



Bob Graf, President
Tia Baker, Director
Kurt Kopczynski, Director
Amaya Labrador, Director

Terry Henley, Director
Richard Ramirez, Director
Cameron Miller, Director
Tim Gooding, Advisor

MINUTES OF THE MEADOWS PLACE ECONOMIC DEVELOPMENT CORPORATION MEETING HELD ON MARCH 11, 2021 AT 6:30 P.M., AT MEADOWS PLACE DISCOVERY CENTER, 11938 AMBLEWOOD DRIVE, MEADOWS PLACE, TEXAS 77477.

1. Call to Order and Confirm Quorum

Present were President Bob Graf, Directors Terry Henley, Richard Ramirez, Kurt Kopczynski, Tia Baker. Also present was Mayor Charles Jessup, City Administrator Nick Haby and Tim Gooding serving as an EDC Advisor.

Director Amaya Labrador was not present.

The meeting was called to order at 6:33 P.M.

2. Review and Approval of Minutes from November 12, 2020 Meeting

The minutes from the November 12th meeting was not attached therefore, not approved during this meeting.

3. Committee Assignments & Reports

a. Residential Update – Kurt Kopczynski

Director Kopczynski handed out a spreadsheet he put together showing a trend of house prices rising in Meadows Place. We set a record sales price of \$312k. Price per square foot is rising and days are market are low. Currently there is a house inventory shortage. Potential buyers are excited about our parks, school, and social events during non-Covid years.

b. Business of the Quarter Update – Cameron Miller

Director Cameron updated that Kelley's has their temporary plaque and we have ordered the permanent plaque and will deliver it once it is in. The board decided that Pro Clips will be the business of the Quarter for Q2 starting April 1st. We are taking pictures when we deliver the temporary plaque. The board decided we need to send those pictures to Tom Erikson to post on social media.

c. Additional Report & Updates

No additional reports.

4. President's Comments

a. Commercial Update

President Graf updated that Starbucks has been started. The city passed the variance to allow a drive through. There will possibly be a pediatric dentist office going into the shopping strip with Starbucks. The rest of the space will likely be filled by the time Starbucks opens. The board celebrated President Bob Graf's effort to bring Starbucks to Meadows Place and make sure the project went through.

President Graf updated that he and the Mayor met with the Conn family that owns part of the land at Texas Direct. Their marketing people are looking to fill the restaurant once the tenants move out. The city has offered to partner with them to help.

b. Updates/Comments

No updates.

c. New Advisory members

The board had Tim Gooding officially join Meadows Place EDC advisory committee.

5. Mayor's Comments

a. Contact with CVS

Mayor Jessup gave an update on the CVS property. We were able to get to permitting and the deal fell apart from lack of available space for sale possible due to lack of land needed for retention.

b. City Council/EDC Budget

Mayor updated that they are monitoring the budgets on an ongoing basis. The city budget is 41% through and we have received 89% of our revenue. Sales tax we are at 52%, which is a little ahead of what we were expecting, and we should exceed our budgeted numbers for this year.

c. Marketing Campaign

Colene just released a video about the lake as well as Courtney just finished a court video. The new EDC marketing campaign for local businesses was issued in the newsletter. EDC funded a new parks brochure that will be coming out soon and released in the newsletter.

d. State of the City Post Freeze

The city was hit hard, one of our motors failed for a total of \$30k. We are still looking into our irrigation and landscape. The city is reaching out to TML to see what all would be covered with our insurance.

- 6. Public Hearing of the Meadows Place Economic Development Corporation to receive comment related to certain park improvements within the City of Meadows Place, the estimated total expenditures to be \$45,000.**

President Graf opened the public hearing to take any comments from the public. No comments were made.

- 7. Discussion and consideration of the First reading of Resolution No. 2021-01EDC identifying Dorrance Ln reconstruction design as a project and approving Economic Development Corporation expenses not to exceed \$150,000 for the Dorrance Ln reconstruction design project.**

President Graf read the resolution, Director Henley made a motion, Kurt made a second, motion passed.

- 8. Discussion and consideration of the Second reading of Resolution No. 2021-01EDC identifying Dorrance Ln reconstruction design as a project and approving Economic Development Corporation expenses not to exceed \$150,000 for the Dorrance Ln reconstruction design project.**

Motion by Terry to make a motion, second by Richard, motion passes.

- 9. Discussion and consideration regarding funding for the 2020 Fort Bend Mobility Bond Project.**

Alderman Rick Staigle presented to the board the plan that was approved for a trail project that will be funded through the 2020 Fort Bend Mobility Bond Project. The project will extend the current trail across W. Airport into Stafford on to the Fountains. The project will also include a parking lot for the Emergency Center, pedestrian bridge, and a pedestrian signal across W. Airport. The project will be an 80/20 split with the county. Meadows Place portion would be \$439k. The board is looking into taking the \$125k already in the budget to be allocated to the training center parking lot and transferring it to the Bond Project. Director Terry Henley made a motion that the board is willing to fund the project, second by Tia Baker, motion passes.

10. Roundtable Discussion

The meeting was attended by Park Director Colene, the discussion was about the baseball fields and their current conditions. The field is in desperate need of repairs after the new school is finished. Colene updated that that repairs have not started because it has not been released from the school district. Colene is currently getting quotes to fix the field.

Advisory Committee member Tim Gooding brought up the idea of how our marketing efforts (Tom Erikson) can help to reach out to the public to bring in new customers to Meadows Place businesses.

11. Discussion and possible action on New Business

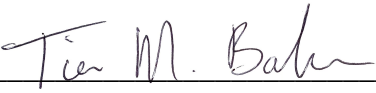
No action.

12. Discussion and possible action on Budget Amendments, if needed

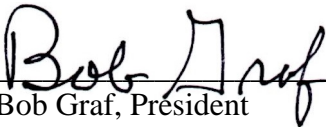
No action.

13. Adjournment

Motion made by Tia Baker, second by Terry Henley, the meeting adjourned at 8:09pm.



Tia Baker, Secretary



Bob Graf, President

