



KEMAH COMMUNITY  
DEVELOPMENT CORPORATION

*REDE  
Meeting*

*6:00pm  
May 18, 2021*



## A G E N D A

Notice of Regular Meeting  
May 18, 2021 – 6:00 p.m.

### BOARD OF THE KEMAH COMMUNITY DEVELOPMENT CORPORATION

Council Chambers, Kemah City Hall,  
1401 State Hwy 146, Kemah, Texas

Doug Meisinger – President

(Position 3)

<i>Kristi Reiser</i>	<i>Kelley Dawson</i>	<i>David Alcorn</i>	<i>Isaac Saldaña</i>	<i>Reé Allen</i>	<i>Jacob Bigger</i>
<i>Position 1</i>	<i>Position 2</i>	<i>Position 4</i>	<i>Position 5</i>	<i>Position 6</i>	<i>Position 7</i>

*In accordance with the Texas Open Meetings Act the agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located on the front exterior wall of the City Hall Building, except in case of emergency meetings or emergency items posted in accordance with law. This facility is wheelchair accessible and accessible parking spaces are available. Requests for other accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (281)334-1611 or Fax (281)334-6583 for further information.*

- 1. Nomination and Election of Officers**
- 2. Oaths of Office for reappointed Board Members**
- 3. Call to Order**
- 4. Invitation to Address Board**

*(The subject matter of any comments under this agenda item **shall be limited to items on the agenda**. The privilege of speaking at this time is limited to the following persons: residents in the City of Kemah, persons having an ownership interest in property within Kemah or a business located within its jurisdiction, or their attorney(s). A statement of no more than 2 minutes may be made. There will be no yielding of time to another person. State law prohibits KCDC board members from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law. Comments should be directed to the entire KCDC board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges and expulsion from the meeting. This section will be limited to a total time limit of 15 minutes, unless extended by the President of the KCDC board.)*

- 5. President's Comments**
- 6. Vice President's Comments**
- 7. Board Member Comments**
- 8. Staff Reports**
- 9. New Business Spotlight**

- Real Paid Studios

**10. Beautification Committee Update**


**11. Consideration and Possible Action: on the Kemah Nature Facility and beautification regarding Landology.**

**12. Adjourn**

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CERTIFICATION

I certify that the above notice of meeting was posted for public review on the 14th day of May, 2021 before 6:00 P.M.



\_\_\_\_\_  
Melissa Chilcote, City Secretary

05/14/2021

\_\_\_\_\_  
Date

I certify this notice was removed by me from the Kemah City Hall bulletin board on the \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_

**CITY OF KEMAH  
CASH BALANCES  
Friday, April 30, 2021**

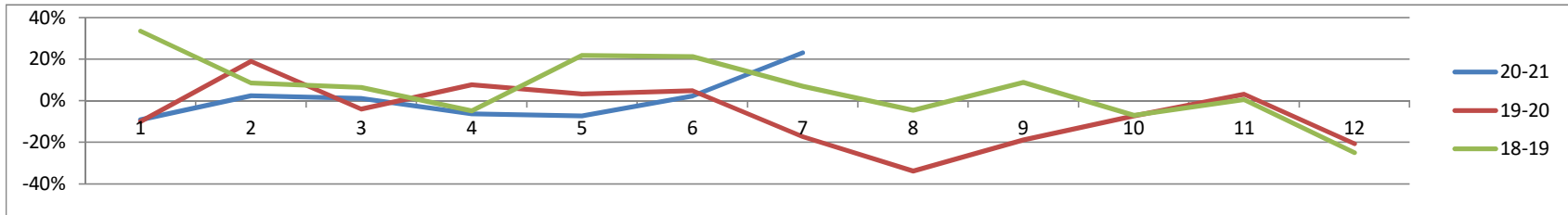
<b>Name</b>	<b>Bank</b>	<b>4/30/2021</b>
<b>Name</b>	<b>Bank</b>	
KCDC Checking	Texas First Bank	1,740,515.00
KCDC CD (1882)	Texas First Bank	212,247.00
KCDC CD (1933)	Texas First Bank	769,519.00
<b>Total KCDC Funds</b>		<b>2,722,281.00</b>
<b>TOTAL CASH FOR CITY OF KEMAH</b>		<b>2,722,281</b>

### City of Kemah Sales Tax By Fiscal Year 10/01-09/30

Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>20-21</b>	289,043	382,997	311,450	283,342	373,890	290,256	285,411	476,068	-	-	-	-	<b>2,692,457</b>
<b>19-20</b>	317,978	373,839	308,015	302,098	403,408	283,687	231,822	270,113	278,897	327,102	407,589	301,623	<b>3,806,171</b>
<b>18-19</b>	352,991	314,082	320,739	280,477	390,621	270,351	280,058	407,905	343,221	352,523	395,262	380,262	<b>4,088,492</b>
<b>17-18</b>	264,455	289,272	301,423	294,543	320,696	222,907	261,551	427,445	315,148	379,174	392,719	506,136	<b>3,975,469</b>
<b>16-17</b>	303,769	290,286	291,874	256,031	314,244	232,918	249,158	376,622	358,291	321,451	351,277	366,994	<b>3,712,915</b>
<b>15-16</b>	319,919	304,854	269,317	249,004	329,373	240,393	260,277	418,291	294,443	307,030	341,753	367,812	<b>3,702,466</b>
<b>14-15</b>	325,253	285,482	283,190	260,445	314,894	221,590	222,973	349,337	350,963	316,839	346,278	363,303	<b>3,640,547</b>
<b>13-14</b>	303,549	258,485	255,608	238,509	285,590	211,115	250,601	346,447	289,008	314,113	328,850	351,927	<b>3,433,802</b>
<b>12-13</b>	270,650	256,200	237,351	243,956	291,537	211,967	221,346	355,037	257,796	285,779	328,991	334,475	<b>3,295,085</b>
<b>11-12</b>	261,720	243,894	247,580	211,924	276,851	195,771	206,433	332,818	272,292	284,450	333,987	308,666	<b>3,176,386</b>

### City of Kemah Sales Tax as % of Previous Year

Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>20-21</b>	-9%	2%	1%	-6%	-7%	2%	23%						<b>6%</b>
<b>19-20</b>	-10%	19%	-4%	8%	3%	5%	-17%	-34%	-19%	-7%	3%	-21%	<b>-7%</b>
<b>18-19</b>	33%	9%	6%	-5%	22%	21%	7%	-5%	9%	-7%	1%	-25%	<b>3%</b>
<b>17-18</b>	-13%	-0.35%	3%	15%	2%	-4%	5%	13%	-12%	18%	12%	38%	<b>7%</b>
<b>16-17</b>	-5%	-5%	8%	3%	-5%	-3%	-4%	-10%	22%	5%	3%	-0.22%	<b>0%</b>
<b>15-16</b>	-2%	7%	-5%	-4%	5%	8%	17%	20%	-16%	-3%	-1%	1%	<b>2%</b>
<b>14-15</b>	7%	10%	11%	9%	10%	5%	-11%	1%	21%	1%	5%	3%	<b>6%</b>
<b>13-14</b>	12%	1%	8%	-2%	-2%	-0.40%	13%	-2%	12%	10%	-0.04%	5%	<b>4%</b>
<b>12-13</b>	3%	5%	-4%	15%	5%	8.27%	7%	7%	-5%	0%	-1.50%	8%	<b>4%</b>



### KCDC 25% Transfer City of Kemah Sales Tax By Fiscal Year 10/01-09/30

Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>20-21</b>	72,261	95,749	77,862	70,836	93,472	72,564	71,353	119,017	-	-	-	-	<b>673,114</b>
<b>19-20</b>	79,495	93,460	77,004	75,525	100,852	70,922	57,956	67,528	69,724	81,776	101,897	75,406	<b>951,543</b>





# Kemah Community Development Corporation Agenda Item #1 KCDC Nomination and Election of Officers

*Once form is complete and departmental clearances are obtained, this form should be forwarded to the City Secretary as soon as possible prior to the date that the item is expected to be placed on the City Council agenda.*

Date requested for KCDC consideration: 05/18/2021

Prepared by: Melissa Chilcote

Subject: Nomination and Election of Officers

Proceeding: Nomination and Election

Originating Department:

Plan Reference: 17SP- or 17OP-

Texas Ethics Commission Form 1295 required?

If YES, is copy of Form attached? Contract Identification Number on Form:

City Attorney Review:

Expenditure Required: Amount Budgeted:

Appropriation Required: Source of Funds:

Finance Approval:

City Administrator Approval:)

### SUMMARY / ORIGINATING CAUSE

After every election, KCDC Board Members will nominate and Elect the following:

President – Doug Meisinger is the current President

Vice President – Isaac Saldaña is the current Vice President

Treasurer – Finance Director usually fills this role

Secretary – City Secretary usually fills this role

### IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

### RECOMMENDATIONS

To nominate the 4 positions

### ATTACHMENTS



KEMAH COMMUNITY  
DEVELOPMENT CORPORATION

# KCDC Agenda Item #11 Kemah Nature Facility

*Once form is complete and departmental clearances are obtained, this form should be forwarded to the City Secretary as soon as possible prior to the date that the item is expected to be placed on the KCDC agenda.*

Date requested for KCDC Board consideration: 04/20/2021

Prepared by: *Isaac Saldaña*

Subject: on the Kemah Nature Facility and beautification regarding Landology.

Proceeding: Consideration and possible action

Originating Department: *KCDC*

Texas Ethics Commission Form 1295 required? *NO*

If YES, is copy of Form attached? Contract Identification Number on Form:

City Attorney Review:

Expenditure Required: \$ Amount Budgeted: \$

Appropriation Required: Source of Funds:

Finance Approval:

City Administrator Approval:

**SUMMARY / ORIGINATING CAUSE**

This item is a reoccurring item.

**IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY**

**RECOMMENDATIONS**

**ATTACHMENTS**