



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 SEPTEMBER 9, 2021, AT 7:00 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 7:03pm. We had a quorum that included President Bob Graf, Tia Baker, Terry Henley, Richard Ramirez, Kurt Kopczynski, Cameron Miller, and Tim Gooding. City Administrator Nick Haby was also in attendance via phone.

2. Review and approval of minutes from the July 8, 2021, EDC Meeting.

Director Baker made a motion to approve the minutes from the July 8, 2021, EDC Meeting with no changes. Director Gooding seconded the motion. The motion passed.

3. Committee Reports:

a. Residential Update – Kurt Kopczynski

Director Kopczynski updated that we had a ton of inventory hit the market causing it to slow down. One under contract listed at \$333k. 17 on the market, only 7 are available others are under contract. Prices have dropped slightly but nothing to note.

b. Business of the Quarter Update – Cameron Miller

Director Miller gave the update for Business of the Quarter. He met with Hallal Five owner and presented him with his plaque. Cameron let him know we nominated him because we have noticed his reinvested money back into his business even during the pandemic. He was very happy and surprised that we noticed, he was very thankful. Director Baker nominated Discount Tire as the last quarter recipient for their service and building improvements. The Board agreed with nomination.

c. Additional Reports / Updates

None.

4. President's Comments

a. Commercial Update

Fort Bend EDC has started meeting in person again, President Graf has been attending. They talked about how Fort Bend County continues to be the most diverse community.

Construction is ongoing with Starbucks. Two other leases in the building are a pediatric dentist and a regular dentist. Starbucks finish date is still unknown. There is still opportunity to get a credit worthy tenant and build out more space on this center.

O'Reilly's is moving forward next to CVS. They have paid their fees, but not submitted their plans yet.

b. Update/Comments

None.

5. Discussion and approval of the Proposed Economic Development Corporation Budget for Fiscal Year 2021-2022

President Graf presented the board with the proposed budget. The city is picking up some of the cost previously covered by EDC regarding Tom Erikson and marketing. EDC will have some CIP cost coming out due to the Mobility Bond/Parks Project. EDC has a total of \$187k in the budget for the next two years to cover the bond project. As an EDC they can help with infrastructure projects. Kirkwood project is finishing up this year and will no longer be on the EDC budget for the upcoming year. At the last meeting the Board agreed to dedicate \$35k a year to Kirkwood maintenance. EDC will add a line item to include infrastructure. The city has a plan to begin to replace the roads, waterlines, and sidewalks throughout the city. The total cost of the project currently is around \$100 million. EDC will begin to put away money to help fund these infrastructure CIP projects.

Director Baker made a motion to approve the EDC 2021-2022 budget. Director Kopczynski seconded the motion. The budget passes unanimously.

6. Roundtable Discussion

Director Kopczynski brought up the idea of EDC paying for some remaining items baseball would need to finish the fields. The city has committed to paying \$150k to fix and replace the field for the major's field. James Fields and Bryan Frame presented some plans for a new scoreboard as well as some options for padding. They talked about options to put the city's logo on the scoreboard. The estimated cost would be roughly \$10k. The city and baseball need to get with Fort Bend ISD to see if we could have the padding or where the fence would go.

7. Discussion and possible action on New Business

Director Kopczynski discussed EDC making an amendment to this year's budget to allow for \$15k which would be a match to what baseball has already raised to replace the scoreboard, padding and additional money left over to help with fixing the outfield on the small field.

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

Director Kopczynski made a motion to amend the budget adding \$15k to the parks line item. Director Henley seconded the motion. The motion passed unanimously. EDC will ask council to amend the budget to include this extra \$15k.

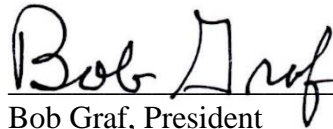
9. Adjournment

Director Baker made a motion to adjourn. Director Henley seconded the motion. There being no further business to discuss the meeting adjourned at 8:25pm.

These minutes were approved at the November 11, 2021, EDC meeting.



Tia Baker, Secretary



Bob Graf, President