

**MEETING NOTICE AND AGENDA**  
**Fulshear Development Corporation**  
**Organizational Meeting**

NOTICE IS HEREBY GIVEN OF A FULSHEAR DEVELOPMENT CORPORATION ORGANIZATIONAL MEETING TO BE HELD ON **THURSDAY, JANUARY 31, 2008 AT 7:00 PM.** IN THE CITY HALL OF THE CITY, AT 30603 FM 1093, FULSHEAR, TEXAS FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN A CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to order (Mayor Roberts)
2. Invocation
3. Consideration and action on: Election of Officers
4. Consideration and action on: Functions of a development corporation (Knesek)
5. Consideration and action on: Corporate recordkeeping (Knesek)
6. Consideration and action on: Approval of Corporation's bylaws (Knesek)
7. Consideration and action on: Authorization to establish checking account (Knesek)
8. Consideration and action on: Selection of a regular meeting date and time
9. Adjournment

In compliance with the American with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City secretary's office at 281-346-1796 for further information.

I, D. Gordon Offord, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation was posted on January 28<sup>th</sup>, 2008, by 5:00 p.m. in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



D. Gordon Offord – City Secretary



Incorporated 1977

# FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796 Fax: 281-346-2556

---

THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

Meeting Minutes January 31, 2008

1. The meeting was called to order at 7:00 pm. Directors present: Jamie Roberts, Tommy Kuykendall, Mike Murnane, Owen BeMent, Mike Wells, Larry Beustring.; Directors absent: Tim Ping; Visitors: Bill Knesek, Carl Utley
2. Invocation: The invocation was made by Mike Wells.
3. Election of Officers  

President: Larry Beustring nominated Tommy Kuykendall. Motion was seconded by Mike Wells. Vote was 5 Ayes, no Nays

Vice President: Owen BeMent nominated Larry Beustring. Motion was seconded by Jamie Roberts. Vote was 5 Ayes, no Nays.

Secretary: Jamie Roberts nominated Owen BeMent. Motion was seconded by Mike Murnane. Vote was 5 Ayes, no Nays.

Treasurer: Jamie Roberts nominated Mike Wells. Motion ws seconded by Owen BeMent. Vote was 5 Ayes, no Nays.

Results are as follows: President, Tommy Kuykendall; Vice President, Larry Beustring; Secretary, Owen BeMent; Treasurer, Mike Wells.
4. Functions of a development corporation: Bill Knesek made a presentation on the functions of a 4B Development Corporation.
5. Corporate record keeping: Bill Knesek made a presentation on corporate record keeping.
6. Approval of Corporations bylaws: Bill Knesek made a presentation on the bylaws proposed for the Fulshear Development Corporation. Motion to accept the bylaws as proposed was made by Mike Wells. Motion was seconded by Owen BeMent. Vote was 6 Ayes, no Nays.

7. Authorization to establish a checking account: Motion was made by Larry Beustring for Treasurer Mike Wells to review banking services available in Fulshear and prepare a recommendation for approval at the next meeting. Motion was seconded by Mike Munane. Vote was 6 Ayes, no Nays.
8. Selection of regular meeting date: Owen BeMent made a motion that the Board of Directors meet at 7:00 pm on the third Monday of every month. Motion was seconded by Larry Beustring. Vote was 6 Ayes, no Nays. The next meeting is scheduled for Monday, February 18, 2008 , at 7:00 pm. The time may be changed to 6:00 pm so as not to conflict with the scheduled Town Hall meeting.
9. Adjournment: Jamie Roberts made a motion that the meeting be adjourned at 9:05 pm. Motion was seconded by Mike Wells. Vote was 6 Ayes, no Nays.

Prepared by: Owen BeMent  
Secretary  
Fulshear Development Corporation 4B



Owen BeMent  
Secretary,  
Fulshear 4B Development Corporation



Tommy Kuykendall  
President  
Fulshear 4B Development Corporation



Incorporated 1977

## FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796 Fax: 281-346-2556

---

THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **\*MONDAY, FEBRUARY 18, 2008 AT 6:00 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning members will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of January 31, 2008
4. Consider and take action on Fulshear Development Corporation bank account
5. Consider and take action to approve invoice for professional services for corporation setup
6. Consider and take action on contract for professional services for economic consulting
7. Consider and take action on contracting for administrative/bookkeeping services
8. Consider and take action on contracting City Hall for meeting facilities
9. Consider and take action on development of preliminary budget

10. Comments

- A. Officers
- B. Directors

11. Next regularly scheduled meeting March 17, 2008

12. Adjournment

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, D. Gordon Offord, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on February 15, 2008 at 3:00p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

  
D. Gordon Offord – City Secretary



Incorporated 1977

## FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796 Fax: 281-346-2556

---

THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

### **Meeting Minutes February 18, 2008 6:00 pm.**

Present: Thomas C. Kuykendall, Jr., Larry Beustring, Owen BeMent, Mike Wells, Jamie Roberts (part time), Mike Murnane, Tim Ping

Visitors: Becky Lyons, Bill Knesek

1. Call to Order: President Thomas C. Kuykendall, Jr. @ 6:00 pm
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning members will only be made at the time the subject is scheduled for Consideration.
3. Approval of Minutes from Fulshear Development Corporation 4B meeting of January 31, 2008, with changes (add meeting date and list Directors absent).

Motion: Larry Beustring, 2<sup>nd</sup>: Mike Wells ayes: 4 nays: 0

4. Approval to open dual signature bank account for the Fulshear Development Corporation 4B at Commercial State Bank, Fulshear, Texas.

Motion: Mike Wells 2<sup>nd</sup>: Owen BeMent ayes: 5 nays: 0

5. Approval of invoice from Southwestern Economics (\$2,250) for professional services for corporation setup from May 2007 to January 31, 2008.

Motion: Mike Wells 2<sup>nd</sup>: Mike Murnane ayes: 5 nays: 0

6. Consider and take action on contract for professional services for economic consulting

No vote taken as Directors agreed to get references for Southwestern Economics.

Agenda items 7 and 8 were combined:

7. Approval for Board Secretary to draw up an administrative agreement between the 4B Corporation and the City of Fulshear for administrative support to the Corporation and use of City Hall for meetings of the Corporation. The drafted administrative agreement will be considered for action at the next meeting.

Motion: Owen BeMent 2<sup>nd</sup>: Tim Ping ayes: 5 nays: 0

8. Consider and take action on contracting City Hall for meeting facilities

Combined with agenda item 7 (above).

9. Consider and take action on development of preliminary budget

No formal action taken. Bill Knesek handed out a list of what is generally included in a development corporation budget.

10. Comments

- A. Officers
- B. Directors
- C. Consultant

Bill Knesek (Southwestern Economics) indicated that the Corporation should obtain indemnity coverage for the Directors and suggested that the Corporation see about being added to the City of Fulshear policy with coverage via the Texas Municipal League.

11. Next regularly scheduled meeting will be March 17, 2008, at 7:00 pm

12. Approval to adjourn at 7:10 pm

Motion: Owen BeMent 2<sup>nd</sup>: Larry Beustring ayes: 5 nays: 0

Prepared by: Owen BeMent  
Secretary  
Fulshear Development Corporation 4B

---

Owen BeMent  
Secretary  
Fulshear 4B Development Corporation

---

Thomas C. Kuykendall, Jr.  
President  
Fulshear 4B Development Corporation



Incorporated 1977

## FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796 Fax: 281-346-2556

---

### MEETING AGENDA

THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **\*MONDAY, MARCH 17, 2008 AT 7:00 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of February 18, 2008
4. Treasurer's report
5. Consider and take action on contract for professional services for economic consulting
6. Consider and take action on contracting for administrative/bookkeeping services and City Hall for meeting facilities
7. Consider and take action on development of preliminary budget
8. Comments
  - A. Officers
  - B. Directors

9. Next regularly scheduled meeting April 21, 2008

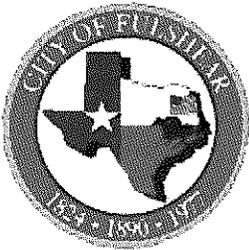
10. Adjournment

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, D. Gordon Offord, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on February 15, 2008 at 3:00p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

---

D. Gordon Offord – City Secretary



**FULSHEAR DEVELOPMENT CORPORATION  
CITY OF FULSHEAR**

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

**Meeting Minutes March 17, 2008 7:00 pm**

Present: Thomas C. Kuykendall, Jr., Larry Beustring, W. Owen BeMent, Jamie Roberts

Absent: Mike Wells, Mike Murnane, Tim Ping

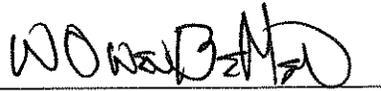
Visitors: Bill Knesek

1. Call to Order: President Thomas C. Kuykendall, Jr. @ 7:10 pm
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of February 18, 2008  
Motion: Jamie Roberts, 2<sup>nd</sup>: Larry Beustring ayes: 3 nays: 0
4. Treasurer's report: No formal report given and no action taken.
5. Consider and take action on contract for professional services and economic consulting as presented with Southwestern Economics, subject to approval by City Council.  
Motion: W. Owen BeMent, 2<sup>nd</sup>: Larry Beustring ayes: 3 nays: 0
6. Consider and take action on contracting for administrative/bookkeeping services and contracting City Hall for meeting facilities.  
Motion: Larry Beustring, 2<sup>nd</sup>: W. Owen BeMent ayes: 3 nays: 0
7. Consider and take action on development of preliminary budget. Discussion of several possible items to include in budget. No formal action taken.
8. Comments
  - A. Officers
  - B. Directors
  - C. Consultant: Bill Knesek stated that he would research training opportunities for the Director and report what was available in the upcoming months at the next scheduled meeting.
9. Next regularly scheduled meeting April 21, 2008

10. Adjournment: Approval to adjourn at 9:40 pm

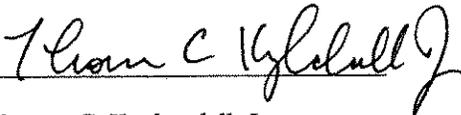
Motion: Larry Beustring, 2<sup>nd</sup>: W. Owen BeMent ayes: 3 nays: 0

Prepared by: W. Owen BeMent  
Secretary  
Fulshear Development Corporation 4B



A handwritten signature in black ink, appearing to read "W. Owen BeMent", written over a horizontal line.

W. Owen BeMent  
Secretary  
Fulshear 4B Development Corporation



A handwritten signature in black ink, appearing to read "Thomas C. Kuykendall, Jr.", written over a horizontal line.

Thomas C. Kuykendall, Jr.  
President  
Fulshear 4B Development Corporation



# FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

## MEETING AGENDA

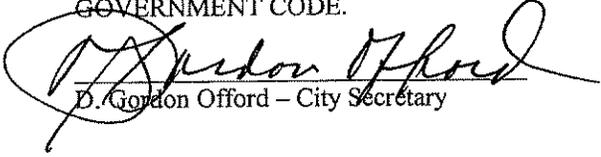
THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **\*MONDAY, April 21, 2008 AT 7:00 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of March 17, 2008.
4. Consider and take action to appoint Becky S. Daves as Assistant to the Board Secretary and Treasurer for the purpose of certifying Agendas and Notices, and to make banking transfers between the Corporation's accounts as directed by and on behalf of the Fulshear Development Corporation Board of Directors.
5. Presentation and discussion of financial statements to date.
6. Discussion regarding Corporation's fiscal year end coinciding with the City's fiscal year end.
7. Consider and take action on current fiscal year budget.
8. Consider and take action on potential projects.
9. Comments
  - A. Officers
  - B. Directors
10. Next regularly scheduled meeting May 19, 2008.
11. Adjournment

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, D. Gordon Offord, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on April 16, 2008 at 3:00p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



D. Gordon Offord – City Secretary



**FULSHEAR DEVELOPMENT CORPORATION  
CITY OF FULSHEAR**

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

**Meeting Minutes Monday, April 21, 2008**

**7:00 PM**

Present: Thomas C. Kuykendall, Jr., Larry Beustring, Mike Murnane, Tim Ping, Michael P. Wells

Absent: W. Owen Bement, James W. Roberts

Visitors: Becky S. Daves

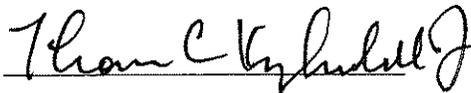
1. Call to Order: President, Tommy Kuykendall, Jr. @ 7:00 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of March 17, 2008.  
  
Motion: Larry Beustring 2<sup>nd</sup>: Mike Murnane ayes: 4 nays: 0
4. Consider and take action on to appoint Becky S. Daves as Assistant to the Board Secretary and Treasurer.  
Motion: Mike Wells 2<sup>nd</sup>: Larry Beustring ayes: 4 nays: 0
5. Presentation and discussion of financial statements to date.
6. Discussion regarding Corporation's fiscal year end coinciding with the City's fiscal year end.
7. Consider and take action on current fiscal year budget.  
  
Motion: Larry Beustring 2<sup>nd</sup>: Tim Ping ayes: 4 nays: 0
8. Consider and take action on potential projects.
9. Comments
  - a. Officers
  - b. Directors
  - c. Consultant
10. Next regularly scheduled meeting May 19, 2008 at 6:30 PM.
11. Adjournment: Approval to adjourn at 8:00 PM.  
  
Motion: Larry Beustring 2<sup>nd</sup>: Mike Wells ayes: 4 nays: 0

Prepared by: Becky S. Daves  
Assistant to the Secretary  
Fulshear Development Corporation



---

W. Owen BeMent  
Secretary  
Fulshear Development Corporation



---

Thomas C. Kuykendall, Jr.  
President  
Fulshear Development Corporation



# FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

## MEETING AGENDA

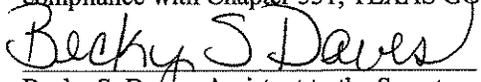
THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **May 22, 2008 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Public Hearing for the Fiscal Year 2007-2008 Budget.
3. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of April 21, 2008.
5. Presentation and discussion of financial statements to date.
6. Consider and take action to approve Payables Due and Checks Paid report.
7. Discussion regarding FDC Annual Meeting June 2008.
8. Discussion of potential projects and volunteers to lead project development.
9. Comments
  - A. Officers
  - B. Directors
10. Next regularly scheduled meeting June 16, 2008.
11. Adjournment

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the Assistant to the Secretary's office at 281-346-1796 for further information.

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on May 19, 2008 at 5:30PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

  
Becky S. Daves, Assistant to the Secretary  
Fulshear Development Corporation



# FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

## Meeting Minutes May 22, 2008 6:30 PM

Present: Tommy Kuykendall; Larry Beustring; Mike Wells, Mike Murnane

Absent: Tim Ping, Owen Bement, James Roberts

Visitors: Bill Knesek, Becky Daves

1. Call to Order: President, Tommy Kuykendall @ 6:32PM
2. Public Hearing for the Fiscal Year 2007 – 2008 Budget called to order @ 6:33PM.  
Bill Knesek presented a detailed review of the 2007-2008 Budget. There were no public comments.  
The public hearing was closed at 6:38PM.
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of April 21, 2008. The misspelling of "Beustring" was corrected.

Motion: Larry Beustring, 2<sup>nd</sup>: Mike Murnane ayes: 4 nays: 0

5. Presentation of To-Date Financial Statements by Treasurer, Mike Wells. Current revenue of \$46,767.65 exceeds budget of \$46,375.66 and expenses are under budget.
6. Consider and take action to approve Payables Due and Checks Paid Report(s). An additional fee of \$7.96 for two (2) cases of bottled water was added to the annual administrative fee payment to the City of Fulshear.

Motion: Mike Wells 2<sup>nd</sup>: Larry Beustring ayes: 4 nays: 0

7. Discussion FDC Annual Meeting June 2008. Tommy Kuykendall reported the City Council voted to appoint Larry Beustring, Mike Murnane and Tim Ping to a two year term beginning June 1, 2008. Bill Knesek pointed out the primary purpose of the annual meeting is to elect the officers of the Board of Directors.
8. Discussion of potential projects and volunteers to lead project development.
  - Preliminary planning will begin in August for the 2008-2009 fiscal year budget. All Board members will participate in the planning process.
  - The lack of turn lanes at FM 1093 and Bois D'Arc and the entrance to Fulshear Creek Crossing was discussed. The Board determined the projects could not be considered economic development. Tommy Kuykendall will write a letter to the City Council requesting the projects be considered for the City's 2008-2009 budget.
  - Bill Knesek reported he will act as liaison between the City of Fulshear Economic Development Corporation (CDC) and the Fulshear Economic Development Corporation (FDC). The CDC is researching the extension of City water and waste water services east on FM 1093 to the business parks. The CDC would like to host a meeting with local State legislators, CDC and EDC Board Directors, and the City's elected officials. Other potential CDC projects are a City map with business advertising; and website development. Bill Knesek suggested a project for FDC would be to improve the appearance of the Metro easement along FM 1093 east of Fulshear.

- Tommy Kuykendall would like the Corporation(s) website to have GIS capabilities similar to those websites created by GIS Planning (www.gisplanning.com).
- The City gateway project was discussed at length. The Board members agreed upon two proposed sites; one at or near the Fulshear ETJ boundary on FM 1463, north of the City; and the second at or near the Fulshear ETJ boundary on FM 1093 east of the City. Larry Beustring and Mike Murnane will investigate property availability and report at the next meeting.
- Bill Knesek described economic development grant program(s) he has prepared for other economic development corporations. The program's general focus is on the appearance of business property. A grant acts as a "carrot" to encourage business property owners to renew property appearance and new business property to complement existing guidelines by providing a 50% match (up to a designated limit). These economic grants fall into three categories: (1) facades - to improve physical appearance of business building; (2) signage - to encourage attractive signs; and (3) property – for landscaping and other land improvements. The economic development corporation would designate a set of guidelines and policies for grant approval; the applicant would apply for the grant and then be reimbursed if the project was completed as proposed. This type of grant program allows economic development corporations to have a significant bearing on the appearance of the City's businesses.
- Bill Knesek pointed out the City's tax abatement policy has expired and should be re-written. The Board agreed to put an action item on the next agenda.

9. Comments

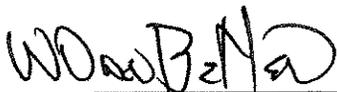
- Officers
- Directors
- Consultant

10. Next regularly scheduled meeting June 16, 2008, 6:30PM.

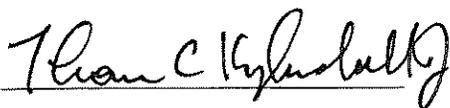
11. Adjournment: Approval to adjourn at 8:40 PM

Motion: Mike Murnane, 2<sup>nd</sup>: Mike Well ayes: 4 nays:0

Prepared by: Becky S. Daves  
Assistant to the Secretary  
Fulshear Development Corporation 4B



W. Owen Bement  
Secretary  
Fulshear 4B Development Corporation



Thomas C. Kuykendall, Jr.  
President  
Fulshear 4B Development Corporation



# FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

## ANNUAL MEETING AGENDA

THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **June 16, 2008 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of May 22, 2008.
4. Election of Officers
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Consider and take action on Consultant's Report.
8. Consider and take action on the City's tax abatement policy.
9. Consider and take action on Fulshear gateway signage.
10. Consider and take action on grant program.
11. Consider and take action on METRO right-of-way improvements and maintenance.
12. Consider and take action on helping Fulshear Friday Night for July 4<sup>th</sup>.
13. Discussion, consider and take action on possible corporate projects.
14. Comments
  - A. Officers

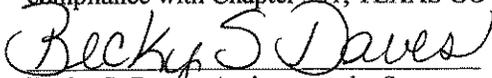
B. Directors

15. Next regularly scheduled meeting July 21, 2008 at 6:30 pm.

16. Adjournment

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the Assistant to the Secretary's office at 281-346-1796 for further information.

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted by June 13, 2008 at 6:30PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



Becky S. Daves, Assistant to the Secretary  
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION  
CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

**Meeting Minutes Monday, June 16, 2008 6:30PM**

Present: Tommy Kuykendall, Larry Beustring, Owen BeMent, Mike Wells, Jamie Roberts

Absent: Tim Ping, Mike Murnane

Visitors: Becky Daves

1. Call to Order Tommy Kuykendall, President 6:37PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of May 22, 2008.  
Motion: Jamie Roberts 2<sup>nd</sup>: Wells ayes: 4 nays: 0
4. Election of Officers. Consideration to keep Officers in their current positions. President, Tommy Kuykendall; Vice President, Larry Beustring; Secretary, Owen BeMent; Treasurer, Mike Wells.  
Motion: Jamie Roberts 2<sup>nd</sup>: Larry Beustring ayes: 4 nays: 0
5. Presentation and discussion of financial statements to date for approval.  
Motion: Mike Wells 2<sup>nd</sup> Owen BeMent ayes: 4 nays: 0
6. Consider and take action to approve Payables Due and Checks Paid Report(s).  
Motion: Owen BeMent 2<sup>nd</sup>: Mike Wells ayes: 4 nays: 0
7. Discussion of Consultant's notes to board.
8. Consider and take action on the City's tax abatement policy.  
Motion: Mike Wells 2<sup>nd</sup>: Larry Beustring ayes: 4 nays: 0
9. Consider and take action on Fulshear gateway signage. Larry Beustring will continue to investigate sites east and north of Fulshear.
10. Consider and take action on grant program. Item Tabled. Ask Bill Knesek for copies of programs he has worked on in the past.
11. Consider and take action on METRO right-of-way improvements and maintenance. Owen BeMent will pursue talking to METRO and possibly Trendmaker to clean up south side of 1093. City employee to contact Thomas Hemingway (Metro) to introduce Owen BeMent.
12. Consider and take action to donate \$500.00 to Fulshear Friday Night for July 4<sup>th</sup> supplies, advertising and decorations.  
Motion: Owen BeMent 2<sup>nd</sup>: Mike Wells ayes: 4 nays: 0

13. Discussion, consider and take action on possible corporate projects. No action taken.

14. Comments

A. Officers

B. Directors

C. Consultant

15. Next regularly scheduled meeting Monday, July 21, 2008.

16. Adjournment: Approval to adjourn at 7:44PM

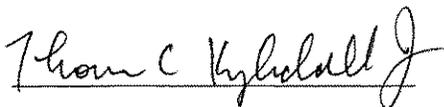
Motion: Jamie Roberts    2<sup>nd</sup>: Larry Beustring    ayes: 4    nays: 0

Prepared by:    Becky S. Daves  
                  Assistant to the Secretary  
                  Fulshear Development Corporation 4B



---

W. Owen BeMent  
Secretary  
Fulshear 4B Development Corporation



---

Thomas C. Kuykendall, Jr.  
President  
Fulshear 4B Development Corporation



# FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

## Meeting Minutes July 21, 2008, 6:30PM

Present: Tommy Kuykendall, Larry Beustring, Owen Bement, Mike Wells, Mike Murnane, Tim Ping, James Roberts

Absent:

Visitors: Bill Knesek, Becky Daves

1. Call to Order: Tommy Kuykendall, President, at 6:31PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of June 16, 2008.

Motion: Larry Beustring, 2<sup>nd</sup>: James Roberts ayes: 6 nays: 0

4. Presentation and discussion of financial statements to date.
5. Consider and take action to approve Payables Due and Checks Paid Report(s).  
No action necessary.
6. Consider and take action on Consultant's Report.  
Bill Knesek distributed Corporate Directors contact information report with updated terms. Mr. Knesek reported his expectation for sales tax revenue to drop; and, encouraged all officers to attend the City of Fulshear Master Plan Workshop on August 5<sup>th</sup> at 6:00PM. No action necessary.
7. Consider and take action on tax abatement policy.  
Bill Knesek reported outcome of City Council meeting presentation; City Council approved the rewrite of the tax abatement policy. Then Mr. Knesek discussed various points about tax abatement policies. The granting of tax abatements is wholly the purview of the City Council unless the Council chooses to send request to the Corporation. The new policy will set the threshold lower than the 1989 policy (\$1million dollars) to assist smaller businesses established in Fulshear and it will also include retail businesses. Mr. Knesek also indicated he would suggest to City Council that abatement requests be reviewed by the Fulshear Development Corporation board due to the level of expertise on the Board. No action necessary.
8. Consider and take action on to adopt an Investment Policy for the Corporation.  
Bill Knesek pointed out several clauses required by law were missing from the Draft Policy. Becky Daves will update policy according to request for next meeting approval. Owen Bement will draft resolutions to consider and take action to adopt the Investment Policy and appoint the Investment Officer. Item tabled until next meeting.
9. Consider and take action to invest the Corporations funds.  
Motion to invest \$30,000.00 in certificates of deposit; \$10,000.00 each as follows: Tradition Bank one year at 3.17%APY ; and Commercial State Bank, 6 months at 2.57% APY, and 21 months at 3.85% APY.

Motion: Larry Beustring, 2<sup>nd</sup>: James Roberts ayes: 6 nays: 0

10. Consider and take action on Fulshear gateway signage.  
Larry Beustring reported investigation of signage for the north (FM 1463) and east (FM 1093) gateways to Fulshear. The Firethorne Development has been working with Larry; and, had a location but then it fell through. A different location has been selected but it is in the TxDOT right-of-way. Tommy Kuykendall has contacted TxDOT to discuss the purchase of the property.  
Mr. Beustring reported discussions with Reverend Crowe at Riverbend Baptist Church and Collin Piers at Trendmaker (Cross Creek Ranch Development). Cross Creek Ranch has plans for a road next to the church property, near the creek, and Mr. Piers believes the Corporation could get an area designated for a gateway sign. Mr. Beustring was asked to also work on gateways from FM 359 (Brookshire) and FM 1093 west (Simonton).
11. Consider and take action on grant program(s). Bill Knesek described grant programs he has worked with in other Cities. The item was tabled until next meeting to give Board members time to review the presented material and grant programs.
12. Consider and take action on community profile. Tommy Kuykendall suggested the Corporation hire a market consultant to write a community profile. Bill Knesek noted the purpose of a Community Profile is to provide hard facts about Fulshear such as, tax rates, grant programs, demographics, median household income, i.e., the profile should be focused on providing information rather than a marketing tool. Mr. Knesek will supply samples of other brochures. The need for a customized glossy map of the City was also discussed. No action necessary.
13. Consider and take action on METRO right-of-way improvements and maintenance.  
Owen Bement is contacting Katy Barnes to discuss improvements and maintenance of the right-of-way. Mr. Bement is awaiting reply from Ms. Barnes. No action necessary.
14. Consider and take action on Corporate Projects. Discussion only; no action taken.
  - A. Tommy Kuykendall pointed out that the 2008-2009 budget would be discussed at the next Corporation meeting.
  - B. Owen Bement suggested a newspaper advertising project.
  - C. Bill Knesek suggested the Corporation partner with the City of Fulshear Development Corporation and the City on a project to extend water and sewer system further east on FM 1093.
15. Comments
  - A. Officers:  
Larry Beustring pointed out the difference of mailing and physical addresses for those residing south of FM 1093. Mr. Beustring also requested an agenda item to provide some financial compensation to Anjali Naini, a college intern who is writing a master plan for the City of Fulshear this summer. Mr. Beustring also pointed out the need for an additional exit route through downtown Fulshear; he suggested Harris or Wallis Streets.
  - B. Directors:  
Tim Ping voiced his concern that the Corporation exercise cautious spending to prepare for large projects coming in the future. He also commented that he felt the City map was a good idea. Mayor James Roberts discussed his desire to see the Metro right-of-way cleaned up. He would like the Corporation to assist in the demolition of the cinder block building at FM 1093 and FM 359. The Mayor also discussed the City's revenue generating activities.  
Mike Murnane voiced his concern about funding for the gateway signs.
  - C. Consultant:  
Bill Knesek asked the Corporation to consider the east side water/sewer system extension project in the 2008-2009 budget. He pointed out the project could be a joint venture between land owners, the City and both economic development corporations. Land owners can be encouraged to participate through the use of an impact fee. Mr. Knesek reported that David Leyendecker, the City's engineer, estimated the project to cost \$750,000.00. Regarding compensation for the college intern, Mr. Knesek suggested a simple contract be presented at the next Corporation meeting; the contract should specify that a City

Master Plan document will be provided for the approved compensation amount; and that the expense can come from the Community Development program contingency budget item.

16. Next regularly scheduled meeting August 18, 2008, 6:30PM

17. Adjournment: Approval to adjourn at 8:53PM.

Motion: Larry Beustring, 2<sup>nd</sup>: Tim Ping ayes: 6 nays: 0

Prepared by: Becky S. Daves  
Assistant to the Secretary  
Fulshear Development Corporation



---

W. Owen Bement  
Secretary  
Fulshear Development Corporation



---

Thomas C. Kuykendall, Jr.  
President  
Fulshear Development Corporation



# FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

## REGULAR MEETING AGENDA

THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **AUGUST 18, 2008 AT 7:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration and action on gateway sign east FM 1093.
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of July 21, 2008.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Consider and take action to approve Resolution FDC4B\_08-01 to adopt an Investment Policy for the Corporation.
8. Consider and take action to approve Resolution FDC4B\_08-02 to appoint an Investment Officer for the Corporation.
9. Discuss 2008-2009 preliminary budget.
10. Consider and take action to approve payment to Anjali Naini for her 2008 Summer internship work creating a Master Plan for the City of Fulshear.
11. Consider and take action on to approve conference and travel expenses for Becky Daves to attend the Texas Downtown Association Revitalization Conference November 11 – 14, 2008 in Temple Texas. (City of Fulshear Friday Nights ranked in top three of Best Promotional Event.)
12. Discussion, consider and take action on Corporate projects.

13. Consider and take action on Consultant's Report.

14. Comments

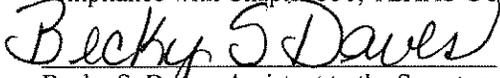
- A. Officers
- B. Directors

15. Next regularly scheduled meeting September 8, 2008.

16. Adjournment

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the Assistant to the Secretary's office at 281-346-1796 for further information.

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on August 12, 2008 at 12:00 Noon., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



Becky S. Daves, Assistant to the Secretary  
Fulshear Development Corporation



# FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

## Meeting Minutes August 18, 2008

Present: Tommy Kuykendall, Jr., Larry Beustring, W. Owen BeMent, P. Michael Wells, Mike Murnane, James Roberts

Absent: Tim Ping

Visitors: Bill Knesek, Becky S. Daves

1. Call to Order: Tommy K, President 7:00PM
2. Citizen's Comments: None
3. Consideration and action on gateway sign east FM 1093. Presentation by Collin Pier, Trendmaker. Mr. Pier suggested west side of creek which is east of the Cross Creek Ranch entrance. The creek will be widened and the area excavated approximately by the beginning of 2009. Also, that property could be lost to the County for the toll road. Trendmaker would prefer we use same stone work as Cross Creek Ranch standards. Bill Knesek requested that the possibility of putting "Fulshear Texas" on the Cross Creek Ranch signs be explored. Larry Beustring will continue to work with Trendmaker on this project. No other action was taken on the item.
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of July 21, 2008.  
  
Motion: James Roberts, 2<sup>nd</sup>: Larry Beustring ayes: 5 nays: 0
5. Presentation and discussion of financial statements to date.
6. Consider and take action to approve Payables Due and Checks Paid Report(s).  
  
Motion: Owen BeMent, 2<sup>nd</sup>: Mike Wells ayes: 5 nays: 0
7. Consider and take action to approve Resolution FDC4B\_08-01 to adopt Investment Policy for the Corporation.  
  
Motion: James Roberts, 2<sup>nd</sup>: Larry Beustring ayes: 5 nays: 0
8. Consider and take action to approve Resolution FDC4B\_08-02 to appoint Investment Officer for the Corporation.  
  
Motion: Larry Beustring, 2<sup>nd</sup>: Mike Wells ayes: 5 nays: 0
9. Discussion of 2008-2009 budget. The Board discussed the east FM 1093 water/sewer project and its inclusion in the budget. Changes were made to the budget worksheet to be approved at next the September meeting; followed by a presentation to Council at September 16, 2008 meeting.
10. Consider and take action to approve payment to Anjali Naini for her 2008 Summer internship work creating a Master Plan for the City of Fulshear. Motion made for \$1,500.00 compensation for the draft of the master plan for its economic benefit funded from the Community Development contingency budget item.

Motion: Owen BeMent, 2<sup>nd</sup>: James Roberts ayes: 4 nays: 0

11. Consider and take action to approve conference and travel expenses for Becky Daves to attend the Texas Downtown Association Revitalization Conference November 11-14, 2008 in Temple Texas. Motion made by James Roberts to send JoAnne Stefano; no second was made to that motion. A motion was made to send Becky Daves at an expense not to exceed \$700.00.

Motion: Owen BeMent, 2<sup>nd</sup>: Larry Beustring ayes: 3 nays: 1 (Mayor Roberts)

12. Discussion, consider and take action on Corporate projects. No discussion or action.
13. Consider and take action on Consultant's Report. Bill Knesek provided training documents for the corporate notebook.
14. Comments

A. Officers

Tommy Kuykendall explained that items are put on the Corporation's agenda by response to his email regarding the agenda in DRAFT form.

Mike Wells expressed some concern that items should be reviewed with those involved when a decision effects City employees or business.

Owen BeMent pointed out an updated Officer/Director list was still needed in the Corporate notebook. Mr. BeMent has spoken with Trendmaker about cleaning up right-of-way beginning at Fulshear Business Park and moving eastward. Metro rules state that the grade cannot be changed but brush can be removed and trees trimmed. Mr. BeMent requested an agenda item to beautify 1093 right-of-way. Mr. BeMent reviewed the grant program brochures presented at the July meeting and requested an agenda item for Grant Programs for the September meeting.

Larry Beustring requested a September agenda item for consideration to send an additional representative to the TDA conference.

B. Directors

C. Consultant

15. Next regularly scheduled meeting September 15, 2008.

16. Adjournment: Approval to adjourn at 9:33

Motion: Owen BeMent 2<sup>nd</sup>: Larry Beustring ayes: 4 nays:0

Prepared by:



W. Owen BeMent  
Secretary  
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.  
President  
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION  
CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

REGULAR MEETING AGENDA

THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN THAT THE SCHEDULED MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **SEPTEMBER 15, 2008 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, HAS BEEN CANCELLED DUE TO HURRICANE IKE.

I, W. Owen BeMent, Fulshear Development Corporation Secretary, do hereby certify that the above Cancellation Notice for the above scheduled meeting of the Fulshear Development Corporation of the City of Fulshear, Texas was posted on September 15, 2008, at 1:15 pm, in a place convenient and readily accessible at all times to the general public.

\_\_\_\_\_  
W. Owen BeMent, Secretary  
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION  
CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

REGULAR MEETING AGENDA

THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **OCTOBER 7, 2008 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 8, 2008.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Consider and take action on 2008-2009 budget.
7. Discuss funding a portion of the FM 1093 realignment.
8. Discuss funding a portion of the cost for removing a block building presently located in the METRO right of way.
9. Discuss and take action on considering expanding the length of Metro right of way to be maintained by the City of Fulshear.
10. Consider and take action on resignation of Corporation Treasurer.
11. Consider and take action on appointing a new Corporation Treasurer.
12. Consider and take action on the Administrative Agreement between the Corporation and the City of Fulshear.

13. Consider and take action on conference and travel expenses for Joanne Steffano to attend the Texas Downtown Association Revitalization Conference November 11 – 14, 2008 in Temple Texas. (City of Fulshear Friday Nights ranked in top three of Best Promotional Event.)
14. Discussion, consider and take action on Corporate projects.
15. Consider and take action on Consultant's Report.
16. Comments
  - A. Officers
  - B. Directors
17. Next regularly scheduled meeting October 20, 2008.
18. Adjournment

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the Assistant to the Secretary's office at 281-346-1796 for further information.

I, W. Owen BeMent, Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on October 3, 2008, at 3:00 pm, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



---

W. Owen BeMent, Secretary  
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION  
CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

**Regular Meeting Minutes October 7, 2008**

Present: Tommy Kuykendall, Jr., Larry Beustring, W. Owen BeMent, Mike Murnane

Absent: Tim Ping, James Roberts

Visitors: Bill Knesek,

1. Call to Order: President Tommy Kuykendall at 6:33 pm
2. Citizen's Comments -- none
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 8, 2008.

Motion: Larry Beustring 2<sup>nd</sup>: Mike Murnane ayes: 4 nays: 0

4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).

No action taken

6. Consider and take action on 2008-2009 budget.

Motion: Owen BeMent 2<sup>nd</sup>: Larry Beustring ayes: 4 nays: 0

7. Discuss funding a portion of the FM 1093 realignment.
8. Discuss funding a portion of the cost for removing a block building presently located in the METRO right of way.
9. Discuss and take action on considering expanding the length of Metro right of way to be maintained by the City of Fulshear.

Owen BeMent will address City Council to see if they are willing to renegotiate the present maintenance agreement with Metro to expand the amount of right-of-way to the east of Bois d'Arc that will be maintained by the City of Fulshear. If the City is willing to renegotiate the present agreement, Mr. BeMent will solicit bids to clear the vegetation.

10. Consider and take action on resignation of Corporation Treasurer.

Motion to accept the letter of resignation from Mike Wells as Corporation Treasurer and to have his name removed from the account signature cards at the bank.

Motion: Larry Beustring 2<sup>nd</sup>: Owen BeMent ayes: 4 nays: 0

11. Consider and take action on appointing a new Corporation Treasurer.

Motion to appoint Mike Murnane as Treasurer:

Motion: Owen BeMent 2<sup>nd</sup>: Larry Beustring ayes: 4 nays: 0

12. Consider and take action on the Administrative Agreement between the Corporation and the City of Fulshear.

Tommy Kuykendall will address City Council to see if they are still willing to provide Administrative Services to the Development Corporation as defined in the present agreement.

13. Consider and take action on conference and travel expenses for Joanne Steffano to attend the Texas Downtown Association Revitalization Conference November 11 – 14, 2008 in Temple Texas. (City of Fulshear Friday Nights ranked in top three of Best Promotional Event.)

Motion to approve travel expenses for Joanne Steffano, up to a total of \$700, and for President Tommy Kuykendall to approach the 4A Corporation for reimbursement for half of the expended amount.

Motion: Mike Murnane 2<sup>nd</sup>: Larry Beustring ayes: 4 nays: 0

14. Discussion, consider and take action on Corporate projects.

The topic of discussing the development of a “Business Improvement Grant Program” will be placed on the agenda of the next meeting.

15. Consider and take action on Consultant’s Report.

Bill Knesek reported that he represented Corporation 4A at the City Council meeting where he discussed the possible extension of water and sewer services east of the city along 1093. He told them the Corporation 4B was considering participating in the project. The City Council has endorsed the project. Mr. Knesek also passed out for review examples of “Welcome to Needville” and Welcome to Wallis” brochures as examples of what Fulshear may want to consider developing in the future.

16. Comments

A. Officers

President Tommy Kuykendall said that he will ask the Mayor to be on the agenda of the City Council meeting scheduled for October 14, 2008, to present the proposed 2009 Development Corporation budget for approval by the City Council.

Vice President Larry Beustring asked that the Board Secretary prepare the draft minutes of the October 7, 2008, 4B Corporation meeting as soon as possible so that he can take a copy to the bank so that the bank can move forward with removing Mike Wells signature authority from the Corporation bank accounts.

Secretary Owen BeMent commented that he will prepare the draft minutes as soon as possible and deliver a copy to Mr. Beustring. Mr BeMent will also prepare a resolution, to be considered by the Corporation Board at the next meeting, to appoint a new Investment Officer for the Corporation following the accepted resignation of Mike Wells (see item 10 above).

B. Directors

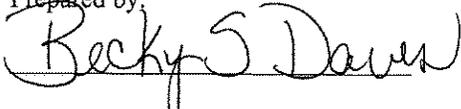
17. Next regularly scheduled meeting October 20, 2008.

18. Adjournment: Motion to adjourn at 8:22 pm

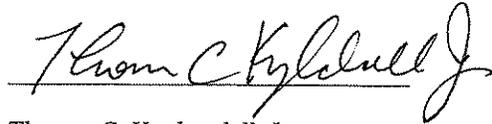
Motion: Larry Beustring 2<sup>nd</sup>: Mike Murnane

ayes: 4 nays: 0

Prepared by:

A handwritten signature in cursive script that reads "Becky S. Daves". The signature is written in black ink and is positioned above a horizontal line.

Becky S. Daves  
Assistant to the Secretary  
Fulshear Development Corporation

A handwritten signature in cursive script that reads "Thomas C. Kuykendall, Jr.". The signature is written in black ink and is positioned above a horizontal line.

Thomas C. Kuykendall, Jr.  
President  
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION  
CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

REGULAR MEETING AGENDA

THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **NOVEMBER 17, 2008 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of October 7, 2008.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Discussion and take action to accept resignation of Owen Bement.
7. Discuss funding a portion of the cost for removing a block building presently located in the METRO right of way.
8. Discuss and take action on considering expanding the length of Metro right of way to be maintained by the City of Fulshear.
9. Consider and take action on to approve another half of the conference and travel expenses for Joanne Steffano to attend the Texas Downtown Association Revitalization Conference November 11 – 14, 2008 in Temple Texas. (City of Fulshear Friday Nights ranked in top three of Best Promotional Event.). This temporary cost would be repaid to the 4B Corporation by the 4A Corporation following their next meeting.
10. Report and discussion on the Texas Downtown Association Revitalization Conference
11. Discussion and take action on Fulshear gateway signs
12. Discussion and take action on Administrative Services.

13. Discussion, consider and take action on Corporate projects.
14. Consider and take action on Consultant's Report.
15. Comments
  - A. Officers
  - B. Directors
16. Next regularly scheduled meeting December 15, 2008.
17. Adjournment

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the Assistant to the Secretary's office at 281-346-1796 for further information.

I, Thomas C. Kuykendall, Jr., Fulshear Development Corporation President, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on November 14, 2008, at 3:00 pm, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



---

Thomas C. Kuykendall, Jr., President  
Fulshear Development Corporation



# FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

## Meeting Minutes November 17 2008 6:30PM

Present: Tommy Kuykendall, Larry Beustring, Mike Murnane, Tim Ping

Absent: James Roberts

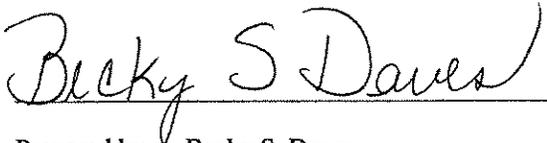
Visitors: Becky Daves

1. Call to Order: Tommy Kuykendall, President, at 6:33PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of October 7, 2008.  
Motion: Mike Murnane                      2<sup>nd</sup>: Larry Beustring                      ayes: 4    nays: 0
4. Presentation and discussion of financial statements to date. None.
5. Consider and take action to approve Payables Due and Checks Paid Report(s).  
Motion: Larry Beustring                      2<sup>nd</sup>: Mike Murnane                      ayes: 4    nays: 0
6. Consider and take action on to accept resignation of Owen Bement.  
Motion: Larry Beustring                      2<sup>nd</sup>: Mike Murnane                      ayes: 4    nays: 0
7. Discuss funding a portion of the cost for removing a block building presently located in the METRO right-of-way. No discussion.
8. Discuss and take action on considering expanding the length of Metro right of way to be maintained by the City of Fulshear. No discussion.
9. Consider and take action to approve an additional 50% of Texas Downtown Association conference registration and hotel fees for JoAnne Stefano (these fees to be reimbursed by City of Fulshear Development Corporation).  
Motion: Mike Murnane                      2<sup>nd</sup>: Larry Beustring                      ayes: 4    nays: 0

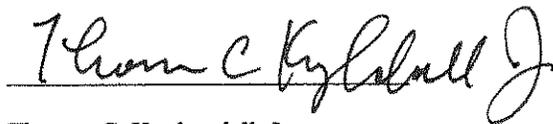
10. Report and discussion of the TDA revitalization conference. No discussion.
11. Discussion and take action on Fulshear gateway signs. No discussion.
12. Discussion and take action on Administrative Services. No discussion.
13. Discussion, consider and take action on Corporate projects. No discussion.
14. Consider and take action on Consultant's Report. No discussion.
15. Comments - None
16. Next regularly scheduled meeting December 15, 2008, 6:30PM.
17. Adjournment: Approval to adjourn at 6:39PM.

Motion: Tim Ping, 2<sup>nd</sup>: Larry Beustring ayes: 3 nays: 0

NOTE: Board agreed to only discuss action items because Director Ping was attending via telecomm.



Prepared by: Becky S. Daves  
Assistant to the Secretary  
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.  
President  
Fulshear Development Corporation



# FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

## REGULAR MEETING AGENDA

THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **DECEMBER 15, 2008 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of November 17, 2008.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Consider and take action on Consultant's Report.
7. Consider and take action to hire Becky S. Daves as Assistant to the Secretary and Treasurer independent of working at the City.
8. Consider and take action to authorize the President to engage PS Stephenson & Co., P.C. to audit the financial statements of the governmental activities and the aggregate remaining fund information, which collectively comprise the entity's basic financial statements, of the Fulshear Development Corporation as of and for the period from inception to September 30, 2008.
9. Discussion and take action on removal of yellow brick building and miscellaneous items in METRO right-of-way.
10. Discussion and possible action on Fulshear gateway signs.
11. Discussion, consider and take action on Corporate projects.
12. Update and discussion on FM 1093 water and sewer line extensions.

13. Comments

- A. Officers
- B. Directors

14. Discussion and set next regularly scheduled meeting (January 19, 2009 is MLK day).

15. Adjournment

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the Assistant to the Secretary's office at 281-346-1796 for further information.

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, December 12, 2008 at 8:30AM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



Becky S. Daves, Assistant to the Secretary  
Fulshear Development Corporation



# FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

## Meeting Minutes December 15, 2008 6:30 PM

Present: Tommy Kuykendall, Jr., Larry Beustring, James Johnson, Mike Murnane, Tim Ping

Absent: James Roberts, Bill Knesek

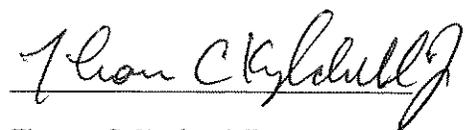
Visitors: Becky S. Daves

1. Call to Order: President, Tommy Kuykendall, Jr. 6:37 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of November 17, 2008. Change vote count from 3 to 4 on items 3, 5, 6 & 9.  
Motion: Larry Beustring, 2<sup>nd</sup>: Mike Murnane ayes: 4 nays: 0
4. Presentation and discussion of financial statements to date. Mike Murnane pointed out the Board should re-evaluate the six month CD investment at the January meeting.
5. Consider and take action to approve Payables Due and Checks Paid Report(s).  
Motion: Rev. James Johnson, 2<sup>nd</sup>: Tim Ping ayes: 4 nays: 0
6. Consultant's Report made by Tommy Kuykendall due to Bill's absence. Tax abatement policy nearly completed. Water/sewer project taking a turn since LCISD is building a high school off FM 1093 and is taking a lead on project to get land owners to pay impact fee; consequently, the project may not need assistance from the Fulshear's economic development corporations. Larry Beustring reported on the meeting held by the City, Thursday, December 4, 2008.
7. Consider and take action to hire Becky S. Daves as Assistant to the Secretary and Treasurer independent of working at the City. Motion to accept with corrections changing "CDC" to "FDC".  
Motion: Tim Ping 2<sup>nd</sup>: Mike Murnane ayes: 4 nays: 0
8. Consider and take action to authorize the President to engage PS Stephenson & Co., P.C. to audit the financial statements of the governmental activities and the aggregate remaining fund information, which collectively comprise the entity's basic financial statements, of the FDC as of and for the period from inception to September 30, 2008. Motion to accept at \$500.00 cost limit or put back on agenda.  
Motion: Mike Murnane 2<sup>nd</sup>: Larry Beustring ayes: 4 nays: 0
9. Discussion and take action on removal of yellow brick building and miscellaneous items METRO right-of-way. Larry Beustring to continue working on project.
10. Discussion and possible action on Fulshear gateway signs. Larry Beustring reported progress on east FM 1093 entry to City on Cross Creek Ranch property. Tommy found property owned by Fort Bend County near Firethorne that may be available to use for gateway sign depending on TxDot opinion. Also, northbound on FM 1463 just before Firethorne at Crossover Road, the county owns a "triangle" on southeast side that may be possible location.

11. Discussion, consider and take action on Corporate projects. Larry Beustring discussed the lack of exit routes from the City. He believes extending Wallis Street down to Front Street to tie in to the upcoming FM 1093 realignment would provide additional North/South exits from the City. Mr. Beustring asks FDC to authorize him to discover the expense of purchasing feet of land for the extension.
12. Update and discussion on FM 1093 water and sewer line extensions. Discussed in item 6.
13. Comments
  - A. Officers  
Tommy Kuykendall knows a writer who is publishing articles about Fulshear. He would like the board to send ideas for articles to:  
Jennifer Moody  
832.969.8177 cell/ 281.395.3536  
Jennifer.moody@yahoo.com
  - B. Directors – Larry Beustring welcomed James Johnson to the FDC Board.
  - C. Consultant - absent
14. Next regularly scheduled meeting January 26, 2009 6:30 PM.
15. Adjournment: Approval to adjourn at 7:55PM  
Motion: Tim Ping, 2<sup>nd</sup>: Larry Beustring ayes: 4 nays: 0

---

Prepared by: Becky S. Daves  
Assistant to the Secretary  
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.  
President  
Fulshear Development Corporation