

**ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING MINUTES
JANUARY 8, 2015**

Present were President Terry J. Henley, Vice President Bob Graf, and Directors Harry Hamilton, David Lantz, Clyde Little, and Director Margaret Sandlin. Also present was Mayor Charles D. Jessup IV and Alderman Steve Bezner and John Isbell.

1. Call to Order:

President Henley called the meeting to order at 7:00 p.m.

2. Minutes for Approval: September 11, 2014

Vice President Bob Graf moved to **approve** the minutes of September 11, 2014. Board Director Sandlin seconded the motion, which passed unanimously.

3. Committee Reports:

a. Retail Property Update - Bob Graf

No definitive movement on the development of the 12 acres available at West Airport and Kirkwood; however, there was reason to believe that an agreement can be reached with the owner, through his real estate agent, in the near future to sell or lease the property to a developer. Suya Hut was preparing to move from its present location on West Airport to the shopping center at West Airport and Kirkwood.

b. EDC Website Update - David Lantz

Board Director Lantz reported that the City acquired a second domain with the label gatewaytofortbendcounty.com. at a cost of \$299.00/yr. for the first two (2) years. He also recommended the main EDC Landing Page, which was presently only temporary, be updated to a permanent page. Mayor Jessup recommended Board Director Lantz work with Christopher Hill of Imagination Monkey, a public relations company, contracted by the City in October 2014.

c. City Web Video - Harry Hamilton

Board Director Hamilton reported the EDC video would not be finalized before early summer when the City's landscape will be in full bloom and selected sites will be videotaped.

d. Residential Liaison - Margaret Sandlin

Board Director Sandlin reported the garden club's spring home tour plans were being prepared and asked the City to pay for the tickets for visiting real estate agents.

4. Mayor's Comments:

a. Dorrance Lane Reconstruction Update

There has been no agreement reached with county officials on financing this project. The City wanted to resurface with asphalt and the County believed it should be paved with concrete, which was more expensive for the City.

b. Emergency Management Services for Meadows Place

Meadows Place has, in the past, been provided emergency ambulance services by an EMS facility in Sugar Land that was financed by the County. Recently, Sugar Land voted to take over the EMS operation from Ft. Bend County and will not provide these services as in the past. Mayor Jessup has been in discussions with Stafford officials and James Patterson, Precinct Chairman, Precinct 4, concerning the possibility of building a facility in Meadows Place. No decision has been reached, but the mayor was optimistic that if the City finances the building to house the ambulance and quarters for the crew, the County would take over the operation. A most likely location would be at the lot on West Airport where the water well is located. Support for financing the building would come from Stafford in the form of lower cost for the service of their fire protection. Discussions were ongoing.

c. Discoveries on My Trip

Mayor Jessup briefly described a recent trip to Georgia and Tennessee during which he was impressed by the beauty and quality of the small cities he passed through, surmising they must be the result of "a commitment to be good".

5. President's Comments:

a. Budget 2013/2014

The EDC financial summary for the fiscal year 2013-2014 showed a total revenue of \$281,383, with \$147,720 for a budget balance.

b. Budget Review 2014/2015

There were no comments on the 2014-2015 budget previously approved for \$309,100.

c. Substandard Housing Committee

President Henley recommended that the City move forward on the idea of purchasing abandoned or foreclosed houses in the City in need of repair and upgrading, and placing them on the market at a fair price. The object is to enhance the property values of the surrounding homes, and as a result create tax revenue. It was agreed that a committee should be formed. This committee would be made up of two (2) or three (3) members of the EDC and representatives taken from

the residents of Meadows Place. Discussions were ongoing with the City Attorney on the legal aspects of this idea.

6. Old Business

- a. Chris Hill, owner of Imagination Monkey ("The Company"), under contract for the City as of Oct. 1, 2014, gave the committee a one-hour review summarizing the company's preliminary study to determine how best to market the City of Meadows Place, making the City more attractive to home buyers and businesses. He briefly described the process used in the study, beginning with a "discovery" phase from, which he determined the target audience (the Who), the primary message describing how we are different and what the City has to offer. The report goes on to listing goals (raising property values), followed by recommendations on how to proceed. The presentation was well received.
- b. Interview Candidates for Vacant EDC Board Director Position

Three individuals were interviewed, as follows:

Mr. Kurt Kopczynski

Ms. Shirley A. Isbell

Mr. Hank Mann

- c. Review/Discuss/Possible Action on Substandard Housing Committee

This item was covered under President's Comments.

- d. Funding for Fire Station Addition

Already committed; no action necessary.

7. Adjournment:

Board Director Hamilton moved to adjourn the meeting at 10:00 p.m. Board Director Lantz seconded the motion, which passed unanimously.

ATTEST:


Clyde Little, Interim Secretary


Bob Graf, Vice President

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