



FULSHEAR DEVELOPMENT CORPORATION

A Type "B" Economic Development Sales Tax Corporation

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**Meeting Minutes
October 16, 2017
6:30 PM**

Board Members Present: Wes Wauson, Aaron Groff, Carol Riggs, Tommy Kuykendall, Mike Hopfe, Recie Medlock, Don McCoy (ex-officio)
Board Members Absent: Stacy Mangum
Staff: Angela Fritz, Angela Hahn, CJ Snipes, Sharon Valiante
Attendees: Kaye Kahlich

Call to Order.

There being a quorum of the Board present, Wes Wauson, President, called the meeting to order at 6:31 P.M.

Public Comments.

None

- 1. Consideration of and possible action on minutes of the Corporation for the September 18, 2017 regular meeting and the September 12, 2017 special joint workshop meeting.**

Motion to approve minutes as submitted – Kuykendall; Second – Riggs

Ayes: 6 Nays: 0 Abstentions: 0

- 2. Consideration of and possible action on financials and payables for the corporation.**

Ms. Fritz presented an overview of the sales tax revenues and noted there was one payable: The City's 4th quarter FY 17 invoice pursuant to the Administrative Services Agreement. The total due was \$24,361.79. This is the final payment for the FY 2017.

Motion to approve financials and corporate payables approved as presented – Riggs; Second – Medlock

Ayes: 6 Nays: 0 Abstentions: 0

- 3. Consideration of and possible action on City of Fulshear request to participate in capital project funding for fiscal Year 2018.**

This was a follow up discussion to a similar item presented at the September 2017 board meeting. The Board made a motion to move forward with participating with the projects.

- Texas Heritage Parkway – City requested an annual payment of \$91,125 from each of the Corporations.
- Huggins Road and Fulshear-Katy Road - City requested a one-time payment of \$71,250 from each of the Corporations.

Motion to approve Board participation in process as presented– Groff; Second – Kuykendall

Ayes: 6 Nays: 0 Abstentions: 0

4. Consideration of and action on Fiscal Year 2018 Budget Amendment 1.

Staff presented a budget amendment to account for the capital project expenditures considered for the Katy-Fulshear and Huggins Road project and the Texas Heritage Project in FY 18. The Board approved the budget amendment which will now go to City Council.

Motion to approve changes to Budget with Amendment 1 as presented– Kuykendall; Second – Hopfe

Ayes: 6 Nays: 0 Abstentions: 0

5. Consideration and possible action on Resolution FDC 17-03, a resolution of the Fulshear Development Corporation declaring additional projects to be undertaken by the Corporation for Fiscal Year 2017-2018, directing staff to publish notice of same, and setting a public hearing.

Motion to adopt Resolution as amended– Groff; Second – Riggs

Ayes: 6 Nays: 0 Abstentions: 0

6. Consideration and possible action on funding agreement between the Corporation and the City of Fulshear for the Texas Heritage Parkway Project.

CJ Snipes presented this item, clarifying that the legal counsel who developed the agreement was acting on behalf of the City and suggested that the Board consider retaining counsel of their own to review the agreement from the board’s perspective. Mr. Wauson distributed a copy of his redline to the agreement and clarified there aren’t any real conflicts between the board’s interests and the City’s interests that aren’t apparent on the face of the document. CJ Snipes clarified that the City is not asking for approval of the agreement tonight, as the City’s Interlocal agreement was not yet approved/executed by Fort Bend County. After a general discussion on the agreement, the Board agreed to place an item to discuss retaining an attorney on a future agenda and to possibly call a special meeting to discuss it as needed.

No Action Taken

7. Review and discuss City of Fulshear Economic Development Plan of work for Fiscal Year 2018.

Ms. Fritz presented the plan of work, which has been developed in conjunction with the City Council’s strategic plan and the FY18 budget.

No Action Taken

8. Consideration and possible action on encumbrance for economic development website redesign services.

Staff has been working to vet vendors for the redesign of both a city-wide website and an economic development subsite. The EDCs have agreed to share in the cost. Staff will be taking a recommendation to Council for a possible vendor selection. The EDC boards are being asked to approve up to \$10,765 each for their portion of the costs.

Motion to authorize staff to allocate maximum of \$10,765 from EDC Corporation B for website redesign – Groff; Second – Medlock

Ayes: 6 Nays: 0 Abstentions: 0

9. Consideration of and action on professional services for facilitation of Corporation Board workshops on Economic Development and strategic planning.

Discussion Postponed until future meeting.

10. Consideration of and possible action taken on providing funding for the ICSC Texas Conference and Deal Making Event.

Tommy Kuykendall asked to place this on the agenda to discuss the possibility of the board attending the conference as a team. Ms. Fritz is attending and the decision was made to revisit the team approach at a later date.

No Action Taken

11. Consideration of and possible action on providing infrastructure to facilitate the future beautification of the FM1093 corridor.

This item was also placed on the agenda at Mr. Kuykendall's request. Sharon Valiante, the City's Public Works Director, provided an update on the project and said Fort Bend County appears to be amendable to the City assisting with a design concept and infrastructure. She also stated that the Livable Centers study will kick off in November and will take these items into consideration.

- Discussion around Livable Center Study scheduled to begin 11/01 and last for 9 months.
- Discussion around city branding and placemaking

No Action Taken

12. Consideration of and possible action to solicit statements of qualifications (SOQs) for planning, architectural and engineering services to develop plans for the themes, beautification concepts and designs for the FM 1093 and Texas Heritage Parkway corridors.

This item was also placed on the agenda at Mr. Kuykendall's request. Ms. Valiante provided an overview of this topic as well and the board agreed to wait for future updates before moving forward.

No Action Taken

13. Request for future agenda items.

- Start process to hire another attorney to review Texas Heritage Parkway funding agreement (Wauson)
- Discuss possible need for a City Executive Steering Committee (Medlock)
- Review past obstacles and lost opportunities for development with the goal of developing potential corrective action plan for the future (Medlock)
- General development updates (Hopfe)

14. Announcements

- October 21st – CCR Scarecrow Festival (City will have a booth)
- October 21st – Fulshear Police Foundation Car Show
- October 22nd – Greater Zachary Missionary Baptist Church 125th Anniversary Celebration
- November 11th – Keep Fulshear Beautiful and Chamber Veterans Day Opry event at Churchill Fulshear High School

15. Adjournment

Motion to adjourn–Kuykendall @ 8:30 p.m.; Second –Hopfe
Ayes: 6 Nays: 0 Abstentions: 0

Passed and approved this 20 day of November, 2017.

Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation