

MINUTES OF A SPECIAL MEETING
OF THE CITY COUNCIL OF STAFFORD, TEXAS HELD
BY TELECONFERENCE, GOTOMEETING AUDIO/VIDEO
IN SAID CITY ON WEDNESDAY, APRIL 28, 2021

On the 28th day of April 2021, at 7:00 p.m., the City Council of Stafford, Texas met in regular session in the City Council Chambers and staff by teleconference, GoToMeeting Audio/Video in said City. Mayor Willis called the meeting to order. The following members of the Council were present: Councilmembers Mayor Cecil Willis; Pro Tem Alice Chen, Councilmembers Ken Mathew, Virginia Rosas, and Xavier Herrera. Absent: None. The following City staff were present: Nicola Browe (Assistant City Secretary); Tatyana Luttenschlager (City Planner); and Art Pertile (Olson & Olson, LLP).

NOTE: Items appearing in these minutes are in the order they were discussed, not necessarily in the order they appeared on the agenda.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. (a) Discussion of an Ordinance creating City of Stafford, Texas Reinvestment Zone No. 26 at 11325 Cash Road within the City of Stafford, Fort Bend County, Texas; making certain findings; repealing ordinances inconsistent or in conflict herewith; and providing for severability.
(b) Public Hearing
(c) Consideration of appropriate action on item (a).

Art Pertile, explained to the City Council what is before them in the Ordinance. He went on to say that you this is the creation of a reinvestment zone for tax abatement, this allows you as a City to designate an area for reinvestment, so that you can revive certain areas of the city, in order to this however, there are certain statutory requirements in order to qualify. In tax abatement zones the value is set at a certain rate, then as you move forward the rate is set at that value through course of agreement. City of Stafford does not have tax and therefore our tax abatements are typically done at 100% tax abatement, If you agree then tonight we create a reinvestment zone, then create the agreement. The City will do theirs at 100% regardless of what the County will set theirs at. The reason this has come before you is that the County are seeking a tax abatement, however, they cant do this without us having the Zone created.

Tatyana Luttenschlager, introduced the area known as "Royal Crossing" which intersects Cash Road and Royal Drive. There is a 2000 sq. ft. building completed

there and the applicants intend to put their production. It is zoned as RCLM, retail commercial and light manufacturing, and therefore as glove manufacturer is a perfect use. She went on to state that they are the first of their kind and the first Nitrile Glove Manufacture in the United State of America.

Zishan Momin applicant provided a full and detailed update of how they came to choose the product that they are moving forward with, the location and how they are to move forward. Alichah Momin partner provided more financial details.

Mayor and Council posed questions to both partners regarding the projected sales.

Mayor Willis opened the Public Hearing.

Lana Hoesing, Promenade Stafford, Texas – Asked how many gloves they projected to make a year and will they sell them locally only or globally. Do they see them helping the City with taxes on the products.

Zishan Momin responded approximately 400,000 gloves per year in phase 1 and those will be sold solely in the USA. 2% if \$15,000,000.00 will be assessed sales tax.

Mary Ann Smith, Stafford Run, Texas stated that wanted to welcome USA Gloves to Stafford and thank you for bringing more jobs.

Mayor Willis closed the Public Hearing.

Mayor Willis made a statement that there are many moving parts to this venture. Plans are submitted to various entities and agencies that are required to review them, staff is committed and is working to the deadlines, the City is assisting where they can, we are not missing any steps are not miss steps or overlooking safety and other procedures.

(c) Councilmember Herrera made a motion to approve the Ordinance as presented. Mayor Pro Tem Chen duly seconded the motion. Mayor Willis, Mayor Pro Tem Chen and Councilmembers Guerra, Mathew, Rosas, Jones and Herrera voted “yes”; None against. Mayor Willis announced the result of the vote (7-0) and declared the motion approved.

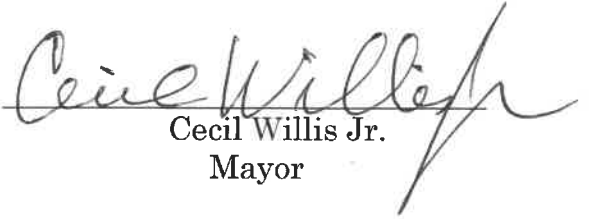
4. Councilmember Rosas made a motion to adjourn. Councilmember Guerra duly seconded the motion. Mayor Willis called the roll for a vote. Mayor Willis, Mayor Pro Tem Chen and Councilmembers Guerra, Mathew, Rosas, Jones and Herrera voted “yes”; None against. Mayor Willis announced the result of the vote (7-0) and declared the motion approved.

THE MEETING ADJOURNED AT 7:55 PM.

ATTEST:



Nicola Browe
Assistant City Secretary



Cecil Willis Jr.
Mayor