

# CITY OF FULSHEAR DEVELOPMENT CORPORATION

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 CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **JANUARY 24, 2013 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 City of 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 City of Fulshear Development Corporation Meeting of November 29, 2012.
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 to engage Belt Harris accounting firm to perform the 2011-2012 fiscal audit.
7. Consideration and possible action to renew contract for economic development consultant services with Southwest Economics.
8. Consideration and possible action to move corporation funds in Texas Class government investment pool.
9. Report, Economic Development Consultant, Bill Knesek.
10. Report, City Administrator, C.J. Snipes.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting March 28, 2013.

13. 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 City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on January 18, 2013 before 5:00PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

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  
City of Fulshear Development Corporation



**CITY OF 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 January 24, 2013 at 6:30 PM**

Present: Bill Archer, Jackie Gilmore, Denise Robbins, Ewelina Forker

Absent: J.B. Collins, Jr

Visitors: Bill Knesek, Becky S. Daves

1. Call to Order: Bill Archer, President at 6:30 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of November 29, 2012.  
Motion: Jacie Gilmore, 2<sup>nd</sup>: Ewelina Forker ayes: 3 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).  
Motion: Denise Robbins, 2<sup>nd</sup>: Jackie Gilmore ayes: 3 nays: 0
6. Consider and take action to engage Belt Harris accounting firm to perform the 2011-2012 fiscal audit.  
Motion: Denise Robbins 2<sup>nd</sup>: Jackie Gilmore ayes: 3 nays: 0
7. Consider and take action to renew contract for economic development consultant services with Southwest Economics.  
Motion: Denise Robbins 2<sup>nd</sup>: Jackie Gilmore ayes: 3 nays: 0  
Motion to amend contract to include provision of Executive Director services.  
Motion: Jackie Gilmore 2<sup>nd</sup>: Denise Robbins ayes: 3 nays: 0  
Motion to approve amendment.  
Motion: Denise Robbins 2<sup>nd</sup>: Jackie Gilmore ayes: 3 nays: 0
8. Consider and take action to move corporation funds to Texas Class government investment pool.  
Motion: Denise Robbins 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
9. Report, Economic Development Consultant, Bill Knesek.
  - Open Records/Open Meetings – training
  - Send copies of agendas and minutes even though he will not be attending every meeting

10. Report, City Administrator, C.J. Snipes.

11. Discussion of future agenda items.

- Two signatures on checks
- Open Records – Public Information Coordinator

12. Next regularly scheduled meeting March 27, 2013 at 6:00 PM.

13. Adjournment: Approval to adjourn at 7:30 PM

Motion: Denise Robbins, 2<sup>nd</sup>: Ewelina Forker ayes 3: nays: 0

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

---

Cheryl Stalinsky  
Secretary  
City of Fulshear Development Corporation

---



Bill Archer  
President  
City of Fulshear Development Corporation



# CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

[www.fulsheartx.com](http://www.fulsheartx.com)

## 4A Update

January 24, 2013

- Believe it or not, the Sewer extension project is still barely lingering on...we are still awaiting an agreement between a land owner and the contractor on replacing a fence.
- McDonald's: "We're Lovin' It!"...for the first month of full business Sales Tax receipts jumped 60%!!! December was closer to previous norms and will see what the future holds but on the whole things are looking up.
- We are trying to take a new angle on the potential park property on Bois D'Arc.
- There are three new Residential Developments getting ready to enter Development Agreement discussions with the City:
  - A 55+ Single Family development on the NW Side of town. Total build out should be approximately 300 homes.
  - A Single Family Development South of FM 1093. Details to come.
  - A Large Master Planned Community between CCR and Firethorne to the North of the City. Total Build out of 4,100 homes on 1,400 acres. Also at least feature 150 acres of commercial. This was a portion of the Harrison property in that area.
- The Churchill Farms and Cross Creek Ranch are selling faster than they can build them. Also, the City is preparing to enter into SPA negotiations with Churchill for Commercial on the corner of FM 1463.
- The City is looking to add some additional projects to the CIP for Roads and is pushing with all its might to have the County initiate the work ASAP.
- Council has given the green light to a realignment of the design of FM 1093 as the widening project approaches. The plan now calls for Eastbound frontage lanes on the south side of the METRO Right of Way on the Eastern side of the City and collapsing back down as it enters the City proper. The plan also includes the potential installation of a Roundabout downtown which would resolve several major issues with METRO.
- Negotiations also continue on the Fulshear Parkway issue.
- The City is also investigating a potential shift regarding water supplies.
- We are also in negotiations with the Sugar Land Skeeters to host a "Fulshear Night" at the ball park this season.
- We are getting ramped up for more commercial/ retail marketing as ICSC approaches and are working with several local interested potential small business owners.
- Movie night equipment should be shipped to the City within the next two weeks.



# CITY OF FULSHEAR DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

## SPECIAL MEETING AGENDA

THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **March 18, 2013 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. Presentation by Buxton, a commercial and retail marketing consultant.
3. 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 City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on March 15, 2013 before 5:00 PM, 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  
City of Fulshear Development Corporation



# CITY OF FULSHEAR DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

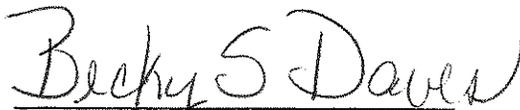
## REGULAR MEETING AGENDA THE STATE OF TEXAS CITY OF FULSHEAR COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **March 27, 2013 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 City of 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 City of Fulshear Development Corporation Meeting of January 24, 2013.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Consideration and possible action to amend the 2013-2014 budget.
7. Consider and possible action to approve entering into a business relationship with Buxton commercial and retail marketing consultants.
8. City Administrator's report, CJ Snipes.
9. Consultant's report, Bill Knesek.
10. Discussion of future agenda items.
11. Next regularly scheduled meeting, May 22, 2013.
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 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 City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on March 22, 2013 before 5:00PM, 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



CITY OF 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 March 27, 2013 at 6:00 PM**

Present: Bill Archer, J.B. Collins, Jr., Jackie Gilmore,

Absent: Denise Robbins, Ewelina Forker

Visitors: Bill Knesek, Becky S. Daves, CJ Snipes, Cheryl Stalinsky, Mary Meier

1. Call to Order: Bill Archer, President at 6:13 PM
2. Invocation, Jackie Gilmore.
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of January 24, 2013.

Motion: Jackie Gilmore 2<sup>nd</sup>: JB Collins ayes: 3 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: JB Collins 2<sup>nd</sup>: Jackie Gilmore ayes: 3 nays: 0

7. Consider and take action to amend the 2013-2014 budget. No action.
8. Consider and take action to approve entering into a business relationship with Buxton commercial and retail marketing consultants.

Motion: JB Collins 2<sup>nd</sup>: Jackie Gilmore ayes: 3 nays: 0

9. Report, City Administrator, C.J. Snipes.
10. Report, Economic Development Consultant, Bill Knesek.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting May 21, 2013 at 6:00 PM.
13. Adjournment: Approval to adjourn at 7:45 PM.

Motion: JB Collins 2<sup>nd</sup>: Jackie Gilmore ayes: 3 nays: 0

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

Ewelina Forker  
Secretary  
City of Fulshear Development Corporation

Bill Archer  
President  
City of Fulshear Development Corporation



# CITY OF FULSHEAR DEVELOPMENT CORPORATION

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 CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **May 21, 2013 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. Invocation
3. Citizen's Comments - Citizens who desire to address the City of 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 City of Fulshear Development Corporation Meeting of March 27, 2013.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Consideration and possible action to approve Resolution to participate in the Texas Class asset management program.
8. Consideration and possible action regarding distribution of corporate funds amongst financial institutions.
9. City Administrator's Report, CJ Snipes.
10. Discussion of future agenda items.
11. Annual meeting scheduled June 18, 2013 at 6:00 PM.
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 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 City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on May 17, 2013 before 5:00PM, 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  
City of Fulshear Development Corporation



**CITY OF 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 21, 2013 at 6:00 PM**

Present: Bill Archer, Jackie Gilmore, Ewelina Forker

Absent: J.B. Collins, Jr., Denise Robbins

Visitors: Becky S. Daves, Administrative Services  
Randy Emory, Cross Creek Ranch resident  
Fred Johnson, Rogers Road resident

1. Call to Order: Bill Archer, President at 6:09 PM
2. Invocation, Rev. Jackie Gilmore
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of March 27, 2013.  
  
Motion: Jackie Gilmore 2<sup>nd</sup>: Ewelina Forker ayes: 3 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) excluding funds for City of Fulshear Memorial Day celebration.  
  
Motion: Jackie Gilmore 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
7. Consider and Possible action to approve Resolution to participate in the Texas Class asset management program. Motion to approve resolution naming Jackie Gilmore and Ewelina Forker as Co-Investment Officers.  
  
Motion: Jackie Gilmore 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
8. Consideration and possible action regarding distribution of corporate funds amongst financial institutions. Motion to move excess of two hundred thousand dollars (\$200,000.00) from Commercial State Bank money market fund to Texas Pool.  
  
Motion: Jackie Gilmore 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
9. City Administrator's Report, CJ Snipes. None.
10. Discussion of future agenda items.
  - City Council board member appointments
  - Election of Officers

11. Next regularly scheduled meeting June 18, 2013 @ 6:00 PM.

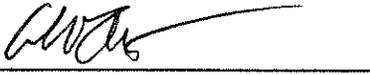
12. Adjournment: Approval to adjourn at 6:45 PM

Motion: Ewelina Forker, 2<sup>nd</sup>: Jackie Gilmore ayes: 3 nays: 0

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



Ewelina Forker  
Secretary  
City of Fulshear Development Corporation



Bill Archer  
President  
City of Fulshear Development Corporation



# CITY OF FULSHEAR DEVELOPMENT CORPORATION

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 CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **JUNE 27, 2013 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 City of 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 City of Fulshear Development Corporation Meeting of May 21, 2013.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Confirmation of City Council board member appointments.
7. Election of board officers.
8. Discussion regarding the Fiscal Year 2013-2014 Budget and process.
9. City Administrators Report, CJ Snipes.
10. Economic Development Consultant's Report, Bill Knesek.
11. Discussion of future agenda items.
12. Consideration and possible action on regular meeting schedule.
13. 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 City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on June 24, 2013 before 5:00PM, 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  
City of Fulshear Development Corporation



**CITY OF 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 Minutes June 27, 2013 at 6:00 PM**

Present: Bill Archer, J.B. Collins, Jr., Jackie Gilmore, Denise Robbins, Ewelina Forker

Absent:

Visitors: Bill Knesek, Becky S. Daves, Cheryl Stalinsky

1. Call to Order: Bill Archer, President at 6:03 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of May 21 2013.

Motion: Denise Robbins 2<sup>nd</sup>: Ewelina Forker ayes: 4 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) with the addition of Southwest Economics for January to March services.

Motion: Jackie Gilmore 2<sup>nd</sup>: Denise Robbins ayes: 4 nays: 0

6. Confirmation of City Council board member appointments. J. B. Collins, Jr., Jackie Gilmore, Denise Robbins
7. Election of Board Members. Motion to keep existing slate.

President - Bill Archer

Vice-President - J.B. Collins, Jr.

Secretary - Ewelina Forker

Treasurer – Denise Robbins

Motion: Jackie Gilmore 2<sup>nd</sup>: Denise Robbins ayes: 4 nays: 0

8. Report, City Administrator, given by Cheryl Stalinsky.
9. Report, Economic Development Consultant, Bill Knesek.
10. Discussion of future agenda items. 2013-14 Fiscal Year Budget.

11. Consideration and possible action on regular meeting schedule. Motion to meet the second Tuesday every other month. Meeting months are August, October, December, February, April and June.

Motion: Denise Robbins 2<sup>nd</sup>: J. B. Collins, Jr. ayes: 4 nays: 0

12. Adjournment: Approval to adjourn at 7:47 PM

Motion: J. B. Collins, Jr. 2<sup>nd</sup>: Ewelina Forker ayes: 4 nays: 0

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



---

Ewelina Forker  
Secretary  
City of Fulshear Development Corporation



---

Bill Archer  
President  
City of Fulshear Development Corporation

6/25/13

Economic Development Report – Cheryl Stalinsky

Report on ICSC in Las Vegas

May 19-22, 2013

Attendees: Mayor Tommy Kuykendall – Called on attendees  
Cheryl Stalinsky, Economic Development Director – Called on attendees  
Mary Meier, Communications Coordinator – Manned City Booth

Day One - Developers

Concord Eastridge

Gorman & York Property Advisors

Cobb Fendley & Associates – PP thumb drive

Gator Investments

KM Realty, LLC – PP thumb drive

FMI Realty Group

Casco

El Valle Plaza Developers

\*Trammell Crow Company – Kyle A Miller, Sr. VP

\*Transwestern - Invited to Houston office to do power point presentation – Kim Croley

\*Read King – Presented commercial power point presentation to Sara Dodds & C. Ewing King

\*New Quest – Two long meetings, which resulted in meeting their principals, Steve Alves and Jay Sears.  
(We have a meeting with them next Wednesday to further discuss development potentials)

Day Two- Retailers – Most were given a thumb drive pp to review

Retail Solutions – Jerel Choate

In-N-Out Burger – Ron Volle

Starbucks - Region 6 Sales Manager

Yum – Pizza Hut – Rudy Janecka

Carvel/Cinnabon – Chris Morton

Carl's Jr – Clyde George

\*Ace Hardware – Bob Moore

Wendy's – Clark Elm

Arby's – Jeff Hammers

\*Great Clips – Holly Smith

Sprouts – Shon Boney & Doug Sanders

Home Depot – Jeff S. Hardman

Taco Bell – Heather Jacobson

\*\*Little Caesars – Jenny Vasquez

Kohl's – Jeffrey Poole

Del Taco – Bridget Marques

Dunkin' Donuts – Julie Mitchell

Schlotzsky's – Sara Wilkins

\*Jersey Mike's Subs – Mike Parkhill

*Follow up emails have been sent*

Economic Development Update:

**Cross Creek Ranch - Week Ending June 23, 2013 (9 sales)**

Sales YTD 158  
PTD 1,242  
Traffic YTD 6,969 (2012 YTD 2,977)  
Starts 183  
Closings 156  
Average Home Sales Price \$407,593

**Churchill Farms -Week Ending 06.16.13:**

Gross Sales – 6

Cans – 0

Net Sales – 6

Closings –

YTD net sales – 119

YTD closings – 53

\*They do not provide sales prices for us.

In addition to the above information, since the ICSC Conference I have presented our Power Point to Katy HAR and Fort Bend Commercial Realtors. Many responded to the presentation. I have been sending copies of the power point by dropbox to at least 30 realtors that I met.

Yesterday, C.J. and I met with potential medical clinic developers. We were able to use our Buxton data to provide them with enough information to initiate the meeting. It seems that our retail trade area more than meets their criteria.

Thank you for the opportunity to serve the City of Fulshear,

Cheryl Stalinsky,  
Economic Development Director  
City of Fulshear



# CITY OF FULSHEAR DEVELOPMENT CORPORATION

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 CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **AUGUST 13, 2013 AT 6:00 PM**. 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 City of 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 City of Fulshear Development Corporation Meeting of June 27, 2013.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Discussion of 2013-2014 fiscal budget.
7. Consideration and possible action to approve 2013-2014 Fiscal Year budget for submission to City Council.
8. Report by CJ Snipes, City Administrator.
9. Report Bill Knesek, Economic Development Consultant
10. Discussion of future agenda items.
11. Next regularly scheduled meeting October 8, 2013.
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 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 City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on August 9, 2013 before 5:00PM, 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  
City of Fulshear Development Corporation



CITY OF 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 13, 2013 at 6:00 PM**

Present: Bill Archer, Jackie Gilmore, Denise Robbins, Ewelina Forker

Absent: J.B. Collins, Jr.

Visitors: Becky S. Daves

1. Call to Order: Bill Archer, President at 6:03
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of June 27, 2013.

Motion: Jackie Gilmore 2<sup>nd</sup>: Denise Robbins ayes: 3 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).

Motion: Denise Robbins 2<sup>nd</sup>: Jackie Gilmore ayes: 4 nays: 0

6. Discussion of 2013-2014 fiscal budget.
7. Consider and possible action to approve 2013-2014 Fiscal Year budget for submission to City Council.

Motion: Jackie Gilmore 2<sup>nd</sup>: Denise Robbins ayes: 4 nays: 0

8. Report, City Administrator, C.J. Snipes.
9. Report, Bill Knesek, Economic Development Consultant. None.

10. Discussion of future agenda items.
  - 2012-2013 budget adjustments

11. Next regularly scheduled meeting October 1, 2013.

12. Adjournment: Approval to adjourn at 7:01

Motion: Ewelina Forker 2<sup>nd</sup>: Denise Robbins ayes: 4 nays: 0

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

Ewelina Forker  
Secretary

Bill Archer  
President



**CITY OF FULSHEAR DEVELOPMENT  
CORPORATION  
CITY OF FULSHEAR**

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

**SPECIAL MEETING AGENDA  
THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND**

NOTICE IS HEREBY GIVEN OF A SPECIAL MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **SEPTEMBER 19, 2013 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 City of 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.

Public Hearing: The Fulshear 4A Development Corporation intends to conduct multiple projects in the coming Fiscal Year under the new Operating Budget and holds those projects to be of economic benefit to the community through the provision of improvements, facilities and through the promotion and development of new and expanded business enterprises. Those projects include:

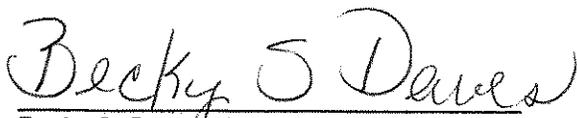
- a) The promotion of community events leading to the creation or retention of primary jobs
- b) Improvements to municipally owned facilities at the Irene Stern Community Center
- c) Improvements to municipally owned facilities including street and drainage improvement projects
- d) Participation in Parks Improvements including potential procurement of property for parks
- e) The promotion of the community for the purpose of attracting new business.

3. Next regularly scheduled meeting October 8, 2013.

4. 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 September 16, 2013 before 5:00PM, 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



CITY OF FULSHEAR  
DEVELOPMENT CORPORATION  
CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

**Special Meeting Minutes September 19, 2013**

Present: Bill Archer, Jackie Gilmore, Ewelina Forker

Absent: JB Collins, Jr., Denise Robbins

Visitors: CJ Snipes

1. Call to Order: Bill Archer, President at 6:30 PM
2. Citizen's Comments: None

Public Hearing, Call to Order at 6:31 PM

The Fulshear 4A Development Corporation intends to conduct multiple projects in the coming Fiscal Year under the new Operating Budget and holds those projects to be of economic benefit to the community through the provision of improvements, facilities and through the promotion and development of new and expanded business enterprises. Those projects include:

- a) The promotion of community events leading to the creation or retention of primary jobs
- b) Improvements to municipally owned facilities at the Irene Stern Community Center
- c) Improvements to municipally owned facilities including street and drainage improvement projects
- d) Participation in Parks Improvements including potential procurement of property for parks
- e) The promotion of the community for the purpose of attracting new business.

Public Hearing, Closed at 6:35PM

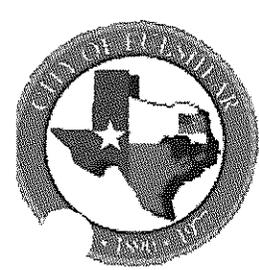
3. Adjournment: Approval to adjourn at 6:35 PM

Motion: Jackie Gilmore, 2<sup>nd</sup>: Ewelina Forker      ayes: 3    nays: 0

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

Ewelina Forker  
Secretary

Bill Archer  
President



# CITY OF FULSHEAR DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

## REGULAR MEETING AGENDA

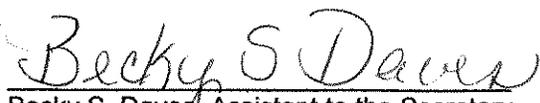
THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **OCTOBER 14, 2013 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 City of 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 City of Fulshear Development Corporation Meeting of August 13, 2013 and September 19, 2013.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Presentation and discussion regarding a potential industrial development.
7. Report by Economic Development Consultant, Bill Knesek.
8. Report by City Administrator, CJ Snipes.
9. Discussion of future agenda items.
10. Next regularly scheduled meeting December 10, 2013.
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 City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on October 11, 2013 before 5:00PM, 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



CITY OF 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 October 14, 2013 at 6:00 PM**

Present: Bill Archer, Jackie Gilmore, Ewelina Forker

Absent: J.B. Collins, Jr., Denise Robbins

Visitors: Bill Knesek, Becky S. Daves

1. Call to Order: Bill Archer, President at 6:08 PM
2. Invocation: Rev. Jackie Gilmore
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of August 13, 2013 and September 19, 2013.

Motion: Jackie Gilmore 2<sup>nd</sup>: Ewelina Forker ayes: 3 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) with the addition of payment to Becky Daves for October and November services.

Motion: Jackie Gilmore 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays:0

7. Presentation and discussion regarding a potential industrial development.
8. Report, Economic Development Consultant, Bill Knesek. No comments.
9. Report, City Administrator, C.J. Snipes.
10. Discussion of future agenda items.

- 2012-13 budget amendments
- Add Ewelina Forker to checking account signature card

11. Next regularly scheduled meeting December 10, 2103 at 6:00 PM.

12. Adjournment: Approval to adjourn at 6:59 PM

Motion: Jackie Gilmore 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays:0

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

Ewelina Forker  
Secretary

Bill Archer  
President



# CITY OF FULSHEAR DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

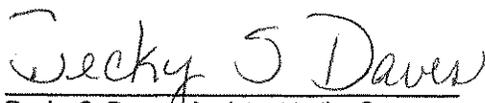
## REGULAR MEETING AGENDA THE STATE OF TEXAS CITY OF FULSHEAR COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **December 10, 2013 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. Invocation
3. Citizen's Comments - Citizens who desire to address the City of 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 City of Fulshear Development Corporation Meeting of October 14, 2013.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Consideration and possible action on Holiday contingences.
8. Consideration and possible action to add Ewelina Forker to Commercial State Bank signature card.
9. Consideration and possible action to approve 2012-2013 Fiscal Year Budget adjustments.
10. Presentation regarding a possible motion picture project in Fulshear.
11. Report by Economic Development Consultant, Bill Knesek.
12. Report by City Administrator, CJ Snipes.
13. Discussion of future agenda items.
14. Next regularly scheduled meeting February 11, 2014.
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 City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on October 11, 2013 before 5:00PM, 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



CITY OF 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 10, 2013 at 6:00 PM**

Present: Bill Archer, Denise Robbins, Ewelina Forker

Absent: J.B. Collins, Jr., Jackie Gilmore

Visitors: Bill Knesek, Becky S. Daves, Randy Stacey, Don McCoy, Joshua Pack, Curt Long

1. Call to Order: Bill Archer, President at 6:16 PM
2. Invocation – Bill Knesek
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting October 14, 2013.  
Motion: Ewelina Forker 2<sup>nd</sup>: Denise Robbins ayes: 3 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: Denise Robbins 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
7. Consider and possible action on Holiday Contingencies. Reimburse City for \$2000.00 of fireworks display expense at Christmas event.  
Motion: Ewelina Forker 2<sup>nd</sup>: Denise Robbins ayes: 3 nays: 0
8. Consider and take action to add Ewelina Forker to Commercial State Bank signature card.  
Motion: Denise Robbins 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
9. Presentation regarding a possible motion picture project in Fulshear. Presented by Alpha Dog Pictures, Joshua Pack and Curt Long.
10. Report, Economic Development Consultant, Bill Knesek.
11. Report, City Administrator, C.J. Snipes.
12. Discussion of future agenda items.
  - Movie project
  - Joining the Fulshear Chamber of Commerce
13. Next regularly scheduled meeting February 11, 2014.
14. Adjournment: Approval to adjourn at 7:52 PM  
Motion: Denise Robbins 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0

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

\_\_\_\_\_  
Ewelina Forker  
Secretary

\_\_\_\_\_  
Bill Archer  
President