



CITY OF FULSHEAR DEVELOPMENT CORPORATION

A Type "A" Economic Development Sales Tax Corporation

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Fulshear, Texas 77441
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Meeting Minutes September 9, 2019 6:00 PM

Board Members Present: Andrew Van Chau, Tommy Kuykendall, Randy Etheridge, Rev. Jackie Gilmore (arrived at 6:06 p.m.)
Board Members Absent: Jason Maklary
Staff & City Council Liaison: Chandler Marks, Councilmember John Kelly (arrived at 6:18 p.m.)
Attendees: Kaye Kahlich, Mike Hopfe

1. Call to Order

There being a quorum of the board present, Andrew Van Chau, President, called the meeting to order at 6:00 p.m.

2. Citizen's Comments

Mr. Kuykendall made the board aware of the passing of Jo Douglass, a former director of the Fulshear Development Corporation (Type "B" Board). Mr. Van Chau asked that Mr. Marks email information regarding funeral arrangements to the board.

3. Consideration of and possible action on minutes of the Corporation for the July 30, 2019 Special Joint Meeting and the August 12, 2019 Regular Meeting

Motion to accept the minutes as presented – Etheridge; Second – Kuykendall

Ayes: 3 Nays: 0 Abstentions: 0

4. Consideration of and possible action on financials and payables for the Corporation for the period ending July 31, 2019

Mr. Marks presented a summary of the EDC Sales Tax report, financials, and payables.

Mr. Van Chau (as in the August regular meeting) referenced the notice from the consultant from Southwestern Economics LLC that they will not be renewing their contract with the Corporation.

Motion to approve payment to Southwestern Economics LLC, invoice dated September 30, in the amount of \$480.00 – Kuykendall; Second – Gilmore
Ayes: 4 Nays: 0 Abstentions: 0

Motion to approve the payables as presented for reimbursement under the Administrative Services Agreement in the amount of \$9,806.34 – Etheridge; Second – Gilmore
Ayes: 4 Nays: 0 Abstentions: 0

5. Economic Development update including:

- a) City and Economic Development Projects**
- b) Certificates of Occupancy**
- c) Conferences and Meetings Attended**
- d) Upcoming Meetings and Events**
- e) Business Contacts and Announcements**
- f) Legislative Updates**
- g) Economic Indicators**

Mr. Marks provided a brief overview of ongoing projects and initiatives, including of the business program underway.

Board directors provided questions and feedback regarding the City’s Transit Feasibility Study underway by Fort Bend County Transit, as well as expressed desire to see about what park-and-ride options would be included in the plan. Board directors also had feedback regarding upcoming, available professional development trainings.

Mr. Van Chau subsequently suggested that the City pursue building a relationship with Ross (which is construction a regional distribution center in Fulshear’s ETJ).

Not an Action Item

6. Review and discuss draft Economic Development Strategic Plan

Mr. Kuykendall and Rev. Gilmore inquired about revenue structures vis-à-vis economic development sales taxes, including what the structure might look like if the “A” Corporation is eventually eliminated.

Mr. Kuykendall inquired about Municipal Development Districts and their ability to address many of the same projects that the Corporations can.

Rev. Gilmore emphasized that the Corporations need to have a good understanding of their expectations going forward.

Mr. Van Chau acknowledged that there are elements of the draft that continue to be worked out, some shorter- and intermediate-term.

Not an Action Item

7. Discuss current status of broadband infrastructure and services as well as needs that can serve as a foundation for the City of Fulshear’s broadband development & investment strategy

Mr. Hopfe of the Fulshear Development Corporation (Type “B” Board) was invited to speak by Mr. Van Chau; Mr. Hopfe presented his views regarding higher-speed communications infrastructure as a local business owner.

Board members stated considerations for what the City needs to be mindful of in advancing such a strategy.

Not an Action Item

8. Update on City of Fulshear Ordinance Advisory Committee’s August 2019 meeting regarding Consolidated Development Ordinance Project

Ms. Kahlich of the City Council provided a brief overview of the progress of the Project, including a mention of newly-implemented Texas House Bills 2439 and 3167 and their potential impact. Mr. Hopfe subsequently suggested development-related alternatives the City can consider.

Not an Action Item

9. Announcements

Mr. Van Chau announced that he is now on the Fort Bend County Technology Task Force.

Mr. Kuykendall announced the Fulshear-Katy Area Chamber of Commerce monthly membership meeting to happen on Wednesday, September 11 (Mr. Van Chau briefly mentioned that its speaker would be from Citizens Credit Union), with the speaker at the October membership meeting to be Fort Bend County Commissioner Andy Meyers and at the November membership meeting to be (state Senator) Lois Kolkhorst.

Mr. Van Chau invited further feedback on what should be on the agenda for the Corporation’s October meeting.

10. Adjournment

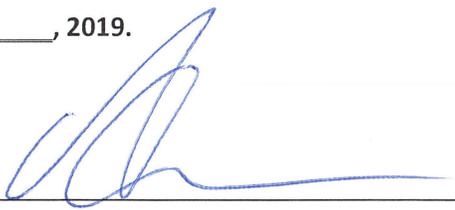
Motion to adjourn – Etheridge @ 7:59 p.m.; Second – Gilmore

Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this ¹⁴~~14~~ day of October, 2019.



Jason Maklary, Secretary
City of Fulshear Development Corporation



Andrew Van Chau, President
City of Fulshear Development Corporation