



FULSHEAR DEVELOPMENT CORPORATION

A Type "B" Economic Development Sales Tax Corporation

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Regular Meeting Minutes

January 23, 2017

6:30 PM

Board Members Present: Wes Wauson, Kent Johnston, Stacy Mangum, Carol Riggs, Laurie Szantay, Jon Tristan
Board Members Absent: Aaron Groff
Staff: CJ Snipes, Angela Fritz,
Attendees: Mayor Jeff Roberts, CJ McDaniel, Rhonda Kuykendall, Alena Heede, Kaye Kahlich, Randy Stacy, Terry Crockett, Don McCoy, Owen and Sherri BeMent

Call to Order.

There being a quorum of the Board present, Wes Wauson, President, called the meeting to order at 6:33 P.M.

Public Comments.

None

1. Consideration of and possible action on minutes of the Corporation for:

- a. July 18, 2016 Special Meeting
- b. July 18, 2016 Regular Meeting
- c. August 10, 2016 Special Joint Meeting
- d. August 24, 2016 Regular Meeting
- e. September 8, 2016 Special Meeting
- f. October 3, 2016 Special Meeting
- g. October 17, 2016 Special Meeting
- h. December 12, 2016 Regular Meet

Items d through h will be reviewed at a future meeting.

Motion to Approve items a & b - Szantay; Second – Tristan

Ayes: 6 Nays: 0 Abstentions: 0

Motion to Approve items c - Szantay; Second – Riggs

Ayes: 6 Nays: 0 Abstentions: 0

2. Consideration of and possible action on financials and payables for the Corporation.

Staff presented an overview of the Corporation’s financials and sales tax revenues. There were no payables for consideration.

Not an Action Item

3. Discussion on community events funded by Economic Development Corporations and without Chamber of Commerce management. (considered as item 1a)

General discussion of City’s current plans for community event management following the Chamber’s stated withdrawal from event management in 2017.

Mr. McCoy and Mr. Crockett from the FACC were present and indicated that the reason for the Chamber’s withdrawal was that no action was taken by the City in time for the Chamber to include in 2017 budget. He also stated that the Chamber had been in attendance at several EDC meetings (specifically Corp A) where it had been stated that city did not benefit from the Chamber managing the event and that perhaps the City should take over with volunteers.

Ms. Szantay, and Mr. Johnston asked questions around the timing of arranging for performers and renting equipment for the St. Patrick’s Day event. Mr. McCoy stated that he usually plans such items at the beginning of the year, for the entire year. Mr. McCoy stated that the Chamber had already scheduled their own event on March 4th – Texas Independence Celebration. Mr. Johnston asked if this was to punish the City for not acting soon enough. Mr. McCoy and Mr. Crockett both stated that his was not the case.

Ms. Riggs asked who had reached the decision not to use the Chamber to manage these City events - the City Council, the Mayor, or the EDCs.

Mayor Roberts stated that there was no one on the City Council who wanted to discontinue the relationship with the Chamber and that he was not aware of the budget deadline.

Mr. Wauson indicated that there was nothing that could be done at this point by the EDC for St. Patrick’s Day and suggested that discussion of future City events be added to next meeting’s agenda.

Not an Action Item

4. Christmas event recap.

Staff presented an overview of the Christmas event and feedback garnered through event surveys. Total expenditures for the event were \$20,172.88 and 31 survey responses were received at the event.

Ms. Szantay and Mr. Johnston asked questions about the use of the LED screen. The board as a group agreed that the Christmas event was a success especially given its rescheduling due to weather on the original date.

Not an Action Item

5. Consideration of and possible action on approving professional dues and memberships.

Staff presented recommendations for professional dues and memberships. These recommendations fall within the approved 2017 budget and will not exceed \$1250 for Corporation B’s portion.

Motion to Approve—Johnston; Second – Riggs

Ayes: 6

Nays: 0

Abstentions: 0

6. Discussion regarding economic development-related City memberships.

Staff presented an overview of potential City Economic Development memberships for discussion. Final recommendations and financial request will be presented at a future meeting.

Not an Action Item

7. Consideration and possible action on approving Economic Development travel and training.

Staff presented recommendations for Economic Development staff travel and training as discussed during the 2017 budget development to be approved by the EDC boards in accordance with the Administrative Services Agreement. The amount will not exceed \$4,125 for EDC Corporation B and will cover staff travel and training expenses through September 2017.

Motion to Approve—Szentay; Second – Johnston
Ayes: 6 Nays: 0 Abstentions: 0

8. Discuss interest in enhancements related to FM 1093 Construction Project Phase II (*considered as item 1b*)

Staff presented a very basic overview of the upcoming FM 1093 Phase II project to gauge whether the EDC may be interested in participating in potential enhancements during the construction design phase. The board agreed that there was interest in continuing discussions with the City and County as to what enhancements the City might want done and how the EDC might participate.

Not an Action Item

9. Consideration of and possible action on request to create Finance subcommittee.

Staff presented an overview of proposed guidelines for a Finance Committee of the EDC, should the City Council approve its creation and appointments, as outlined in Corporation Bylaws.

The board discussed recommending a standing committee consisting of 3 corporation B members.

Ms. Fritz will present formal resolution to board in February to be followed by resolution being presented to City Council for consideration.

Motion to request City Council approve formation of Finance Committee of the Fulshear Development Corporation as a three-member standing committee including the Treasurer, President and one other to be named – Szentay; Second – Johnston

Ayes: 6 Nays: 0 Abstentions: 0

10. Explanation and status of County Assistance District. (*considered as item 1c*)

Mr. Snipes presented an overview of the County’s proposed election to creation County Assistance Districts (CADs) in Fulshear’s extraterritorial jurisdiction (ETJ) as outlined in a notice of intent to call an election letter from Fort Bend County to the Corporation. The purpose of the County Assistance District will be to provide for construction, maintenance, and improvements to roads, bridges and drainage facilities in areas not already under development in the City’s ETJ. Mr. Snipes also explained some of the tax effects of the creation of these districts.

Not an Action Item

11. Report from Economic Director Fritz.

Ms. Fritz presented an Economic Development Update for the period from December 2, 2016 through January 20, 2017.

Not an Action Item

12. Discussion of future agenda items.

New items requested to be added to pending agenda list:

- a. Ms. Szantay – discussion regarding business outreach.
- b. Mr. Johnston – Status update on Chamber relationship relative to event management.

Not an Action Item

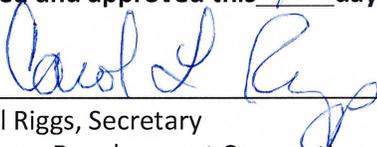
13.

Adjourn.

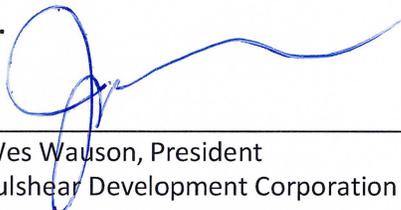
Motion to adjourn at 8:26 p.m. – Johnston; Second – Mangum

Ayes: 6 Nays: 0 Abstentions: 0

Passed and approved this 30 day of February, 2017.



Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation