Abstentions: 0

9. Consideration and action on the minutes of the Corporation for the July 22, 2024, regular meeting.

Motion to adopt the minutes of the Corporation for the July 22, 2024, regular meeting.

– Nobile; Second – Tyler

Ayes: 4 Nays: 0 Abstentions: 0

10. 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.
Kaye Kahlich	<ul style="list-style-type: none"> • Downtown programming for Christmas
Devin Holmes	<ul style="list-style-type: none"> • Harris Street Update • Fulshear Farmers' Market Support • Wallis Street Update
Nichelle Nobile	<ul style="list-style-type: none"> • Retail Recruitment (Retail Strategies)
Bonnie Tyler	<ul style="list-style-type: none"> • City Council updates

11. 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">• EDC Photo Contest winners will be announced at the August 20th City Council Meeting• An easement for the eastside drainage project has been submitted to City legal team for approval

12. **Adjournment**


Motion to adjourn at 6:47 p.m.
– Holmes; Second – Nobile

Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 14th of October 2024.



President



ATTEST: Secretary