



Bob Graf, President
Tia Baker, Director
Kurt Kopczynski, Director
Tim Gooding, Director

Terry Henley, Director
Richard Ramirez, Director
Cameron Miller, Director

MINUTES OF THE MEADOWS PLACE ECONOMIC DEVELOPMENT CORPORATION MEETING HELD ON JULY 8, 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 6:35pm. We had a quorum that included President Graf, Tia Baker, Terry Henley, and Richard Ramirez, Kurt Kopczynski, Cameron Miller, and Advisory member Tim Gooding. Mayor Jessup and City Administrator Nick Haby was also in attendance.

2. Review and approval of minutes from the May 05/13/21 EDC Meeting.

Director Henley made a motion to approve minutes with the correction to change Commissioner to Board Member. Director Baker seconded the motion. The motion passed unanimously.

3. Committee Reports:

a. Residential Update – Kurt Kopczynski

Kurt updated the board that the market has seen many houses hit the market in Meadows Place which hasn't happened in a while. The average price of homes listed on the market in Meadows Place is \$280k, average sold in 2021 is \$233k. We currently have 17 houses listed for sale in Meadows Place. We currently have a record list price in section five for \$348k.

b. Business of the Quarter Update – Cameron Miller

Cameron gave the update for Business of the Quarter. We discussed getting a bigger permanent sign made for companies after we pick up temporary plaque. The company we used changed its office hours. Tim Gooding volunteered to visit them to get some quotes for a newer bigger sign. We suggested the price range should be around \$100. We discussed Hallal Five receiving the next Business of the Quarter. They have put a lot of money into their business to keep it afloat and stay in Meadows Place. The continue to bring a great service and product to Meadows Place.

c. Additional Reports / Updates

None.

4. President's Comments

a. Commercial Update

Construction is going well with Starbucks currently; their goal is to be finished by October 1st. They currently have the Starbucks and Pediatric Dentist office signed.

We currently have the building open where the Brazilian Steakhouse was. They recently moved down the street. We need to look at ways we can help find new tenants to occupy the space.

O'Reilly's is moving forward next to CVS. Mayor Jessup was instrumental in helping to get that deal to go through. They are starting to submit plans to the city.

b. Update/Comments

None.

c. Budget Review

President Graf updated the board on the proposed budget for 2021-2022.

d. New EDC Member

President Graf nominated Tim Gooding from the Advisory Committee to join the board. The board agreed unanimously to nominate Tim Gooding to join the board.

e. New Advisory Committee Members

The board discussed the need to find new members for the Advisory Board. Mayor Jessup is going to reach out to members of the charter committee to see if anyone would be interested.

5. Mayor's Comments

a. Budget Season

Mayor Jessup reported that City Council has started budget season. The city has already met once to start discussing the upcoming budget for fiscal year 2021-2022.

b. Progress on Parks Bond Project

Mayor Jessup updated the board that the city is moving forward with the Mobility Bond Project Fort Bend Project No. 20211 – Bikeway at Meadows Place/Stafford within the City of Meadows Place.

c. Home Rule Comments

Mayor Jessup updated the board that City Council will be receiving the Home Rule Charter and the City will be setting a date for the election. Once that date is set, we will be printing the charter and sending it to every registered voter by mail.

d. Newcomers Leads Guide

We received a spreadsheet with information from people looking into moving. Mayor Jessup wants EDC to fund another year of advertisements in the newcomer's guide for Fort Bend County. We are planning to send letters to the contacts we received about Meadows Place.

6. Public Hearing of Meadows Place Economic Development Corporation to receive comment related to the estimated total expenditures of \$125,000 for the Mobility Bond Project Fort Bend Project No. 20211 – Bikeway at Meadows Place/Stafford within the City of Meadows Place.

No comments. Director Henley made a motion to spend \$125,000 for the Mobility Bond Project Fort Bend Project No. 20211 – Bikeway at Meadows Place/Stafford within the City of Meadows Place. Director Miller seconded the motion. The motion passed unanimously.

7. Discussion and possible action regarding additional funding for the Mobility Bond Project Fort Bend Project No. 20211

Update by Alderman Staigle about the Mobility Bond Project. Stafford's EDC did approve funding of their part of the project. Discussion is to do asphalt parking lots, adding sidewalks to the other side of W. Airport to connect Section Five to the trail system. We have reached out to CenterPoint about our parking lots, we would like to do asphalt instead of gravel. Our interlocal with the county is that once we approve the contract with the engineer, we will send the county an invoice and they will front us 80% of the cost. Once we get ready for construction and we bid the job we will send them another invoice for 80%.

The project includes the trail, additional solar lights, hybrid signal for pedestrians, parking lot, Pedestrian bridge to Discovery Center.

Alderman Staigle is proposing that EDC set aside a total of \$500k to pay for the city's portion of the project.

8. Discussion and possible action regarding the proposed 2021-2022 EDC budget.

The Board discussed funding \$500,000 for the Mobility Bond Project Fort Bend Project No. 20211 over two fiscal years. The Board agreed that the \$125,000 budgeted for fiscal year 2021 would roll into this project and then budget \$200,000 for fiscal year 2022 and \$175,000 for fiscal year 2023.

Director Henley made a motion to fund the city's portion of the Mobility Bond Project Fort Bend Project No. 20211 up to \$500,000 over 3 years. Director Ramirez seconded the motion. The motion passed unanimously.

The board briefly discussed the proposed budget and different categories. President Graf will bring the board an updated budget so that we can go over it as a board line by line and make any adjustments that are needed before it goes to council's approval.

9. Roundtable Discussion

None.

10. Discussion and possible action on New Business

None.

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

None.

12. Adjournment

Director Baker motion to adjourn to adjourn the meeting. Director Kopczynski seconded the motion. There being no further business to discuss the meeting adjourned at 8:31 pm.

Tia M. Baker

Tia Baker, Secretary

Bob Graf

Bob Graf, President

