



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 MAY 13, 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

President Graf called meeting to order at 6:39pm. We had a quorum that included President Graf, Tia Baker, Terry Henley, and Richard Ramirez. Missing was Kurt Kopczynski, Cameron Miller and Amaya Labrador. City Administrator Nick Haby was also in attendance.

President Graf informed the board that Director Amaya Labrador turned in your resignation to the board. We will be looking to fill her position.

2. Review and approval of minutes from the November 12, 2020, and March 11, 2021, EDC Meetings.

Director Henley made a motion to approve minutes and Director Baker second. The motion passed.

3. Committee Reports:

a. Residential Update – Kurt Kopczynski

President Graf gave any update on residential. According to HAR 8 houses are listed from Meadows Place and 6 of them are under contract. The other two are not in the best shape and need some updates. House are selling for higher than they are being listed for.

b. Business of the Quarter Update – Cameron Miller

President Graf gave the update for Business of the Quarter. Pro Clips received the business of the Quarter last quarter and Mary was very grateful. This was the second time she has received the award. The board needs to start thinking about who we will choose for the next quarter.

c. Additional Reports / Updates

None.

4. President's Comments

a. Commercial Update

Construction is going well with Starbucks currently; they should be finished by September. The owner has put in double crews to speed things along. They are also

considering putting in an addition of 55,00 sf to the building now, but that is still up in the air.

Avenida de Brazil is moving to Stafford. We have been in discussions with the Khan family about options for that location. They currently do not have a new tenant lined up.

5. City Administrator's Comments

a. Dorrance Lane design update

Nick Haby reported on the Dorrance Lane design. We contracted HDR to start to redesign of Dorrance from Kirkwood to Bloomington. Trying to finish design by the end of the year.

b. Mobility Bond Project update

Nick Haby reported on the Mobility Bond Project. This project includes the pedestrian bridge as well as new alignment of the city on West Airport, and parking lot at the EOC.

c. City Council budget amendments

Nick Haby updated that the city contracted a new auditor. During this time, they looked at how EDC was spending some of their money. Chapter 505 of the local government code is what EDC looks to on how to spend its money. 505.152 is what we consider the parks code. When we want to pay for parks, fireworks, etc. 505.15a is more of a catch all if it promotes new or expanded business development. 505.15b say type b which is us if we spend more than \$10k then we need to do a resolution. 505.103 talks about roads. We can make road improvements if they are tied to promoting or expanding business development. The city is looking to adjust the way we pay Tom Erikson's payments. They will not be split between EDC and the city's budget depending on content.

Nick updated us that there are a lot of parks expenditures that EDC could be paying for out of our budget. EDC can start to pay for expenditures that fall under parks.

6. Roundtable Discussion

Chapter 313 is used to help EDC bring in businesses. The current legislation session is talking about changing the way this works for EDCs. Keep an eye open on this topic. It is a useful tool for EDCs to help bring in businesses by using tax abatements.

The county is starting a third program Forgivable Grants to help small businesses. Anybody who has been eligible for the programs in the past are eligible this time. They are used for rent, mortgages, employees, etc. EDC has reached out to a few of the small businesses in Meadows Place to make sure they take advantage of this program.

Kirkwood video is finished, and we are awaiting its release.

Would the baseball fields be an eligible expense for EDC to help with? Nick is looking into that from a legal standpoint.

Director Henley brought up EDC getting some new hats made for us to hand out.

7. Discussion and possible action on New Business

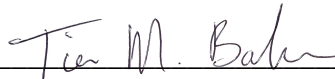
None.

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


None.

9. Adjournment

Board Member Baker made a motion to adjourn. Board Member Henley seconded the motion. The meeting adjourned at 7:52 pm.



Tia Baker, Secretary



Bob Graf, President

