

CITY OF MEADOWS PLACE, TX
4B ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES
AUGUST 1, 2013

The special meeting of the Meadow Place Economic Development Corporation was called to order at 6:33 p.m. by President Terry Henley with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by article 6252-17, V.T.A.C.S., with the following members in attendance:

President: Terry Henley
Vice President: Bob Graf
Directors: Harry Hamilton
David Lantz
Clyde Little
Margaret Sandlin

Absent Member: Travis Tanner, Secretary
Also in Attendance: Charles D. Jessup, IV Mayor

Board Director Little moved to approve the minutes of the EDC meeting of October 17, 2012. The motion was seconded by Board Director Hamilton, and the minutes were unanimously approved.

Board Director Sandlin moved to approve the joint City Council/EDC meeting of February 19, 2013. The motion was seconded by Board Director Lantz and unanimously approved.

Mayor Jessup began the discussion, giving an update on the city's retail properties:

The vacant land at the southwest corner of Kirkwood and West Airport remains as an attractive site for development. The owner of the property has contributed to the upcoming West Airport major repair project with space to add a right turn lane at the intersection.

The City has approved an agreement with Texas Direct Auto whereby they will be allowed to rent a portion of their space to Re-Store, a Habitat for Humanity affiliate. In return, TDA has agreed to put a taxable purchase center in Meadows Place and guarantee the difference of actual taxes collected and projected taxes listed in the original agreement. The rental will facilitate the reconstruction of the facility along the 59 Feeder that makes up the retail portion of the property.

There is some upbeat news concerning the Meadows Center at Kirkwood and West Airport. The center is under contract to new owners, BHW, with a new operating company, HPW, with the promise of upgrades in the maintenance and its attractiveness for new tenants. BHW has already taken over as the management company.

President Henley opened the discussion and possible action on EDC projects for 2013 with a handout that showed expenditures to date of \$32,319 from the \$164,000 budgeted. This includes \$100,000 for capital expenditure for the West Airport Project, not yet spent.

The \$50,000 Marketing Program budget provided \$7,000 for the purchase and placing of the Night Watch signs. Funds for the editing and preparation of the 4th of July parade film under the direction of Board Director Hamilton also came from this fund.

Mayor Jessup followed with comments on EDC projects for the coming year, 2013-2014. Considering that EDC is beginning to accumulate more funds, the council is asked to become more aggressive and pro-active. As of now, the 4B Corporation has \$618,670. Funds left over from the 4A Corporation currently stands at \$431,317. The Mayor suggested meeting four times a year to report on project status. These projects would be carried out by ad hoc committees dissolved after completion of the task or objective and suggesting \$5,000 each be budgeted for four such committees: Media, Real Estate Commercial, Real Estate Residential, and Media (outbound and ads).

Further, Mayor Jessup suggested the council have someone keep in contact with every business on the Retail Coach List by phone or mail-outs. Further, we should participate in a Fort Bend Chamber function. Also, host another residential realtor breakfast tour. The council may have a map prepared and maintained showing all land and developed space available for business.

It was agreed that Vice President Bob Graf would be the appropriate representative for such functions as the Ft. Bend Chamber, the annual ICSC and TEDC conferences in Dallas and San Antonio. This could be accomplished with a budget of \$6,550 for membership fees and travel expenses.

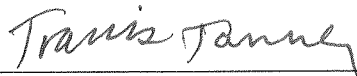
The last item was discussion and possible action on the budget for fiscal year 2013-2014. President Henley stated that the overall budget calls for \$192,800 total expenditures, with ½ cent sales tax interest of \$245,000. Funds will be provided for Mayor Jessup's request for four ad hoc committees and a laptop computer for Code Enforcement. The website budget is increased to \$6,000 Employee Training & Travel (education) is increased to \$4,000. Expenditures for memberships in various County and State functions have been added as a line item, amounting to \$1,000.

President Henley moved to adopt the 2013-2014 budget as described above. The motion was seconded by Board Director Hamilton, and unanimously approved.

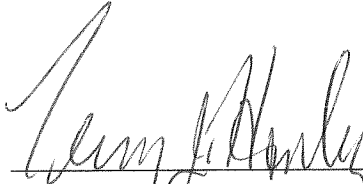
There being no further business to consider, Board Director Sandlin made a motion, seconded by Board Director Little, to adjourn the meeting. With unanimous approval, the meeting was adjourned at 8:43 p.m.

**These minutes were approved by the
Board on Wednesday, November 13, 2013.**

ATTEST:



Travis Tanner, Secretary



Terry J. Henley, President

(SEAL)