



FULSHEAR DEVELOPMENT CORPORATION

A Type "B" Economic Development Sales Tax Corporation

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Meeting Minutes December 10, 2018 6:30 PM

Board Members Present: Wes Wauson, Carol Riggs, Tommy Kuykendall, Mike Hopfe, Recie Medlock, Stacy Mangum, Ray Kerlick, Don McCoy (ex-officio) (departed at 6:40pm)

Board Members Absent: None

Staff & Council Liaison: Angela Fritz, Chandler Marks, Byron Brown, Councilor Lisa Kettler Martin, Kenny Seymour (security)

Attendees: Kaye Kahlich, Jeff Martin

1. Call to Order.

There being a quorum of the Board present, Wes Wauson, President, called the meeting to order at 6:30 p.m.

2. Citizen's Comments.

Carol Riggs commented on a downtown Special Use Permit up for consideration by Planning & Zoning and City Council.

Don McCoy provided an overview of the Festival of Lights event, noting an estimated attendance of 4,000 and anecdotally, record sales for merchants and vendors.

3. Introduction of new Economic Development Director, Chandler Marks.

Ms. Fritz provided a quick overview of Mr. Marks responsibilities, and Mr. Marks gave a brief self-introduction to the board.

4. Public hearing on projects proposed by the Corporation, being land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development. Specifically, capital project contributions for City of Fulshear Project W18K – Water Master Plan Project 2 (\$25,000); City of Fulshear Project WW18E – Wastewater Master Plan Project 3 (\$75,000); City of Fulshear Project ST19D – FM 1093 Widening Cost Participation (\$87,500); City of Fulshear Project FPT19A – Parks and Pathways Master Plan Implementation (\$50,000); and City of Fulshear Project FPT19B – Livable Center Study Implementation (\$50,000).

Mr. Wauson opened the public hearing at 6:45 p.m.

Mayor Pro Tem Kahlich expressed her gratitude for the EDC's willingness to partner on these projects.

Mr. Wauson closed the public meeting at 6:50 p.m.

5. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE SEC. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

A GOVERNMENTAL BODY MAY NOT CONDUCT A PRIVATE CONSULTATION WITH ITS ATTORNEY EXCEPT:

1) WHEN THE GOVERNMENTAL BODY SEEKS THE ADVICE OF ITS ATTORNEY ABOUT:

a) PENDING OR CONTEMPLATED LITIGATION; OR

b) A SETTLEMENT OFFER; OR

2) ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS

DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER.

UPDATE ON THREATENED LITIGATION:

Mike Barnes Group, Inc.

Motion to adjourn into Executive Session @ 6:52 p.m. – Riggs; Second – Mangum

Ayes: 7 Nays: 0 Abstentions: 0

Reconvene regular session @ 7:12 p.m.

6. Consideration of and possible action on minutes of the Corporation for the October 15, 2018 Regular Meeting and the November 19, 2018 Special Joint Meeting.

Ms. Fritz stated that both sets of minutes be prepared for the agenda at the January Regular Meeting.

Not an Action Item

7. Consideration of and possible action on financials and payables for the Corporation for the period ending October 31, 2018.

Ms. Fritz provided a summary of the EDC Sales Tax Revenue Report, financials, investments, and payables for periods ending September 30, 2018 and October 31, 2018.

Motion to approve as presented – Mangum; Second: Medlock

Ayes: 7 Nays: 0 Abstentions: 0

8. Hear report from Economic Development Director including updates on:

- a. Economic Indicators**
- b. City and Economic Development Projects**
- c. Permits and New Construction**
- d. Conferences and Meetings Attended**
- e. Upcoming Meetings and Events**

Ms. Fritz provided an overview of the monthly report.

Not an Action Item

9. Consideration of and possible action on selection of board member to attend the International Council of Shopping Centers Red River States Conference and Deal Making.

Ms. Fritz provided an overview of the City's enrollment and intended participation at the conference. Ms. Mangum volunteered to be the representative from FDC-B to attend the conference.

**Motion to send Stacy Mangum as board representative at ICSC conference – Riggs; Second: Medlock
Ayes: 7 Nays: 0 Abstentions: 0**

10. Continue discussion on business support program.

Mr. Kuykendall presented a proposal for the program. A lengthy discussion ensued amongst the board, with the board ultimately agreeing that a plan should be presented for board action at its next regular meeting.

Not an Action Item

11. Review and discuss Corporation's upcoming regular meeting schedule and take action as necessary.

Ms. Fritz presented the overview of the planned meeting schedule for 2019, noting the singular conflict for MLK Day and the suggested reschedule date.

**Motion to adopt with reschedule date as presented – Kerlick; Second - Kuykendall
Ayes: 7 Nays: 0 Abstentions: 0**

12. Future agenda items.

Business Support Program item for action

13. Announcements

Mike Hopfe stated that the Consolidated Development Ordinance group had received communication from Mr. Gary regarding the start of that project.

Ms. Kahlich reminded everyone that Rev. Gilmore invited everyone to the Greater Zachery Baptist Church Community Dinner @ Irene Stern the evening of 12/14.

14. Adjournment

Motion to adjourn – Mangum @ 8:26 p.m.; Second – Kerlick

Ayes: 7 Nays: 0 Abstentions: 0

Passed and approved this 14th day of January, 2018.

Carol Riggs, Secretary
Fulshear Development Corporation



John W. Wauson, President
Fulshear Development Corporation