

City of Fulshear Development Corporation (A)
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CITY OF FULSHEAR DEVELOPMENT CORPORATION

A Type "A" Economic Development Sales Tax Corporation

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

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 (CDC) TO BE HELD ON Monday, January 9, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE CITY OF 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

Citizen's Comments – Citizens who desire to address the City of Fulshear Development Corporation regarding 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.

1. Consideration of and possible action on minutes of the Corporation for:
 - a. August 10, 2016 Special Joint Meeting (Fritz)
 - b. August 22, 2016 Regular Meeting (Fritz)
 - c. September 12, 2016 Special Meeting (Fritz)
 - d. October 3, 2016 Special Meeting (Fritz)
 - e. October 24, 2016 Regular Meeting (Fritz)
 - f. December 5, 2016 Regular Meeting (Fritz)
2. Consideration of and possible action on financials and payables for the Corporation. (Finance)
3. Consideration of and possible action on approving professional dues and memberships. (Fritz)
4. Discussion regarding economic development-related City memberships. (Fritz)
5. Consideration of and possible action on approving Economic Development travel and training. (Fritz)
6. Discuss interest in participating in enhancements related to FM 1093 Construction Project Phase II. (Fritz)
7. Christmas event recap. (Fritz)

8. Discussion on community events funded by Economic Development Corporations. (Fritz)
9. Report from Economic Development Director. (Fritz)
10. Requests for future agenda items.
11. Announcements.
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, Angela Fritz, Economic Development Director, 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, January 6 2017 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



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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 (CDC) TO BE HELD ON Monday, February 6, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE CITY OF 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

Citizen's Comments – Citizens who desire to address the City of Fulshear Development Corporation regarding 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.

1. Consideration of and possible action on minutes of the Corporation for:
 - a. September 12, 2016 Special Meeting
 - b. October 3, 2016 Special Meeting
 - c. October 24, 2016 Regular Meeting
 - d. December 5, 2016 Regular Meeting
 - e. January 9, 2017 Regular Meeting
2. Consideration of and possible action on financials and payables for the Corporation.
3. Consideration of and possible action on upcoming Economic Development advertising expenses.
4. Consideration of and possible action on total budget for City of Fulshear 2017 spring event.
5. Explanation and status of County Assistance Districts.
6. Consideration of and possible action on City membership with Fulshear Area Chamber of Commerce.
7. Consideration of and possible action on request to create Finance committee.
8. Report from Economic Development Director.

9. Requests for future agenda items.
10. Announcements.
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, Angela Fritz, Economic Development Director, 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 **Thursday, February 2, 2017** 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



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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 (CDC) TO BE HELD ON Monday, March 6, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE CITY OF 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

Citizen's Comments – Citizens who desire to address the City of Fulshear Development Corporation regarding 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.

1. Consideration of and possible action on minutes of the Corporation for:
 - a. December 5, 2016 Regular Meeting
 - b. January 9, 2017 Regular Meeting
 - c. February 6, 2017 Regular Meeting
2. Consideration of and possible action on financials and payables for the Corporation.
3. Consideration of and possible action on City membership with the Fort Bend Economic Development Council.
4. Consideration of and possible action on contract for consulting services with Southwestern Economics, LLC.
5. Consideration of and possible action on economic impact modelling services.
6. Consideration of and possible action on population and demographics study.
7. Consideration of and possible action on economic development customer relationship management software.
8. Consideration of and possible action on additional budget request for City of Fulshear 2017 spring event.
9. Update on filling Corporation board and officer vacancies.

10. Overview of development of Corporation's relationship with the Fulshear Area Chamber.
11. Report from Economic Development Director.
12. Requests for future agenda items.
13. Announcements.
14. Adjournment.

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I, Angela Fritz, Economic Development Director, 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, March 3, 2017** 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



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MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC) TO BE HELD ON Monday, May 8, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE CITY OF 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

Citizen's Comments – Citizens who desire to address the City of Fulshear Development Corporation regarding 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.

1. Consideration of and possible action on minutes of the Corporation for:
 - a. January 9, 2017 Regular Meeting
 - b. February 6, 2017 Regular Meeting
 - c. March 6, 2016 Regular Meeting
2. Consideration of and possible action on financials and payables for the Corporation.
3. Consideration of an action on Fiscal Year 2017 budget amendment No. 1.
4. Report on Fiscal Year 2016 Audit.
5. Consideration of and possible action on modification to staff travel and training schedule.
6. Consideration of and possible action on total budget for City of Fulshear 2017 Independence Day event.
7. Consideration of and possible action on detail of remaining Fiscal Year 2017 advertising funds.
8. Discuss Fiscal Year 2018 budget process and timeline.
9. Discuss Fiscal Year 2018 plan of work and budget priorities.

10. Review and discuss draft Fiscal Year 2018 Administrative Services Agreement.
11. Report on Texas Heritage Parkway project.
12. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE SECTION 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.
13. RECONVENE INTO OPEN SESSION AND TAKE ACTION AS REQUIRED.
14. Consideration of and possible action on recommendations for replacement board members.
15. Report from Economic Development Director.
16. Requests for future agenda items.
17. Announcements.
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 City Secretary's office at 281-346-1796 for further information.

I, Angela Fritz, Economic Development Director, 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 **Saturday, April 29, 2017** 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.

Approved for posting by:



Angela Fritz, Economic Development Director



C.J. Snipes, City Manager



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ANNUAL MEETING AGENDA
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF THE ANNUAL MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC) TO BE HELD ON Monday, June 5, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE CITY OF 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

Citizen's Comments – Citizens who desire to address the City of Fulshear Development Corporation regarding 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.

1. Consideration of and possible action on election of officers of the Corporation in accordance with the Corporation Bylaws, to include the positions of:
 - a. President
 - b. Vice-President
 - c. Secretary
 - d. Treasurer
2. Consideration of and possible action on minutes of the Corporation for the May 8, 2017 Regular Meeting.
3. Consideration of and possible action on financials and payables for the Corporation.
4. Discuss status of FY17 plan of work and projects.
5. Consideration of and possible action on GIS demographics and site availability listings services.
6. Consideration of and possible action on Greater Houston Partnership membership.
7. Discuss retail recruitment services selection process and take action as necessary to direct staff.
8. Update on City of Fulshear 2017 Independence Day event.

9. Discuss changes to funding and governance model for community events and reconsider budgeted allocation as required. (Katz)
10. Review and discuss draft fiscal Year 2018 Administrative Services Agreement and take action as necessary to direct staff.
11. Review and discuss draft Fiscal Year 2018 budgets and take action as necessary to direct staff.
12. Review and discuss potential bylaw amendment and take action as necessary to direct staff.
13. Consideration of and possible action on recommendations for replacement board members.
14. Report from Economic Development Director.
15. Report from City Manager.
16. Requests for future agenda items.
17. Announcements.
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 City Secretary's office at 281-346-1796 for further information.

I, Angela Fritz, Economic Development Director, 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 **Wednesday, May 31, 2017** 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



CITY OF FULSHEAR DEVELOPMENT CORPORATION

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MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC) TO BE HELD ON Monday, July 10, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE CITY OF 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

Citizen's Comments – Citizens who desire to address the Corporation regarding 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.

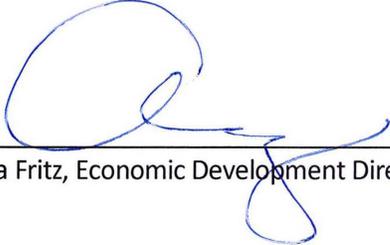
1. Consideration of and possible action on election of officers of the Corporation in accordance with the Corporation Bylaws, to include the positions of:
 - a. President
 - b. Vice-President
 - c. Secretary
 - d. Treasurer
2. Consideration of and possible action on minutes of the Corporation for the June 5, 2017 Annual Meeting.
3. Consideration of and possible action on financials and payables for the Corporation.
4. Consideration of and possible action on closing Wells Fargo checking account.
5. Review and discuss draft fiscal Year 2018 Administrative Services Agreement and take action as necessary to direct staff.
6. Review and discuss draft fiscal year 2018 budgets and take action as necessary to direct staff.
7. Report from Economic Development Director.
8. Report from City Manager.
9. Requests for future agenda items.

10. Announcements.

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, Angela Fritz, Economic Development Director, 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 **Friday, July 7, 2017** 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



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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 (CDC) TO BE HELD ON Monday, July 24, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE CITY OF 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

Citizen's Comments – Citizens who desire to address the Corporation regarding 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.

1. Consideration of and possible action on election of officers of the Corporation in accordance with the Corporation Bylaws, to include the positions of:
 - a. President
 - b. Vice-President
 - c. Secretary
 - d. Treasurer
2. Consideration of and possible action on Fiscal Year 2017-2018 Administrative Services Agreement by and between the Corporation and the City of Fulshear.
3. Consideration of and possible action on Fiscal Year 2017-2018 Corporation Budgets.
4. Consideration of and possible action on Resolution CDC 17-01, a resolution of the CDC declaring projects of the Corporation for Fiscal Year 2017-2018, directing staff to publish notice of same, and setting a public hearing.
5. 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, Angela Fritz, Economic Development Director, 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 Wednesday, July 19, 2017 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



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

NOTICE IS HEREBY GIVEN OF A MEETING OF THE **CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC)** WITH THE FULSHEAR DEVELOPMENT CORPORATION (FDC) AND THE CITY OF FULSHEAR CITY COUNCIL TO BE HELD ON **Tuesday, September 12, 2017 AT 6:30 P.M.** AT THE **IRENE STERN COMMUNITY CENTER**, 6920 KATY-FULSHEAR ROAD FULSHEAR, TEXAS TO CONSIDER THE BELOW STATED ITEMS.

THE BOARD OF DIRECTORS OF THE **CITY OF 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

1. Hear report from Population and Survey Analysts (PASA) on City of Fulshear 2017 Demographic Update.
2. Adjournment.

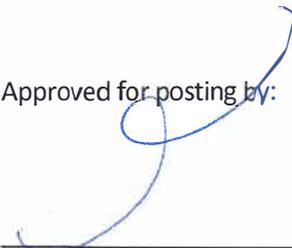
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I, Angela Fritz, Economic Development Director, do hereby certify that the above Notice of Meeting and Agenda for the City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on **Thursday, September 7, 2017** before 5:00 PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



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SPECIAL MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A MEETING OF THE **CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC)** TO BE HELD ON **Tuesday, September 12, 2017 AT 6:15 P.M.** AT THE **IRENE STERN COMMUNITY CENTER**, 6920 KATY-FULSHEAR ROAD FULSHEAR, TEXAS, TO CONSIDER THE BELOW STATED ITEMS.

THE BOARD OF DIRECTORS OF THE CITY OF 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

1. Consideration of and possible action on participating in 2017 City membership fee for Fulshear Area Chamber of Commerce.
2. Adjournment.

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I, Angela Fritz, Economic Development Director, 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 **Thursday, September 7, 2017** 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



CITY OF FULSHEAR DEVELOPMENT CORPORATION

A Type "A" Economic Development Sales Tax Corporation

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC) TO BE HELD ON Monday, August 7, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE CITY OF 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

Citizen's Comments – Citizens who desire to address the Corporation regarding 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.

1. Public hearing on project proposed by the Corporation, being expenditures for community events found by the Board of Directors to promote new or expanded business development, the amount of which is \$24,420 for Fiscal Year 2017-2018.
2. Consideration of and possible action on minutes of the Corporation for the July 10, 2017 Regular Meeting and the July 24, 2017 Special Meeting.
3. Consideration of and possible action on financials and payables for the Corporation.
4. Consideration of and possible action on Fiscal Year 2018 contract for economic development consultant services with Southwestern Economics LLC.
5. Consideration of and possible action on participating in 2017 City membership fee for Fulshear Area Chamber of Commerce.
6. Presentation on agenda preparation process and Corporation meeting schedule, days, and times.
7. Requests for future agenda items.
8. Announcements.
9. Adjournment.

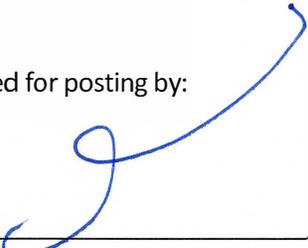
Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at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

I, Angela Fritz, Economic Development Director, 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 **Friday, August 3, 2017** 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



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MEETING AGENDA

THE STATE OF TEXAS · CITY OF FULSHEAR · COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC) TO BE HELD ON Monday, October 2, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER THE BELOW STATED ITEMS.

THE BOARD OF DIRECTORS OF THE CITY OF 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

Citizen's Comments – Citizens who desire to address the Corporation regarding 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.

1. Consideration of and possible action on minutes of the Corporation for the August 7, 2017 Regular Meeting, the September 12, 2017 Special Meeting, and the September 12, 2017 Special Joint Workshop Meeting.
2. Consideration of and possible action on financials and payables for the Corporation.
3. Consideration of and possible action on City of Fulshear request to participate in capital projects funding for Fiscal Year 2018.
4. Consideration of and action on Fiscal Year 2018 Budget Amendment No. 1.
5. Consideration of and possible action on Resolution CDC 17-02, a resolution of the City of Fulshear Development Corporation declaring additional projects to be undertaken by the Corporation for Fiscal Year 2017-2018, directing staff to publish notice of same, and setting a public hearing.
6. Consideration of and possible action on funding agreement between the Corporation and the City of Fulshear for the Texas Heritage Parkway Project.
7. Requests for future agenda items.
8. Announcements.
9. 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, Angela Fritz, Economic Development Director, 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 **Tuesday, September 26, 2017** 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.

Approved for posting by:



Angela Fritz, Economic Development Director



C.J. Snipes, City Manager



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MEETING AGENDA

THE STATE OF TEXAS · CITY OF FULSHEAR · COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC) TO BE HELD ON Monday, November 6, 2017 AT 5:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER THE BELOW STATED ITEMS.

THE BOARD OF DIRECTORS OF THE CITY OF 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

Citizen's Comments – Citizens who desire to address the Corporation regarding 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.

1. Consideration of and possible action on minutes of the Corporation for the October 2, 2017 regular meeting.
2. Consideration of and possible action on financials and payables for the Corporation.
3. Consideration and possible action on encumbrance for economic development website redesign services.
4. Review and discuss calendar of upcoming regular meeting dates.
5. Consideration of and possible action on recommendations for replacement board members.
6. Review and discuss City of Fulshear Economic Development Plan of Work for Fiscal Year 2018.
7. Public hearing on projects proposed by the Corporation, being land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development. Specifically, capital project contributions for the Katy-Fulshear and Huggins Road projects in the amount of \$71,250, and for the Texas Heritage Parkway project in the amount of \$91,125.
8. Requests for future agenda items.
9. Announcements.
10. Adjournment.

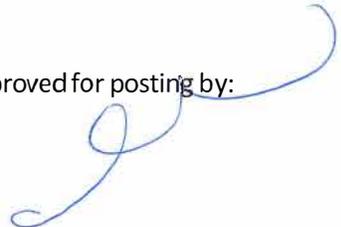
Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at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

I, Angela Fritz, Economic Development Director, 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 **Thursday, November 2, 2017** 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.



Angela Fritz, Economic Development Director

Approved for posting by:



Paula Ryan, Acting City Manager



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MEETING AGENDA

THE STATE OF TEXAS · CITY OF FULSHEAR · COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC) TO BE HELD ON Monday, December 4, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER THE BELOW STATED ITEMS.

THE BOARD OF DIRECTORS OF THE CITY OF 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

Citizen's Comments – Citizens who desire to address the Corporation regarding 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.

1. Consideration of and possible action on election of officers of the Corporation to fill vacancy in accordance with the Corporation Bylaws, to include the position of:
 - a. Secretary
2. Consideration of and possible action on minutes of the Corporation for the November 6, 2017 regular meeting.
3. Consideration of and possible action on financials and payables for the Corporation.
4. Consideration and possible action on encumbrance for economic development website redesign services.
5. Consideration of and possible action on approving upcoming Economic Development advertising expenses.
6. Review and discuss City of Fulshear Economic Development Plan of Work for Fiscal Year 2018.
7. Update on status of Texas Heritage Parkway funding agreement.
8. Report on 2017 International Council of Shopping Centers (ICSC) Texas Conference and Deal Making event.
9. Requests for future agenda items.
10. Announcements.
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, Angela Fritz, Economic Development Director, 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 **Thursday, November 30, 2017** 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.



Angela Fritz, Economic Development Director

Approved for posting by:



Paula Ryan, Acting City Manager



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Meeting Minutes

January 9, 2017

6:30 PM

Board Members Present: Rev. Jackie Gilmore, Randy Hutchison, Randy Katz
Board Members Absent: Fay Burke
Staff: Angela Fritz, Paula Ryan
Attendees: Bill Knesek

Call to Order.

There being a quorum of the Board present, Rev. Jackie Gilmore, Vice-President, called the meeting to order at 6:30 P.M.

Citizen Comments.

None.

1. Consideration of and possible action on minutes for the Corporation for:

- August 10, 2016
- August 22, 2016

Motion to approve as presented – Katz; Second – Hutchison.

Ayes: 3 Nays: 0 Abstentions: 0

2. Consideration of and possible action on financials and payables for the Corporation.

Staff presented financial and payables for the Board's consideration. The Board approved the reimbursement of \$175 to Rev. Gilmore for the Texas Economic Development Houston Economic Development Sales Tax Training he attended in September 2016. The Board also approved the payment of \$619.20 for Consulting Services for Southwestern Economics LLC., for the months of October, November and December 2016.

Motion to approve payables as presented – Katz; Second – Hutchison.

Ayes: 3 Nays: 0 Abstentions: 0

3. Consideration of and possible action on approving professional dues and membership fees.

Staff presented recommendations on EDC-staff paid professional dues and memberships as was discussed in the FY 2017 budget development process. The Board approved \$1,250 in professional dues.

Motion to approve as presented — Katz; Second – Hutchison

Ayes: 3 Nays: 0 Abstentions: 0

4. Discussion regarding economic development-related City memberships.

Staff presented an overview on recommendations for EDC-paid City memberships for regional partners.

Not an action item.

5. Consideration of and possible action on approving Economic Development travel and training.

This item was originally discussed during the Y 17 budget process. It was provided in accordance with the Administrative Services Agreement. The recommendation was for an amount not to exceed \$4,125 through September 30, 2017.

Motion to approve as presented — Katz; Second – Hutchison

Ayes: 3 Nays: 0 Abstentions: 0

6. Discuss interest in participating in enhancements related to FM 1093 Construction Project Phase II.

Staff reported that Phase II of the FM 1093 construction project is at a 90% design and wanted to gauge the Board's interest in potentially participating in design enhancements. The Board indicated they were interested and to proceed.

Not an action item.

7. Christmas event recap.

Staff presented a summary of the expenditures for the event as well as a summary of event survey responses.

Not an action item.

8. Discussion on community events funded by the Economic Development Corporations.

The board discussed future community events.

Not an action item.

9. Report from Economic Development Director.

The Economic Development Director presented an overview of economic development events and activities for the previous month.

Not an action item.

10. Requests for future agenda items.

There were no additional agenda item requests.

Not an action item.

11. Announcements.

Not an action item.

12. Adjournment.

Motion to adjourn at 7:52 p.m. – Katz; Second – Hutchison

Ayes: 3 Nays: 0 Abstentions: 0

Passed and approved this 8 day of May, 2017.



Fay Burke, Secretary
City of Fulshear Development Corporation



Rev. Jackie Gilmore, Vice-President
City of Fulshear Development Corporation



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Meeting Minutes

February 6, 2017

6:30 PM

Board Members Present: Ewelina Forker, Rev. Jackie Gilmore, Fay Burke, Randy Katz

Board Members Absent: Randy Hutchison

Staff: Angela Fritz, CJ Snipes

Attendees: Bill Knesek, Kaye Kahlich, Mayor Jeff Roberts, Don McCoy

Call to Order.

There being a quorum of the Board present, Ewelina Forker, President, called the meeting to order at 6:34 P.M.

Citizen Comments.

None.

1. Consideration of and possible action on minutes for the Corporation for:

- September 12, 2016 Special Meeting
- October 3, 2016 Special Meeting
- October 24, 2016 Regular Meeting

Motion to approve as presented – Gilmore; Second – Katz.

Ayes: 4 Nays: 0 Abstentions: 0

2. Consideration of and possible action on financials and payables for the Corporation.

Staff presented financial and payables for the Board's consideration. The Board approved a City of Fulshear payable of \$26,617.56 for reimbursement for the first quarter of Fiscal Year 2017 as called for in the Corporation and City's Administrative Services Agreement.

Motion to approve payables as presented – Katz; Second – Gilmore.

Ayes: 4 Nays: 0 Abstentions: 0

3. Consideration of and possible action on upcoming Economic Development advertising expenses.

Staff recommended approval of expenditures not to exceed \$3,300 per EDC for continued advertising with Texas Wide Open for Business.

Motion to approve as presented – Katz; Second – Burke.

Ayes: 4 Nays: 0 Abstentions: 0

4. Consideration of and possible action on total budget for City of Fulshear 2017 spring event.

City Manager Snipes presented an overview on the event and requested \$6,000 for the proposed spring event.

Motion to approve up to \$6,000 for City of Fulshear spring event – Katz; Second – Gilmore.

Ayes: 4 Nays: 0 Abstentions: 0

5. Explanation and status of County Assistance Districts.

Mr. Snipes presented an overview of a proposed county assistance district that Fort Bend County was wishing to create.

Not an Action Item

**6. Consideration of and possible action on City membership with Fulshear Area Chamber of Commerce.
(CONSIDERED AFTER ITEM 8)**

A general discussion on the level of the City's membership in the Fulshear Area Chamber of Commerce and the EDC's financial participation in the membership fee.

Consideration of this item died from lack of a motion.

7. Consideration of and possible action on request to create a Finance Committee.

Consideration of this item was postponed.

8. Report from Economic Development Director.

The Economic Development Director presented an overview of economic development events and activities for the previous month.

Not an Action Item

9. Requests for future agenda items.

The board requested agenda items be included on upcoming agendas to discuss sales tax tracking, retail study and services, officer elections, and the Fulshear Area Chamber of Commerce membership.

10. Announcements.

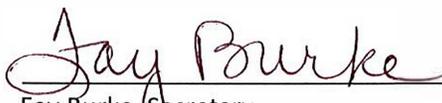
President Forker read a letter to the board resigning from the Corporation due to personal reasons.

11. Adjournment.

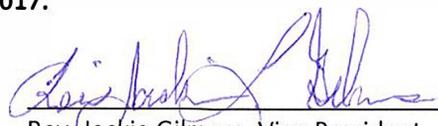
Motion to adjourn at 7:51 p.m. – Katz; Second – Gilmore

Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 8 day of May, 2017.



Fay Burke, Secretary
City of Fulshear Development Corporation



Rev. Jackie Gilmore, Vice-President
City of Fulshear Development Corporation



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Meeting Minutes

March 6, 2017

6:30 PM

Board Members Present: Rev. Jackie Gilmore, Fay Burke, Randy Katz, Randy Hutchison

Board Members Absent: None

Staff: Angela Fritz, Byron Brown

Attendees: Bill Knesek, Rachele Kanak, Jeff Wiley, Kaye Kahlich, Jim Fatheree, Angela Hahn

Call to Order.

There being a quorum of the Board present, Rev. Jackie Gilmore, Vice-President, called the meeting to order at 6:32 P.M.

Citizen Comments.

None.

1. Consideration of and possible action on minutes for the Corporation for:

- December 5, 2016 Regular Meeting

Motion to approve as presented – Katz; Second – Hutchison.

Ayes: 4 Nays: 0 Abstentions: 0

2. Consideration of and possible action on financials and payables for the Corporation.

Staff presented financial for the Board's consideration. There were no payables.

Not an Action Item

3. Consideration of and possible action on City membership with the Fort Bend Economic Development Council.

Staff presented an overview of membership benefits and recommended continuing the trustee level membership in the amount of \$6,000 split between the A and B corporations.

Motion to approve as presented – Katz; Second – Hutchison.

Ayes: 4 Nays: 0 Abstentions: 0

4. Consideration of and possible action on contract for consulting services with Southwestern Economics LLC.

Ms. Fritz presented an overview of the services offered and the Board voted to approve the contract with two changes: mileage shall be compensated at the IRS standard rate; verbiage included in C7 "...President...or their assigned designee."

Motion to approve with changes noted regarding utilizing standard IRS mileage rate and President "or their designee" language for consultant work requests – Katz; Second – Hutchison.

Ayes: 4 Nays: 0 Abstentions: 0

5. Consideration of and possible action on economic impact modelling services.

Ms. Fritz provided an overview of economic impact modelling services from Impact Data Source. Staff recommended utilizing one-off reports until the need for a customized model was realized later and requested the Board allocate \$1,500 from projects funds (professional services/studies) for services related to one-off impact modelling reports.

Motion to approve as presented – Katz; Second – Hutchison.

Ayes: 4 Nays: 0 Abstentions: 0

6. Consideration of and possible action on population and demographics study.

Ms. Fritz presented an overview on the need for a demographic update and population projection study for Fulshear. The recommendation was made to budget a total of \$10,000 with half coming from each corporation. The board suggested having the data presented at a public meeting and making it available online once the study was completed.

Motion to approve as presented – Katz; Second – Hutchison.

Ayes: 4 Nays: 0 Abstentions: 0

7. Consideration of and possible action economic development customer relationship management software.

Ms. Fritz presented an overview of the need for this type of software and requested the Board approve the encumbrance of up to \$7,000 (\$3,500 from each corporation) to procure a solution once the vetting process is complete.

Motion to approve up to \$3,500 for selection and implementation of software – Katz; Second – Hutchison.

Ayes: 4 Nays: 0 Abstentions: 0

8. Consideration of and possible action on total budget for City of Fulshear 2017 spring event.

Ms. Fritz relayed the City's request for an additional \$1,500 for the "Shamrock Shindig".

Motion to approve up to an additional \$1,500 for City of Fulshear spring event – Katz; Second – Hutchison.

Ayes: 4 Nays: 0 Abstentions: 0

9. Update on filling corporation board and officer vacancies.

A general discussion on board appointments was held. The board was comfortable waiting to hold officer elections until after the vacancy was filled, as long as the vacancy was not prolonged.

Not an action item.

10. Overview of Corporation’s relationship with the Fulshear Area Chamber.

Rev. Gilmore requested this item be placed on the agenda to provide a history of the A Corporation’s relationship with the Chamber of Commerce.

Not an action item.

11. Report from Economic Development Director.

The Economic Development Director presented an overview of economic development events and activities for the previous month.

Not an action item.

12. Requests for future agenda items.

No additional items were requested by the Board.

13. Announcements.

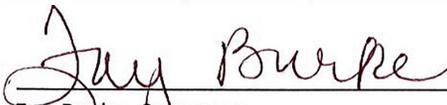
None.

14. Adjournment.

Motion to adjourn at 8:19 p.m. – Katz; Second – Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 5 day of May, 2017.



Fay Burke, Secretary
City of Fulshear Development Corporation



Rev. Jackie Gilmore, Vice-President
City of Fulshear Development Corporation



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Meeting Minutes

May 8, 2017

6:30 PM

Board Members Present: Rev. Jackie Gilmore, Fay Burke, Randy Katz, Randy Hutchison

Board Members Absent: None

Staff: Angela Fritz, C.J. Snipes, Angela Hahn, Byron Brown

Attendees: Rachele Kanak, Kaye Kahlich, Jim Fatheree, Don McCoy

Call to Order.

There being a quorum of the Board present, Rev. Jackie Gilmore, Vice-President, called the meeting to order at 6:30 P.M.

Citizen Comments.

Don McCoy, with the Fulshear Chamber of Commerce, thanked the board for their continued support of, and membership in, the chamber and invited all to attend the Chamber membership meetings.

1. Consideration of and possible action on minutes for the Corporation for:

- January 9, 2017 Regular Meeting
- February 6, 2017 Regular Meeting
- March 6, 2017 Regular Meeting

Motion to approve as presented – Burke; Second – Katz.

Ayes: 4 Nays: 0 Abstentions: 0

2. Consideration of and possible action on financials and payables for the Corporation.

Staff presented financials and payables for the Corporation. Two payables were approved: \$21,709.43 to City of Fulshear for FY17 Q2 reimbursement under the Administrative Services Agreement; and \$702.00 to Randle Law Firm.

Motion to approve as presented – Katz; Second – Burke.

Ayes: 4 Nays: 0 Abstentions: 0

3. Consideration of and possible action on Fiscal Year 2017 budget amendment No. 1.

Ms. Fritz presented the proposed budget amendment to increase the amount for legal work from \$2,500 up to \$15,000 for the FY. During the budget development process, the base amount utilized for legal services was low as it was based off of a time when the EDCs had not been as active. Further legal work is anticipated for this fiscal year.

Motion to approve as presented – Katz; Second – Burke.

Ayes: 4 Nays: 0 Abstentions: 0

4. Report on Fiscal Year 2016 Audit.

The City's Chief Financial Officer, Wes Vela, provided an overview via memo pertaining to the audit conducted by Whitley Penn.

Not An Action Item

5. Consideration of and Possible Action on Modification to Staff travel and Training Schedule

Staff presented recommendations for modifications in the remainder of the travel/training line item due to the hiring of the Communications Coordinator. Staff requested approval of expenditures not to exceed \$1,075 for the ECD's share through September 30, 2017. This represents a cost savings of approximately \$350 per EDC from the original approval.

Motion to approve as presented – Katz; Second – Hutchison.

Ayes: 4 Nays: 0 Abstentions: 0

6. Consideration of and possible action total budget for City of Fulshear 2017 Independence Day event.

City Manager C. J. Snipes presented an overview of the proposed event and requested approximately the same amount as was expended for the 2016 event. The Board approved up to \$18,500; their share of a total \$37,000 requested by the City for the event.

Motion to approve as presented – Katz; Second – Hutchison.

Ayes: 4 Nays: 0 Abstentions: 0

7. Consideration of and possible action on detail of remaining Fiscal Year 2017 advertising funds.

The board heard a presentation from Rachele Kanak on joining the Fort Bend County Economic Development Corporation's Marketing Program at a cost of \$12,500 which will be split between both boards. They also agreed to fund \$1,300 for graphic design work that will complement the eventual website redevelopment. The cost allocated for both items is \$6,900 per board.

Motion to approve as presented – Katz; Second – Hutchison.

Ayes: 4 Nays: 0 Abstentions: 0

8. Discuss Fiscal Year 2018 budget process and timeline.

Staff presented a budget process timeline and discussed the EDC's budget preparation schedule according to the City budget preparation process and the bylaws of the Corporation. EDC budgets must be adopted by August 1, after which they will go to City Council for approval.

Not an action item.

9. Discuss Fiscal Year 2018 plan of work and budget priorities.

Ms. Fritz advised the Board that the work plan as was established is moving forward. The demographic study has been initiated; City staff is working on preliminaries for the study. Website redesign is in initial stages as well; staff is researching economic development strategies to determine the appropriate messages reach the right audiences. The board also discussed the future of funding for events.

Not an action item.

10. Review and Discuss draft Fiscal Year 2018 Administrative Services Agreement.

Ms. Fritz explained this agreement is the basis of the relationship between the City and the EDCs. Events were again discussed and it was agreed she would bring back a draft to the Board in June.

Not an action item.

11. Report on Texas Heritage Parkway Presentation.

C. J. Snipes gave an overview on this public/private partnership and the City's role related thereto.

Not an action item.

12. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH GOVERNMENT CODE SECTION 551.071 CONSULTATION WITH ATTORNEY CLOSED MEETING.

Mr. Katz made the motion to move into executive session and was seconded by Mr. Hutchison at 8:45 p.m.

13. RECONVENE INTO OPEN SESSION AND TAKE ACTION AS REQUIRED.

The Board reconvened at 8:58 p.m. No Action taken.

14. Consideration of and possible action on recommendations for replacement board members

The Board members were encouraged to direct any interested new members to complete a City board/committee application for consideration.

Not An Action Item

15. Report from Economic Development Director

Ms. Fritz gave an overview on current status of projects and noted she had just returned from year one of Economic Development Institute training and had gotten good information from classes to utilize in future efforts.

Not an Action Item

16. Requests for future agenda items

None.

Not an Action Item

17. Announcements

Congratulations to new Council members Fatheree and Kahlich who were in attendance.

18. Adjournment

Motion to adjourn at 9:06 p.m. – Katz; Second – Hutchison

Ayes: 4

Nays: 0

Abstentions: 0

Passed and approved this 5th day of June, 2017.



Fay Burke, Secretary
City of Fulshear Development Corporation



Rev. Jackie Gilmore, Vice-President
City of Fulshear Development Corporation



CITY OF FULSHEAR DEVELOPMENT CORPORATION

A Type "A" Economic Development Sales Tax Corporation

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Annual Meeting Minutes

June 5, 2017

6:30 PM

Board Members Present: Rev. Jackie Gilmore, Fay Burke, Randy Katz, Randy Hutchison
Staff: Angela Fritz, Angela Hahn, C. J. Snipes
Attendees: Mayor Jeff Roberts, Bill Knesek, Jim Fatheree, Trisha Krennek, Don McCoy, Tommy Kuykendall, Rhonda Kuykendall, Randy Stacy, Terry Crockett

Call to Order.

There being a quorum of the Board present, Rev. Gilmore, called the meeting to order at 6:30 P.M.

Public Comments.

None

1. **Consideration of and possible action on election of Officers in the Corporation in accordance with the Corporation Bylaws to include the positions of:**
 - a. President
 - b. Vice-President
 - c. Secretary
 - d. Treasurer

The bylaws required this item to be placed on the agenda but the Board voted to table it until new Board members were appointed.

Motion to Table – Katz; Second – Hutchison

Ayes: 4 Nays: 0 Abstentions: 0 -

2. **Consideration of and possible action minutes for the Corporation for the May 8, 2017 Regular Meeting.**

Motion to Approve–Katz; Second –Burke

Ayes: 4 Nays: 0 Abstentions: 0

3. Consideration of and possible action on financials and payables for the Corporation (Finance)

Staff presented financial and payables for the Board’s consideration. One payable to Southwestern Economics for \$1,002.78 was approved.

Motion to Approve \$1,002.78 to Southwestern Economics –Katz ; Second –Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

4. Discuss status of FY 2017 plan of work and projects. (This item was considered before item 10)

Ms. Fritz gave an overview of the plan of work for FY 2017, which is based on the City Council’s broad visioning process which identified economic development as one of the five key “vision elements.” Funding has been approved for web-based tools that will provide GIS data, available property listing/search tools, customer relationship management software and a demographic update which is slated to be completed by July. Ms. Fritz also said the EDCs’ had provided funding for three community events. The full FY17 Plan of Work status report is available in the meeting packet.

Not an Action Item

5. Consideration of and possible action on GIS demographics and site availability listings services.

These are the tools included in the work plans that are needed to be in place to receive leads through the State of Texas. Ms. Fritz described them as foundational pieces. The total cost for the A Corporation is \$6,650.

Motion to Approve as presented–Katz; Second –Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

6. Consideration of and possible action on Greater Houston Partnership membership.

Greater Houston Partnership is the marketing arm for the greater Houston area. A membership with them will help leverage Fulshear’s dollars and exposure across the region. The membership is usually \$1,000 annually, but there is a 25% off sale ongoing which means the cost of the membership is now \$750. It will be split between the two corporations.

Motion to Approve \$375 as A Corporation’s share of GHP membership - Katz; Second –Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

7. Discuss retail recruitment service selection process and take action as necessary to direct staff.

After a lengthy discussion, the Board agreed to a joint meeting with the B Corporation and the City Council to hear presentations from two vendors who provide retail recruitment services to determine what direction the City wishes to take.

Not an Action Item

8. Update on City of Fulshear 2017 Independence Day event.

City manager C. J. Snipes told the Board the event was well under way in terms of planning and reminded them it would be held July 2. The Chamber was again on board and working with city staff on the event. He also said the City and Chamber were working on an MOU for future event management as well as planning for the incremental decrease of funding from the EDCs' for community events.

Not an Action Item

9. Discuss changes to funding and governmental model for community events and reconsider budgeted allocation as required.

This item had been placed on the agenda at the request of Board member Randy Katz. He withdrew it after the update provided by Ms. Snipes.

10. Review and discuss draft of Fiscal Year 2018 Administrative Services Agreement and take action as necessary to direct staff.

The Administrative Services Agreement is the document between both EDCs' and the City that forms the basis of the relationship between City staff and services provided to the Corporations. It also delineates funding provided by the EDCs to the City for those services and the administration of the general economic development programs for the City. Ms. Fritz provided an overview of minor proposed changes.

Not an Action Item

11. Review and discuss draft Fiscal Year 2018 budget and take action as necessary to direct staff.

Ms. Fritz presented an overview of the 2018 budget and stated there was a slight increase in the ASA to cover operating costs. Community events were also discussed.

Not an Action Item

12. Review and discuss potential bylaw amendments and take action as necessary to direct staff.

The B Corporation approved a resolution to ask Council to change the appointment date of new members so it didn't interfere with the budget process. Ms. Fritz was making the A Corporation aware of that resolutions to determine if the A Board wished to make the same changes as well. The Board decided to revisit it at another time.

Not an Action Item

13. Consideration of and possible action on recommendations for replacement board members.

The Board has requested clarification on requirements for potential board members and those were discussed at this time.

Not an Action Item

14. Report from Economic Development Director

Ms. Fritz gave an overview of economic updates.

Not an Action Item

15. Report from City Manager

Mr. Snipes provided the Board with updates on infrastructure projects and noted that a draft Capital Improvement Plan (CIP) for FY18 was now available on the City's website.

Not an Action Item

16. Request for Future Agenda Items

None were added.

17. Announcements

There were none.

18. Adjournment

Motion to Adjourn—Katz @ 8:34 p.m. Second –Hutchison

Ayes: 4

Nays: 0

Abstentions: 0

Passed and approved this 16th day of July, 2017.



Ken Knapp, Secretary
City of Fulshear Development Corporation



Rev. Jackie Gilmore, President
City of Fulshear Development Corporation



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Regular Meeting Minutes

July 10, 2017

6:30 PM

Board Members Present: Rev. Jackie Gilmore, Andrew Van Chau, Ken Knapp, Kent Pool
Board Members Absent: Randy Hutchison
Staff: Angela Fritz, Angela Hahn, C. J. Snipes
Attendees: Councilor Jim Fatheree, Councilor Kaye Kahlich, Councilor Tricia Krenek

Call to Order.

There being a quorum of the Board present, Rev. Gilmore, called the meeting to order at 6:43 P.M.

Public Comments.

The new Board members introduced themselves and gave a brief bio.

1. Consideration of and possible action on election of Officers in the Corporation in accordance with the Corporation Bylaws to include the positions of:

- a. President
- b. Vice-President
- c. Secretary
- d. Treasurer

Rev. Gilmore requested this item be tabled until all board members could be present for elections.

Motion to table– Pool; Second – Knapp

Ayes: 4 Nays: 0 Abstentions: 0

2. Consideration of and possible action minutes for the Corporation for the June 5, 2017 Regular Meeting.

Mr. Van Chau presented two scrivener's errors in the minutes to be corrected.

Motion to Approve minutes with corrections– Van Chau; Second – Pool

Ayes: 4 Nays: 0 Abstentions: 0

3. Consideration of and possible action on financials and payables for the Corporation (Finance)

Ms. Fritz presented financials and payables and explained reports provided by Finance are always significantly behind due to quarterly reconciliations. The proposed ASA would rectify that by including more frequent invoices to the EDCs from the City. Sales taxes are at 64.7% collected over 58.3% of the fiscal year so far. There were two payables for the Board's consideration: \$156 for legal; \$679.26 for quarterly invoice from Southwestern Economics.

Motion to Approve payables of \$156 for legal and \$679.26 for Southwestern Economics– Pool; Second – Knapp

Ayes: 4 Nays: 0 Abstentions: 0

4. Consideration of and possible action on closing Wells Fargo checking account.

The A Corporation had an open checking account that had no activity on it in 2017. The Board voted in 2016 to utilize a "pool cash" method of accounting which is managed by fund accounting through the City's Finance Department. Closing this account was a housekeeping item.

Motion to Approve as presented– Van Chau; Second – Knapp

Ayes: 4 Nays: 0 Abstentions: 0

5. Review and discuss draft fiscal year 2018 Administrative Services Agreement and take action as necessary to direct staff.

The Administrative Services Agreement is the basis of the relationship between the City and the two EDCs. Ms. Fritz presented minor modifications to the ASA for the Board's consideration. It should be approved by Aug. 1, 2017, in conjunction with the FY18 budget. The board requested staff bring back a final draft for consideration at the upcoming 7/24/17 special meeting, including proposed removal of language regarding line item detail approval requirement, adding provisions for a more frequent reconciliation between EDCs and City, and removing potential events terms presented in initial draft documents for discussion.

Not an Action Item

6. Review and discuss draft fiscal year 2018 budgets and take action as necessary to direct staff.

Ms. Fritz presented a preliminary budget and discussed the operating, project and departmental line items with the board. The board requested a final budget be prepared based on what was presented for consideration at the July 24, 2017 board meeting.

Not an Action Item

7. Report from Economic Development Director.

Ms. Fritz presented a broad overview of the economic status of the area and provided updates to projects. She indicated this report will be emailed monthly to both EDC Boards and City Council in the future.

Not an Action Item

8. Report from City Manager.

Mr. Snipes said City representatives continue to meet with representatives of the MUDS and developers over taxing issue. He also gave an update on the infrastructure projects currently underway and noted that the City's Livable Centers study was moving forward. This report will most likely be combined with Ms. Fritz's monthly report and emailed to the Boards and Council in the future.

Not an Action Item

9. Requests for future agenda items

Mr. Van Chau requested a discussion on sales tax analysis be placed on a future agenda.

Not an Action Item

10. Announcements

Mr. Snipes provided information on the memorial service for Michael "Matt" Patrick Ryan, the husband of the City's Assistant City Manager, Paula Ryan.

11. Adjournment.

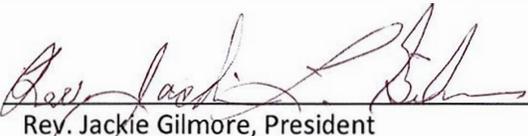
Motion to Adjourn–Van Chau @ 8:10 p.m. Second –Pool

Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 1 day of August, 2017.



Ken Knapp, Secretary
Fulshear Development Corporation



Rev. Jackie Gilmore, President
Fulshear Development Corporation



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Special Meeting Minutes

July 24, 2017

6:30 PM

Board Members Present: Rev. Jackie Gilmore, Randy Hutchison, Andrew Van Chau, Ken Knapp, Kent Pool
Board Members Absent: None
Staff: Angela Fritz; Bill Knesek (Southwestern Economics – requested to attend by Rev. Gilmore)
Attendees: Councilor Kaye Kahlich, Tommy Kuykendall

Call to Order.

There being a quorum of the Board present, Rev. Gilmore, called the meeting to order at 6:33 P.M.

Public Comments.

None.

1. Consideration of and possible action on election of Officers in the Corporation in accordance with the Corporation Bylaws to include the positions of:

- a. President
- b. Vice-President
- c. Secretary
- d. Treasurer

Motion to elect Rev. Gilmore as President – Pool; Second – Van Chau

Ayes: 5 Nays: 0 Abstentions: 0

Motion to elect Mr. Hutchison as Vice President – Pool; Second – Van Chau

Ayes: 5 Nays: 0 Abstentions: 0

Motion to elect Mr. Knapp as Secretary – Gilmore; Second – Hutchison

Ayes: 5 Nays: 0 Abstentions: 0

Motion to elect Mr. Van Chau as Treasurer – Gilmore; Second – Knapp

Ayes: 5 Nays: 0 Abstentions: 0

2. Consideration of and possible action on Fiscal Year 2017-2018 Administrative Services Agreement by and between the Corporation and the City of Fulshear.

Ms. Fritz presented an overview of the final draft ASA for the Corporation, noting it was consistent with feedback provided at the 7/10 Corporation meeting, and that the draft provided for the Corporation's consideration was the same agreement adopted by the B Corporation at their July 17 meeting.

Motion to adopt as presented – Van Chau; Second – Pool

Ayes: 5 Nays: 0 Abstentions: 0

3. Consideration of and possible action on Fiscal Year 2017-2018 Corporation Budgets.

Ms. Fritz presented an overview of the final draft budgets for Funds 600 and 601 for the board's consideration.

Motion to adopt as presented – Pool; Second – Van Chau

Ayes: 5 Nays: 0 Abstentions: 0

4. Consideration of and possible action on Resolution CDC 17-01, a resolution of the CDC declaring projects of the Corporation for Fiscal Year 2017-2018, directing staff to publish notice of same, and setting a public hearing.

Ms. Fritz presented an overview of the project declaration, public notice, and approval process for Type B expenditures.

Motion to adopt Resolution CDC 17-01 – Pool; Second – Hutchison

Ayes: 5 Nays: 0 Abstentions: 0

5. Adjournment.

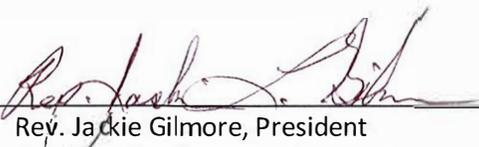
Motion to Adjourn – Van Chau @ 7:07 p.m. Second – Hutchison

Ayes: 5 Nays: 0 Abstentions: 0

Passed and approved this 1 day of August, 2017.



Ken Knapp, Secretary
Fulshear Development Corporation



Rev. Jackie Gilmore, President
Fulshear Development Corporation



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Regular Meeting Minutes
August 7, 2017
6:30 PM

Board Members Present: Rev. Jackie Gilmore, Andrew Van Chau, Ken Knapp
Board Members Absent: Randy Hutchison, Kent Pool
Staff: Angela Fritz; Angela Hahn; C. J. Snipes
Attendees: Councilor Kaye Kahlich, Don McCoy

Call to Order.

There being a quorum of the Board present, Rev. Gilmore, called the meeting to order at 6:33 P.M.

Public Comments.

None.

- 1. Public Hearing on project proposed by the Corporation, being expenditures for community events found by the Board of Directors to promote new or expanded business development, the amount of which is \$24,240 for Fiscal Year 2017-2018 :**

Rev. Gilmore opened the public hearing at 6:36 p.m. The hearing is required by statue. No comments were made and Rev. Gilmore closed the hearing at 6:36 p.m.

- 2. Consideration of and possible action on minutes of the Corporation for the July 10, 2017 Regular Meeting and the July 24, 2017 Special Meeting.**

Motion to adopt as presented – Van Chau; Second – Knapp

Ayes: 3 Nays: 0 Abstentions: 0

- 3. Consideration of and possible action on financials and payables for the Corporation.**

Ms. Fritz presented the payables, with the third quarter reimbursement to the City as per the Administrative Services Agreement being the only one. \$28,148.53 will be reimbursed to the City for the ASA and \$15,234 for community events for a total of \$43,382.53.

Motion to adopt as presented – Van Chau; Second – Knapp

Ayes: 3 Nays: 0 Abstentions: 0

4. Consideration of and possible action on Fiscal Year 2018 for economic development services with Southwestern Economics LCC.

Ms. Fritz presented this item for discussion. Mr. Knesek has served as consultant to the Corporation for several years. Questions from the board included deliverables and return on investment. A motion was made to approve the contract with the provision that it be monitored to determine its benefit to the Corporation.

Motion to approve contract with review throughout the term – Knapp; Second – Van Chau
Ayes: 3 Nays: 0 Abstentions: 0

5. Consideration of and possible action on participating in 2017 City membership fee for Fulshear Area Chamber of Commerce:

Mr. Van Chau recused himself from this discussion since he is also a Board member for the Chamber. Due to a lack of a quorum after he recused himself, this item was tabled.

6. Presentation on agenda preparation process and Corporation meeting schedule, days and time.

This was a general discussion on general procedures for agenda preparation and meeting dates and times.

7. Requests for future agenda items.

FY18 Plan of Work and general City planning context (Van Chau)

8. Announcements

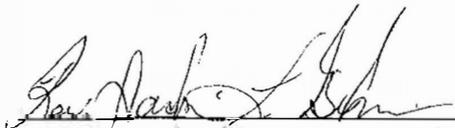
Ms. Fritz said the Board will be contacted using city emails only from now on and added there would be no formal September Board meeting. She reminded the board to review the Conflict of Interest information sent previously, and to let staff know ASAP regarding upcoming fall trainings.

9. Adjournment.

Motion to Adjourn – Knapp @ 7:25 p.m. Second – Van Chau
Ayes: 3 Nays: 0 Abstentions: 0

Passed and approved this __ day of _____, 2017.

Ken Knapp, Secretary
Fulshear Development Corporation



Rev. Jackie Gilmore, President
Fulshear Development Corporation



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Special Joint Workshop Meeting Minutes

City of Fulshear, City of Fulshear Development Corporation (A), Fulshear Development Corporation

September 12, 2017

6:30 PM

Board Members Present: Rev. Jackie Gilmore, Randy Hutchison, Ken Knapp, Andrew Van Chau
Board Members Absent: Kent Pool
Staff: Angela Fritz, Angela Hahn, CJ Snipes
Attendees: See City Council minutes

Call to Order.

There being a quorum of the Board present, Rev. Gilmore, President, called the meeting to order at 6:33 P.M.

1. Hear report from Population and Survey Analysts (PASA) on City of Fulshear 2017 Demographic Update.

Justin Silhavy, Director of Population Projections with PASA, presented and overview of the 2017 Demographic Report for the City of Fulshear study area and fielded questions for the board and councilmembers present.

2. Adjournment

Motion to Adjourn—Gilmore @ 7:28 p.m. Second—Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 2nd day of October, 2017.

Ken Knapp, Secretary
City of Fulshear Development Corporation



Rev. Jackie Gilmore, President
City of Fulshear Development Corporation



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Special Meeting Minutes

September 12, 2017

6:15 PM

Board Members Present: Rev. Jackie Gilmore, Randy Hutchison, Ken Knapp
Board Members Absent: Andrew Van Chau, Kent Pool
Staff: Angela Fritz; Angela Hahn; C. J. Snipes
Attendees:

Call to Order.

There being a quorum of the Board present, Rev. Gilmore, called the meeting to order at 6:15 P.M.

1. Consideration of and possible action on participating in 2017 City membership fee for the Fulshear Area Chamber of Commerce.

Motion to Approve– Knapp; Second – Hutchison

Ayes: 3 Nays: 0 Abstentions: 2

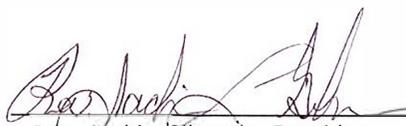
2. Adjournment.

Motion to Adjourn – Knapp @ 6:25 p.m. Second – Hutchison

Ayes: 3 Nays: 0 Abstentions: 2

Passed and approved this ^{2nd} day of October, 2017.

Ken Knapp, Secretary
Fulshear Development Corporation



Rev. Jackie Gilmore, President
Fulshear Development Corporation



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Regular Meeting Minutes

October 2, 2017

6:30 PM

Board Members Present: Rev. Jackie Gilmore, Randy Hutchison, Andrew Van Chau, Kent Pool
Board Members Absent: Ken Knapp
Staff: Angela Fritz; Angela Hahn; C. J. Snipes
Attendees: Bill Knesek, Jeff Roberts

Call to Order.

There being a quorum of the Board present, Rev. Gilmore, called the meeting to order at 6:34 P.M.

Public Comments.

None.

1. **Consideration of and possible action on minutes of the Corporation for the August 7, 2017 Regular Meeting; the September 12, 2017 Special Meeting and the September 12, 2017 Special Joint Workshop.**

Motion to adopt as presented – Van Chau; Second – Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

2. **Consideration of and possible action on financials and payables for the Corporation.**

Ms. Fritz presented an overview, noting that sales tax revenues were above what had been estimated for the year. There was one payable to Southwestern Economics, LLC for \$589.26.

Motion to approve as presented – Hutchison; Second – Van Chau

Ayes: 4 Nays: 0 Abstentions: 0

3. **Consideration of and possible action on City of Fulshear request to participate in capital projects funding for FY 2018.**

C. J. Snipes made a presentation to the Board regarding possible participation in two mobility projects: Katy-Fulshear and Huggins Road, and the Texas Heritage Project. The Katy-Fulshear/Huggins Road project would be a one-time expenditure for the Corporation amounting to \$71,250; the Texas Heritage project would be an annual cost of \$91,125 for up to 25 years. After lengthy discussion, the Board voted to approve participating in both projects.

Motion to approve participation in capital projects funding – Pool; Second – Van Chau

Ayes: 4 Nays: 0 Abstentions: 0

4. Consideration of and possible action on Fiscal Year 2018 Budget Amendment No.1:

This amendment was needed to accommodate the decision to participate in the City's capital funding projects. It will amend the budget for FY2018.

Motion to amend the budget as presented – Van Chau; Second – Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

5. Consideration of and possible action on Resolution CDC 17-02, a resolution of the City of Fulshear Development Corporation declaring additional projects to be undertaken by the Corporation for Fiscal Year 2017-2018 and directing staff to publish notice of the same and setting a public hearing.

This is a statutory requirement for the Corporation to participate in the capital funding project approved in Item #3.

Motion to approve the resolution as presented – Pool; Second – Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

6. Consideration of and possible action on funding agreement between the Corporation and the City of Fulshear for the Texas Heritage Parkway project:

This item was postponed because the draft funding agreement wasn't ready yet according to the City Manager.

7. Requests for future agenda items

None.

8. Announcements

Fort Bend Recovers event Saturday at Irene Stern Community Center.

9. Adjournment

Motion to adjourn – Pool @ 7:31 p.m.; Second – Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 6th day of November, 2017.

_____, Secretary
City of Fulshear Development Corporation

Rev. Jackie Gilmore, President
City of Fulshear Development Corporation



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Regular Meeting Minutes

November 6, 2017

5:30 PM

Board Members Present: Rev. Jackie Gilmore, Andrew Van Chau, Randy Hutchison
Board Members Absent: Kent Pool
Staff: Angela Fritz; Angela Hahn
Attendees: None

Call to Order.

The meeting was scheduled to begin at 5:30 p.m. A quorum of the Board was not present until 6:32 p.m. when the meeting was called to order by Rev. Gilmore.

Public Comments.

None.

1. Consideration of and possible action on minutes of the Corporation for the October 2, 2017 Regular Meeting.

Motion to adopt as presented – Van Chau; Second – Hutchison

Ayes: 3 Nays: 0 Abstentions: 0

2. Consideration of and possible action on financials and payables for the Corporation.

Ms. Fritz presented the payables, with the fourth quarter ASA reimbursement being the only payable.

Motion to approve as presented – Van Chau; Second – Hutchison

Ayes: 3 Nays: 0 Abstentions: 0

3. Consideration of and possible action encumbrance for economic development website redesign services:

Postponed

4. Review and discuss calendar of upcoming regular meeting dates:

The Board agreed to cancel the January meeting and to set the meetings for Dec. 4, 2017 and Feb, 5, 2018.

5. Consideration of and possible action on recommendations for replacement board members.

Postponed

6. Review and discuss City of Fulshear Economic Development Plan of Work for Fiscal Year 2018.

Postponed

7. Public Hearing on projects proposed by the Corporation, being land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development. Specifically, capital project contributions for the Katy-Fulshear and Huggins Road projects in the amount of \$71,250 and for the Texas Heritage Parkway project in the amount of \$91,125.

The hearing opened at 6:33 p.m. This hearing was required by the statute. There were no public comments. The hearing was closed at 6:34 p.m.

8. Requests for future agendas.

Postponed

9. Announcements

Postponed

10. Adjournment

Motion to Adjourn – Hutchison @ 6:45 p.m. Second – Van Chau

Ayes: 3 Nays: 0 Abstentions: 0

Passed and approved this day of Dec. 4, 2017.

Kent Poul, Secretary
City of Fulshear Development Corporation

Rev. Jackie Gilmore, President
City of Fulshear Development Corporation



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REGULAR MEETING
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 **MONDAY, FEBRUARY 8 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 CITY OF 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. Quorum.
3. Invocation.
4. 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.
5. Consideration and Possible action of Approval of Minutes from the City of Fulshear Development Corporation Meeting on December 14, 2015.
6. Presentation of Financial Statements to Date.
7. Consideration and Possible action on Payables Due and Checks Paid Report(s).
8. Discussion: General direction of the City of Fulshear Economic Development Corporation.
9. Report by Economic Development Consultant, Bill Knesek.
10. Fulshear Area Chamber of Commerce Report, Don McCoy.
11. Report by Mayor, Tommy Kuykendall.
12. Report by City Administrator, CJ Snipes.
13. Discussion of future agenda items.
14. Next regularly scheduled meeting March 14, 2016.
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, Kristina Brashear, Finance Director, 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 Friday, February 5, 2016 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.



Kristina Brashear, Finance Director
City of Fulshear Development Corporation



CITY OF FULSHEAR (A) DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

NOTICE OF MEETING CANCELLATION

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN THAT A **REGULAR MEETING** OF THE CITY OF FULSHEAR (A) DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR **WILL NOT BE HELD** ON **MONDAY, MARCH 14, 2016.**



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Administrator

DATED AND POSTED this the 10th day of March 2016, at 3:45 p m., by
Angela Fritz



CITY OF FULSHEAR (A) DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

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

NOTICE IS HEREBY GIVEN OF A **SPECIAL JOINT MEETING** OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION AND THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **MONDAY, MARCH 7, 2016 AT 6:30 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 CITY OF 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. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING

A GOVERNMENTAL BODY MAY CONDUCT A CLOSED MEETING TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON.

4. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION IF DEEMED APPROPRIATE
5. 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, Kristina Brashear, Finance Director, 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 Friday, March 4, 2016 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.


Kristina Brashear, Finance Director
City of Fulshear Development Corporation



CITY OF FULSHEAR DEVELOPMENT CORPORATION (A)

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

SPECIAL MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A **SPECIAL JOINT MEETING** OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION AND THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **MONDAY, APRIL 4, 2016 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 CITY OF 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. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE 551.072 DELIBERATION REGARDING REAL PROPERTY and 551.071 CONSULTATION WITH ATTORNEY; CLOSED MEETING

A GOVERNMENTAL BODY MAY CONDUCT A CLOSED MEETING TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON.

4. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION IF DEEMED APPROPRIATE
5. Consideration of and possible action on Resolution CDC 16-01, a resolution of the City of Fulshear Development Corporation declaring a project of the Corporation and directing staff to publish notice of same.
6. Consideration of and possible action on Resolution CDC 16-02, a Resolution authorizing and approving a loan from the Office of the Governor Economic Development and Tourism Division, authorizing the execution and delivery of the loan agreement and related documents, authorizing the pledge of sales and use tax receipts, and other matters in connection therewith.
7. 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.

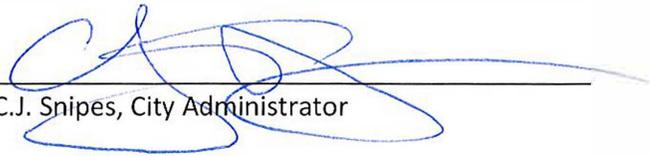
I, Angela Fritz, Economic Development Director, do hereby certify that the above Notice of Meeting and Agenda for the City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, April 1, 2016 before

5:00PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Approved for posting by:



Angela Fritz, Economic Development Director



C.J. Snipes, City Administrator



CITY OF FULSHEAR (A) DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

NOTICE OF MEETING CANCELLATION

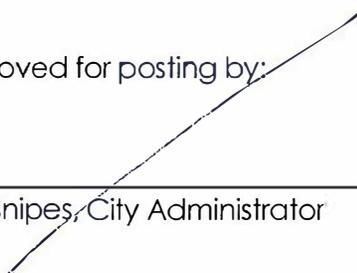
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN THAT A **REGULAR MEETING** OF THE CITY OF FULSHEAR (A) DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR **WILL NOT BE HELD** ON **MONDAY, APRIL 11, 2016.**



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Administrator

DATED AND POSTED this the 10th day of April 2016, at 4:25 m., by





CITY OF FULSHEAR DEVELOPMENT CORPORATION

A Type "A" Economic Development Sales Tax Corporation

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

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 (CDC) TO BE HELD ON MONDAY, MAY 9, 2016 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 CITY OF 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.

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.

2. Consideration of and possible action on:
 - a. Minutes of the March 7, 2016 City of Fulshear Development Corporation Special Joint Meeting; and
 - b. Minutes of the April 4, 2016 City of Fulshear Development Corporation Special Joint Meeting.
3. Presentation and discussion of financial statements to date.
4. Consideration of and possible action on Payables Due and Checks Paid Report(s).
5. Consideration of and possible action on FY 2015-2016 Budget Amendment No. 1.
6. Economic Development Director and City Administrator reports.
7. Consideration of and possible action on future agenda items for consideration.
8. 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, Angela Fritz, Economic Development Director, 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, May 9, 2016 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Administrator



CITY OF FULSHEAR DEVELOPMENT CORPORATION

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Fulshear, Texas 77441
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www.fulsheartexas.gov

ANNUAL MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF THE ANNUAL MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC) TO BE HELD ON MONDAY, JUNE 13, 2016 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 CITY OF 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.

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.

2. Consideration of and possible action on election of officers of the Corporation in accordance with the Corporation Bylaws, to include the positions of:
 - a. President
 - b. Vice-President
 - c. Secretary
 - d. Treasurer
3. Consideration of and possible action on:
 - a. Minutes of the February 8, 2016 City of Fulshear Development Corporation Regular Meeting. (Brashear)
 - b. Minutes of the May 9, 2016 City of Fulshear Development Corporation Regular Meeting. (Fritz)
4. Presentation and discussion of financial statements to-date. (Brashear)
5. Consideration of and possible action on Payables Due and Checks Paid Report(s). (Brashear)
6. Economic Development Director Report. (Fritz)
7. Consideration of and possible action on future agenda items for consideration.
8. 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, Angela Fritz, Economic Development Director, 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 Tues., June 7, 2016 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Administrator



CITY OF FULSHEAR DEVELOPMENT CORPORATION

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SPECIAL JOINT MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A SPECIAL JOINT MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC) WITH THE FULSHEAR DEVELOPMENT CORPORATION (FDC) TO BE HELD ON MONDAY, JULY 18, 2016 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 CITY OF 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. Update from Fulshear Area Chamber of Commerce regarding membership and events. (Amy Norvell)
3. Update on Fort Bend County Marketing Program. (Fort Bend Economic Development Council)
4. Adjournment.

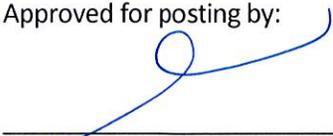
Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the Assistant to the Secretary's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

I, Angela Fritz, Economic Development Director, 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, July 15, 2016 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



CITY OF FULSHEAR DEVELOPMENT CORPORATION

A Type "A" Economic Development Sales Tax Corporation

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

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

NOTICE IS HEREBY GIVEN OF A MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC) TO BE HELD ON MONDAY, JULY 18, 2016 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 CITY OF 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.

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.

2. Consideration of and possible action on:

- a. Minutes of the June 13, 2016 City of Fulshear Development Corporation Annual Meeting. (Fritz)

3. Presentation and discussion of financial statements to-date. (Brashear)

4. Consideration of and possible action on Payables Due and Checks Paid Report(s). (Brashear)

5. Update on consulting services provided by Southwestern Economics, LLC. (Bill Knesek)

6. Discuss FY2017 Corporation Budget and Board Priorities.

7. Presentation and discussion on agenda preparation and posting. (Fritz)

8. 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, Angela Fritz, Economic Development Director, 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, July 15, 2016 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.



Angela Fritz, Economic Development Director

Approved for posting by:


C.J. Snipes, City Manager

CANCELLED



CITY OF FULSHEAR DEVELOPMENT CORPORATION

A Type "A" Economic Development Sales Tax Corporation

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Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC) TO BE HELD ON Monday, August 22, 2016 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 CITY OF 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.

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.

2. Consideration of and action on:

- a. Minutes of the June 13, 2016 City of Fulshear Development Corporation Annual Meeting. (Fritz)
- b. Minutes of the August 10, 2016 City of Fulshear Development Corporation Special Joint Budget Workshop Meeting. (Fritz)

3. Consideration of and action on election of officers of the Corporation to fill vacancies in accordance with the Corporation Bylaws, to include the positions of:

- c. Secretary
- d. Treasurer

4. Presentation on City of Fulshear Development Corporation as component unit of City of Fulshear in Fiscal Year 2015 Annual Financial Report. (Brashear)

5. Presentation of financial statements to-date. (Brashear)

6. Consideration of and action on Payables Due and Checks Paid Report(s). (Brashear)

7. Consideration of and action on updating bank signatories for the City of Fulshear Development Corporation. (Brashear)

8. Review and discuss draft proposed Fiscal Year 2017 Corporation Budget and Administrative Services Agreement.
 - a. Events
 - b. Expenditure Detail
 - c. Draft Administrative Services Agreement
9. Consideration of and possible action on adoption of FY 2017 Corporation Budget.
10. Consideration of and possible action on adoption of Administrative Services Agreement by and between the Corporation and the City of Fulshear.
11. Consideration of and action on request to City Council to create City of Fulshear Development Corporation committees in accordance with Corporation Bylaws, to include:
 - a. Finance
 - b. Governance
12. Presentation on agenda preparation and posting. (Fritz)
13. Consideration of and action on setting day and time of regular meetings. (Fritz)
14. Update on board communications and documentation. (Fritz)
15. Announcements.
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 City Secretary's office at 281-346-1796 for further information.

I, Angela Fritz, Economic Development Director, 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, August 19, 2016 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



CITY OF FULSHEAR
DEVELOPMENT CORPORATION
A Type "A" Economic Development Sales Tax Corporation

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Fulshear, Texas 77441
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www.fulsheartexas.gov

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

NOTICE IS HEREBY GIVEN OF A MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC) TO BE HELD ON Monday, September 12, 2016 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 CITY OF 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.

Call to Order.

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.

1. Consideration of and possible action on Fiscal Year 2016-2017 Administrative Services Agreement by and between the Corporation and the City of Fulshear.
2. Consideration of and possible action on Fiscal Year 2016-2017 Corporation Budget.
3. Adjournment.

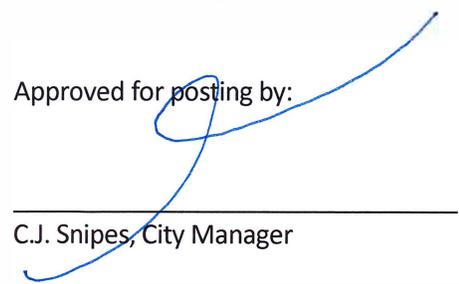
Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at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

I, Angela Fritz, Economic Development Director, 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 Tuesday September 16 2016 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



CITY OF FULSHEAR
DEVELOPMENT CORPORATION
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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 (CDC) TO BE HELD ON Monday, October 3, 2016 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 CITY OF 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.

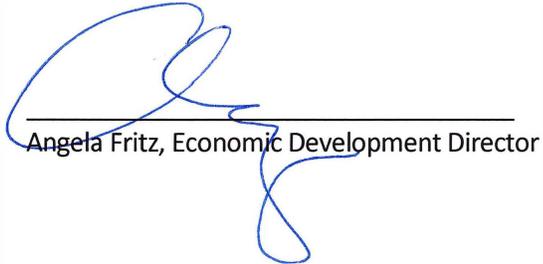
Call to Order.

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.

1. Consideration of and possible action on Resolution CDC 16-03, a resolution of the CDC declaring projects of the Corporation for Fiscal Year 2016-2017, directing staff to publish notice of same, and setting a public hearing.
2. Consideration of and possible action on FY 2016-2017 community events project funds following direction provided at the September 20 City Council Meeting.
3. Consideration of and possible action on approving upcoming Economic Development staff travel and training expenses.
4. Consideration of and possible action on modifying the regular meeting date of the Corporation.
5. Announcements.
6. 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, Angela Fritz, Economic Development Director, 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 Thurs., September 29, 2016 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



CITY OF FULSHEAR DEVELOPMENT CORPORATION

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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 (CDC) TO BE HELD ON Monday, December 5, 2016 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 CITY OF 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

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.

1. Consideration of and possible action on minutes of the Corporation for:
 - a. August 10, 2016 Special Joint Meeting (Fritz)
 - b. August 22, 2016 Regular Meeting (Fritz)
 - c. September 12, 2016 Special Meeting (Fritz)
 - d. October 3, 2016 Special Meeting (Fritz)
 - e. October 24, 2016 Regular Meeting (Fritz)
2. Consideration of and possible action on financials and payables for the Corporation. (Finance)
3. Consideration of and possible action on Corporation banking arrangements and financial management. (Finance)
4. Update on consulting services provided by Southwestern Economics, LLC, and consideration of and possible action on contract for same. (Bill Knesek, Southwestern Economics)
5. Review and discuss Fiscal Year 2017 Plan of Work. (Fritz)
6. Discuss potential Corporation board workshops on Economic Development, board duties and responsibilities, and strategic planning and take action as necessary to direct staff. (Fritz)
7. Consideration of and possible action on approving upcoming Economic Development advertising expenses (Fritz).

8. Hear update on Christmas event. (Fritz/Snipes)
9. Overview on Interstate 10 development opportunities. (Fritz/Snipes)
10. Discussion regarding the Texas Open Meetings Act, Chapter 551, Texas Government Code. (Legal)
11. Discussion regarding the Texas Public Information Act, Chapter 552, Texas Government Code. (Legal)
12. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE SECTION 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.
13. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION AS DEEMED APPROPRIATE.
14. Report from Economic Development Director. (Fritz)
15. Requests for future agenda items.
16. Announcements.
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 City Secretary's office at 281-346-1796 for further information.

I, Angela Fritz, Economic Development Director, 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 THURS, December 1, 2016 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.



Angela Fritz, Economic Development Director

Approved for posting by:


C.J. Snipes, City Manager



City of Fulshear Development Corporation

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 / Fax: 281-346-2556
www.fulsheartexas.gov

MEETING MINUTES FEBRUARY 8, 2016

Present: Bill Archer, Stephen Gill, Jackie Gilmore, Ewelina Forker, J.B. Collins

Absent: Mr. Collins arrived at 6:14pm

Visitors: Kristi Brashear, Michael Ross, Don McCoy, Shannon Purcell, Mayor Kuykendall

1. Call to Order: Bill Archer, 6:05 PM
2. Quorum: Present
3. Invocation: Given by Jackie Gilmore
4. Citizen's Comments: None
5. Consideration and Possible action of Approval of Minutes from the City of Fulshear Development Corporation Meeting on December 14 2015.
 - Archer wanted time to review minutes specifically related to the bank depository item #9.
 - Gil noted a Scribner's error on item #10.
 - Motion to Approve: Gilmore 2nd: Gill Ayes: 4 Nays: 0
6. Presentation of Financial Statements to Date.
 - Brashear presented financial statements to date
 - Assets total \$617,457.80
 - A bank CD in the amount of \$250,000 was purchased at First National Bank of Belville with a APY of 1.35%.
 - Total revenue year to date is \$39,979.27
 - Total expenses year to date are \$421.60
 - Inquiry made by the board regarding the decrease in sales tax revenue. Brashear to provide explanation at next meeting.
 - Sales tax deposit for the month of February had not been received and recorded as of time of meeting.
7. Consideration and Possible action on Payables Due and Checks Paid Report(s).
 - Two invoices were presented one from Southwestern Economics in the amount of \$987.60, the other from Randle Law Office for \$396.00.
 - Brashear explained that a prior balance was due to Randle Law Office due to a lost check that needed to be reissued.
 - Brashear also noted that both invoices were for duplicated work performed regarding Eminent Domain.
 - Archer requested that future legal work be discussed with the board prior to start.
 - Motion to Approve: Gill 2nd: Collins Ayes: 5 Nays: 0
8. Discussion: General direction of the City of Fulshear Economic Development Corporation

- Discussion regarding MOU with the City. The board discussed the type of projects that an “A type” corporation should be participating in. The board also discussed its interest in assisting with the purchase of park land.
 - Gill suggested a future agenda item to discuss objectives.
9. Report by Economic Development Consultant, Bill Knesek.
 - No report given. Knesek was absent from the meeting.
 10. Report by Fulshear Area Chamber of Commerce, Don McCoy.
 - No report given. McCoy was absent from the meeting.
 11. Report by Mayor, Tommy Kuykendall.
 - Report was combined with item 12.
 12. Report by City Administrator, CJ Snipes.
 - Mayor Kuykendall gave the report as part of his report.
 - Updates included commercial development and master planned community progress.
 - Mayor Kuykendall also reported on infrastructure timelines with the expansion of the City’s Water Plant #1, DHK’s construction of Bois D’arc Lane and the FMs 1093 and 1463 expansion projects.
 13. Discussion of Future Agenda Items.
 - Revisit agenda item #8 on a future agenda
 14. Next Regular Meeting March 14, 2016
 15. Adjournment at 7:09 pm
Motion: Collins 2nd: Gilmore Ayes: 5 Nays: 0

Prepared by: Kristi Brashear, Finance Director



Ewelina Forker, City of Fulshear Development Corporation Secretary



Bill Archer, City of Fulshear Development Corporation President



CITY OF FULSHEAR DEVELOPMENT CORPORATION (A)

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Special Meeting Minutes

March 7, 2016

Present: Bill Archer, Ewelina Forker, Stephen Gill

Absent: JB Collins, Rev. Jackie Gilmore

Staff: Kristi Brashear, CJ Snipes, Bill Knesek, Angela Fritz

1. Call to Order: Bill Archer, President at 6:37 P.M.
2. Citizen's Comments – None
3. Executive Session – Closed session in accordance with the Government Code 551.072 Deliberation regarding Real Property; Closed Meeting.
Executive Session convened at 6:38 pm
4. Reconvene and take action on items discussed in Executive Session if deemed appropriate.
 - Meeting reconvened at 7:29 pm
 - Archer asked for any action to be taken from closed meeting
 - No action taken
5. Adjournment
 - Motion to adjourn at 7:30 pm**Motion by: Forker 2nd: Gill Ayes: 3 Nays: 0**

Minutes Prepared by: Kristi Brashear, Finance Director

Ewelina Forker, City of Fulshear Development Corporation Secretary

Bill Archer, City of Fulshear Development Corporation President



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Special Joint Meeting Minutes April 4, 2016

Present: Bill Archer, Ewelina Forker, Stephen Gill, Rev. Jackie Gilmore

Absent: J.B. Collins

Staff: CJ Snipes, Angela Fritz, Kristi Brashear, Maureen Murray, Byron Brown (Randle Law Office)

1. Call to Order: There being a quorum of the Board present, Bill Archer, President, called the meeting to order at 6:36 P.M.
2. Citizen's Comments:
 - Mr. Archer provided the Board an update on Mr. Collins.
3. Executive Session – Closed session in accordance with the Government Code 551.072 Deliberation regarding Real Property and 551.071 Consultation with Attorney; Closed Meeting.
 - The board adjourned regular session and convened Executive Session at 6:37 p.m.
4. Reconvene and take action on items discussed in Executive Session if deemed appropriate.
 - The board adjourned Executive Session and reconvened regular session at 7:13 p.m.
 - **No action taken**
5. Consideration and possible action on Resolution CDC 16-01 a resolution of the City of Fulshear Development Corporation declaring a project of the Corporation and directing staff to publish notice of same.
 - **Motion to adopt Resolution CDC 16-01 – Gill; Second - Gilmore.**
Ayes: 4 Nays: 0 Abstentions: 0
6. Consideration and possible action on Resolution CDC 16-02, a Resolution authorizing and approving a loan from the Office of the Governor Economic Development and Tourism Division, authorizing the execution and delivery of the loan agreement and related documents, authorizing the pledge of sales and use tax receipts, and other matters in connection therewith.
 - **Motion to adopt Resolution CDC 16-02 – Gill; Second - Forker**
Ayes: 4 Nays: 0 Abstentions: 0
7. Adjournment
 - **Motion to adjourn at 7:19 p.m. – Forker; Second – Gilmore.**
Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 9th day of May, 2016.



Ewelina Forker, City of Fulshear Development Corporation Secretary



Bill Archer, City of Fulshear Development Corporation President



CITY OF FULSHEAR DEVELOPMENT CORPORATION (A)

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Regular Meeting Minutes

May 9, 2016

Present: Bill Archer, Ewelina Forker, Rev. Jackie Gilmore

Absent: J.B. Collins, Stephen Gill

Staff/Visitors: Angela Fritz, Kristi Brashear, Tommy Kuykendall, Shannon Purcell

1. Call to Order: There being a quorum of the Board present, Bill Archer, President, called the meeting to order at 6:11 P.M.

Citizen's Comments:

- Mayor Kuykendall thanked the Board for their service.

2. Consideration of and possible action on:

- Minutes of the March 7, 2016 City of Fulshear Development Corporation Special Joint Meeting; and
- Minutes of the April 4, 2016 City of Fulshear Development Corporation Special Joint Meeting.

- **Motion to approve – Forker; Second – Gilmore.**

Ayes: 3 Nays: 0 Abstentions: 0

3. Presentation and discussion of financial statements to date.

- Ms. Brashear gave an overview of the Corporation's finances as reflected in the financial statements distributed:
 - Current assets: \$697,162.74
 - February Sales Tax (April deposit): \$20,513.66, an 8% increase over the same month in the prior year
- Staff will include percent budget to actual calculations for FY sales tax receipts in next report.

- **No Action**

4. Consideration of and possible action on Payables Due and Checks Paid Report(s).

- Ms. Brashear gave an overview of the payables due and checks paid report and noted the first item for legal services related to an eminent domain filing had already been approved by the Board, it just hadn't been paid yet.

- **Motion to approve – Forker; Second – Gilmore.**

Ayes: 3 Nays: 0 Abstentions: 0

5. Consideration of and possible action on FY 2015-2016 Budget Amendment No. 1.

- Ms. Brashear distributed the proposed Budget Amendment No. 1 to the Board for review, and gave an overview, noting the following:
 - i. The creation of a separate fund to track Texas Leverage Fund (TLF) loan revenues and expenditures;
 - ii. Funding for the TLF loan application fee (\$500) and loan origination fee (1%, or \$5,000, which was inadvertently left off the paperwork distributed) - the source of funds to cover these additional expenditures will be Corporation reserves; and
 - iii. Funding for loan payments for the remainder of FY 2016, anticipating payments in July, August and September.

- **Motion to approve with addition of \$5,000 expenditure for loan origination fee – Forker; Second – Gilmore.**

Ayes: 3 Nays: 0 Abstentions: 0

6. Economic Development Director and City Administrator reports.
 - Ms. Fritz noted there would not be a City Administrator report this month and provided an overview of the ED Director report.
 - Ms. Forker requested future reports from either ED Director or City Administrator include community development data and permitting information in order that the Board might better gauge overall economic trends.
 - Ms. Forker requested the Economic Development Director present her thoughts regarding the use of third party retail recruitment services at a future date.

 - **No Action**

7. Consideration of and possible action on future agenda items for consideration.
 - None.

 - **No Action**

8. Adjournment.
 - **Motion to adjourn at 6:56 p.m. – Forker; Second – Gilmore.**
Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 13 day of June, 2016.



Ewelina Forker, City of Fulshear Development Corporation Secretary



William Archer, City of Fulshear Development Corporation President



CITY OF FULSHEAR DEVELOPMENT CORPORATION A)

PO Box 279 / 30603 FM 093
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Annual Meeting Minutes June 13, 2016

Board Members Present: Bill Archer, J.B. Collins, Ewelina Forker, Stephen Gill, Rev. Jackie Gilmore
Board Members Absent: none

Staff and Visitors: CJ Snipes, Angela Fritz, Kristi Brashear, Byron Brown, Shannon Purcell (West Fort Bend Buzz), Diana Nguyen (Fort Bend Herald), Tajana Mesic

1. Call to Order: There being a quorum of the Board present, Bill Archer, President, called the meeting to order at 6:11 P.M.

Citizen's Comments:

- None

2. Consideration of and possible action on election of officers of the Corporation in accordance with the Corporation Bylaws, to include the positions of:

- a. President
- b. Vice-President
- c. Secretary
- d. Treasurer

- **Motion to nominate Ewelina Forker as President – Gill; Second – Gilmore**

Ayes: 5 Nays: 0 Abstentions: 0

- **Motion to nominate Jackie Gilmore as Vice-President – Collins; Second – Gill**

Ayes: 5 Nays: 0 Abstentions: 0

- **Motion to nominate Bill Archer as Secretary – Gilmore; Second – Gill**

Ayes: 5 Nays: 0 Abstentions: 0

- **Motion to nominate J.B. Collins as Treasurer – Gill; Second – Gilmore**

Ayes: 5 Nays: 0 Abstentions: 0

3. Consideration of and possible action on:

- a. Minutes of the February 8, 2016 City of Fulshear Development Corporation Regular Meeting.
- b. Minutes of the May 9, 2016 City of Fulshear Development Corporation Regular Meeting.

- **Motion to approve – Gill; Second - Forker.**

Ayes: 5 Nays: 0 Abstentions: 0

4. Presentation and discussion of financial statements to date.
 - Ms. Brashear gave a summary of the Corporation’s financial statements.
 - Assets totaling \$757,929
 - April sales tax revenues (remitted in June) of \$31,642, up approximately 80% over the same period the year prior due to State adjustments; staff has requested a confidentiality report from the Comptroller’s Office to analyze further
 - 58% of budget year complete; 46% of projected fiscal year revenues collected to-date

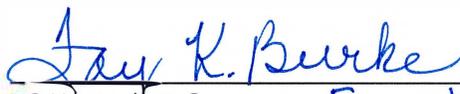
5. Consideration of and possible action on Payables Due and Checks Paid Report(s).
 - Ms. Brashear gave an overview of the Corporation’s checks paid and payables report. Board members inquired about additional invoices, and clarification information regarding legal and consulting invoices.
 - **Motion to approve three invoices totaling \$1716.90 – Gill; Second -Gilmore.**
Ayes: 5 Nays: 0 Abstentions: 0

6. Economic Development Director Report.
 - Ms. Fritz presented a monthly economic development update outlining key meetings, events, contacts, news articles of interest, and upcoming meeting dates.
 - Ms. Forker inquired about budget preparation process and documentation for the Board’s review.
 - Mr. Archer asked Mr. Snipes to remind City Council that some board terms expired as of June 1 according to Corporation bylaws.

7. Consideration of and possible action on future agenda items for consideration.
 - None

8. Adjournment.
 - **Motion to adjourn at 6:57 p.m. – Collins; Second – Gilmore**
Ayes: 5 Nays: 0 Abstentions: 0

Passed and approved this 22nd day of August, 2016.



 G.W. Archer, Secretary Fay K. Burke
 City of Fulshear Development Corporation



 Ewelina Forker, President
 City of Fulshear Development Corporation



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Special Joint Meeting Minutes August 10, 2016 6:30 PM

Board Members Present: Ewelina Forker, Fay Burke, Randy Hutchison, Randy Katz
Board Members Absent: Rev. Jackie Gilmore
Staff: CJ Snipes, Angela Fritz, Kristi Brashear
Attendees: Stephen Gill, Kaye Kahlich, Shannon Purcell, Alena Heede

1. Call to Order.

There being a quorum of the Board present, Ewelina Forker, President, called the meeting to order at 6:37 P.M. This being the first meeting of the newly-appointed boards, staff provided a short house-keeping introduction after which the board members each provided a brief self-introduction.

2. Review and discuss draft proposed Fiscal Year 2017 Budget and Administrative Services Agreement.

Staff provided a detailed overview of the initial draft Economic Development Department and Economic Development Corporation Budgets and Administrative Service Agreements for Fiscal Year 2016-2017 and fielded questions from the board members regarding same as well as previous year's budgets, expenditures, and agreements.

No action was taken.

3. Adjourn.

Motion to adjourn at 7:58 p.m. – Burke; Second – Katz
Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 9th day of January, 2017.



Fay Burke, Secretary
City of Fulshear Development Corporation



Ewelina Forker, President


Jackie L. Gilmore Sr.
City of Fulshear Development Corporation



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Meeting Minutes
September 12, 2016
6:30 PM

Board Members Present: Ewelina Forker, Rev. Jackie Gilmore, Fay Burke, Randy Hutchison, Randy Katz
Board Members Absent: None
Staff: CJ Snipes, Angela Fritz
Attendees: Jeff Wiley, Rachele Kanak, Shannon Purcell, Randy Stacy, Terry Crockett, Bill Knesek, Kay Kahlich, Bill Archer

Call to Order.

There being a quorum of the Board present, Ewelina Forker, President, called the meeting to order at 6:38 P.M.

Citizen Comments.

Mr. Bill Archer addressed the Board regarding items of importance for the coming fiscal year.

1. Consideration of and possible action on Fiscal Year 2016-2017 Administrative Services Agreement by and between the Corporation and the City of Fulshear:

Staff presented an overview of the revised Administrative Services Agreement for the Board's consideration.

Motion to approve as presented – Katz; Second – Gilmore

Ayes: 5 Nays: 0 Abstentions: 0

2. Consideration of and action on Fiscal Year 2016-2017 Corporation Budget.

Staff presented an overview of the updated Budget for funds 600 (operations) and 601 (projects) for the Board's consideration, noting two changes in fund 600 related to the City's budget review process: no separate Communication position on City side, so City Manager would like to include these duties in second Economic Development position; and increased funding for website from Corporation's projects fund (promotional).

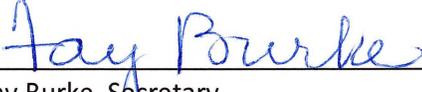
Motion to adopt FY16-17 budget with adjustment to Southwestern Economics line item increasing to \$2,900 from \$2,500 – Katz; Second – Burke

Ayes: 3 Nays: 2 Abstentions: 0

3. Adjournment.

Motion to adjourn at 7:50 p.m. – Gilmore; Second – Katz
Ayes: 5 Nays: 0 Abstentions: 0

Passed and approved this 6th day of Feb., 2017.



Fay Burke, Secretary
City of Fulshear Development Corporation



Ewelina Forker, President
City of Fulshear Development Corporation



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Meeting Minutes

October 3, 2016

6:30 PM

Board Members Present: Ewelina Forker, Rev. Jackie Gilmore, Fay Burke, Randy Hutchison, Randy Katz
Board Members Absent: None
Staff: Angela Fritz, Michael Ross, Byron Brown
Attendees: Shannon Purcell, Rhonda Kuykendall, Stacy Mangum, Laurie Szantay, Randy Stacy, Terry Crockett, Rachel Durham, Hugh Durlam, Mary Meier, Rebecca Hafner, Tricia Wright, Don McCoy

Call to Order.

There being a quorum of the Board present, Ewelina Forker, President, called the meeting to order at 6:31 P.M.

Citizen Comments.

None.

- 1. Consideration of and possible action on Resolution CDC 16-03, a resolution of the CDC declaring projects of the Corporation for Fiscal Year 2016-2017, directing staff to publish notice of same, and setting a public hearing.**

Staff presented an overview of the project declaration process.

Motion to approve – Katz; Second – Gilmore

Ayes: 5 Nays: 0 Abstentions: 0

- 2. Consideration of and possible action on FY 2016-2017 community events project funds following direction provided at the September 20 City Council Meeting.**

Staff presented an overview of the item presented to City Council and the Council's wishes related thereto, clarifying Council's direction to continue partnering with Chamber under same terms as previous for Christmas event, to continue working to develop an agreement for event management services between the City and the Chamber for the July 4th and Christmas events, and directing the City Manager to assign staff to work with the Chamber more closely on event management for the Christmas event.

Motion to approve allocation of \$10,000 from FY 2017 community event projects funds for the 2016 Christmas event – Katz; Second – Gilmore.

Ayes: 5 Nays: 0 Abstentions: 0

3. Consideration and possible action on approving upcoming Economic Development staff travel and training expenses.

Staff presented an overview of upcoming estimated expenditures for first quarter travel and training totaling \$3,238.60 (Corporation portion would be \$1,619.30).

Motion to approve upcoming staff travel and training expenses as presented for first quarter FY16-17 – Katz; Second – Gilmore

Ayes: 5 Nays: 0 Abstentions: 0

4. Consideration of and possible action on modifying the regular meeting date of the Corporation.

Discussion regarding adjusting regular meeting date and time of Corporation meeting.

Motion to set regular meeting the first Monday of each month – Gilmore; Second – Hutchison

Ayes: 5 Nays: 0 Abstentions: 0

5. Announcements.

6. Adjournment.

Motion to adjourn at 7:06 p.m. – Katz; Second – Gilmore

Ayes: 5 Nays: 0 Abstentions: 0

Passed and approved this 6th day of Feb., 2017.



Fay Burke, Secretary
City of Fulshear Development Corporation



Ewelina Forker, President
City of Fulshear Development Corporation



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Meeting Minutes October 24, 2016 6:30 PM

Board Members Present: Ewelina Forker, Rev. Jackie Gilmore, Randy Katz
Board Members Absent: Fay Burke, Randy Hutchison
Staff: Angela Fritz, CJ Snipes, Byron Brown, Kristi Brashear,
Attendees: Kaye Kahlich

Call to Order.

There being a quorum of the Board present, Ewelina Forker, President, called the meeting to order at 6:36 P.M.

Citizen Comments.

None.

- 1. Public hearing on project proposed by the Corporation, being expenditures for community events found by the Board of Directors to promote new or expanded business development, the estimated amount of which is \$37,500 for Fiscal Year 2016-2017.**

Ms. Forker opened the public hearing at 6:37 p.m. There being no speakers, the public hearing was closed at 6:38 p.m.

- 2. Consideration of and possible action on financials and payables for the Corporation.**

Ms. Brashear present an overview of the Corporation's finances including total assets of \$648,987 and liabilities of \$23,779 in the form of three payables for consideration: 1. City of Fulshear - \$21,992 for administrative services reimbursement; 2. Randle Law Office - \$897; and 3. Southwestern Economics LLC - \$889.

Motion to approve financials and payables as presented – Katz; Second – Gilmore.

Ayes: 3 Nays: 0 Abstentions: 0

- 3. Consideration of and possible action on bank depository designations for the Corporation.**

Ms. Brashear provided an overview of the Corporation's current banking arrangements and outlined several options for board consideration and discussion including: 1. pooled cash/managed funds with City of Fulshear; 2. transferring non-collateralized amount to collateralized account at a different bank; and 3. transferring funds in total and closing accounts. The board weighed and discussed the options.

Motion to transfer funds from Commercial State Bank in order that the remaining balance is no greater than the what is covered by FDIC insurance – Katz; Second – Gilmore

Ayes: 3 Nays: 0 Abstentions: 0

4. Staff update on Corporation funding for land acquisition in Fiscal Year 2017.

The City Manager provided an update on land acquisition noting that the City would NOT need EDC funds for anticipated land acquisition in FY2017.

5. Review and consider agenda preparation process.

Staff presented an overview of the proposed agenda preparation process and fielded questions related thereto. The board was amenable to the process.

6. Report from Economic Development Director.

The Economic Development Director presented an overview of economic development events and activities for the previous month.

7. Requests for future agenda items.

The board requested an agenda item be included on the upcoming meeting to discuss Corporation fund and financial management when there was an opportunity for the full board to be present.

8. Announcements.

Staff reminded the Board about Open Meetings and Public Information Act trainings and certificates.

9. Adjournment.

Motion to adjourn at 7:53 p.m. – Katz; Second – Gilmore

Ayes: 3

Nays: 0

Abstentions: 0

Passed and approved this 6th day of Feb., 2017.



Fay Burke, Secretary
City of Fulshear Development Corporation



Ewelina Forker, President
City of Fulshear Development Corporation



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Meeting Minutes

December 5, 2016

6:30 PM

Board Members Present: Rev. Jackie Gilmore, Randy Katz, Fay Burke, Randy Hutchison
Board Members Absent: Ewelina Forker
Staff: Angela Fritz, CJ Snipes, Byron Brown, Wes Vela, Kristi Brashear
Attendees: Bill Knesek, Don McCoy

Call to Order.

There being a quorum of the Board present, Rev. Jackie Gilmore, Vice President, called the meeting to order at 6:39 P.M.

Citizen Comments.

None.

1. **Consideration of and possible action on minutes of the Corporation for:**
 - a. **August 10, 2016 Special Joint Meeting**
 - b. **August 22, 2016 Regular Meeting)**
 - c. **September 12, 2016 Special Meeting**
 - d. **October 3, 2016 Special Meeting**
 - e. **October 24, 2016 Regular Meeting**

Consideration of the minutes was postponed to a future meeting.

2. **Consideration of and possible action on financials and payables for the Corporation.**

Ms. Brashear presented an overview of the Corporation's finances including total assets of \$659,480 and liabilities of \$1,205 in the form of two payables for legal and the West Fort Bend Buzz.

No action was required for this item.

3. **Consideration of and possible action on Corporation banking arrangements and financial management.**

Ms. Brashear provided an overview of the Corporation's last discussion regarding banking arrangements and outlined a pooled cash/managed funds arrangement with City of Fulshear for board consideration and discussion.

Motion for the Corporation to close its Commercial State Bank accounts and transfer funds into City "claim on cash" accounts for the Corporation under the City of Fulshear's depository agreement with Wells Fargo – Katz; Second – Burke

Ayes: 4

Nays: 0

Abstentions: 0

4. Update on consulting services provided by Southwestern Economics, LLC, and consideration of and possible action on contract for same.

Mr. Knesek provided an overview of his past work with and for the Corporation. The board discussed the existing and proposed contracts, as well as general staff concerns related thereto.

Motion to direct City staff to negotiate a legally-reviewed contract with Southwestern Economics LLC addressing staff concerns – Katz; Second – Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

5. Review and discuss Fiscal Year 2017 Plan of Work.

Staff presented an overview of the FY17 Plan of Work and fielded questions related thereto. The board was amenable to goals and projects outlined for FY17.

No action was required for this item.

6. Discuss potential Corporation board workshops on Economic Development, board duties and responsibilities, and strategic planning and take action as necessary to direct staff.

Staff presented a proposal from Opportunity Strategies for a half-day Economic Development Training Workshop to be held in early 2017. The total amount for the work would be \$1,600, including travel/lodging, to be split between the EDCs.

Motion to approve contract as presented and schedule training with Opportunity Strategies, LLC – Katz; Second – Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

7. Consideration of and possible action on approving upcoming Economic Development advertising expenses.

Staff presented an overview of an upcoming ad placement in the Greater Houston Partnership's Official Economic Development Guide for 2017, requesting approval for total ad and design costs not to exceed \$4,080, of which the Corporation's portion would be a maximum of \$2,040.

Motion to approve expenditures as presented and proceed with ad placement – Katz; Second – Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

8. Hear update on Christmas event. (This items was considered after Item 4)

Chamber staff presented an overview of the upcoming Christmas event including the number of vendors and schedule of entertainment.

No action was required for this item.

9. Overview on Interstate 10 development opportunities.

Staff presented an overview of the different dynamics affecting development and growth on the properties in the City's extraterritorial jurisdiction along Interstate 10.

10. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE SECTION 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

Motion to adjourn into executive session under section 551.071 – consultation with attorney – at 8:20 p.m.–

Katz; Second – Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

11. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION AS DEEMED APPROPRIATE.

Open session reconvened at 8:37 p.m.

No action was required for this item.

12. Discussion regarding the Texas Open Meetings Act, Chapter 551, Texas Government Code.

Legal counsel presented an overview the Texas Open Meeting Act and common pitfalls related thereto.

No action was required for this item.

13. Discussion regarding the Texas Public Information Act, Chapter 552, Texas Government Code.

Legal counsel presented an overview the Texas Public Information Act.

No action was required for this item.

14. Report from Economic Development Director.

Staff presented a monthly report on Economic Development department activities.

No action was required for this item.

15. Requests for future agenda items.

There were none to add to the pending queue of items for board consideration.

No action was required for this item.

16. Announcements.

Rev. Gilmore reminded the board about the December 16 Unity Dinner at Irene Stern.

17. Adjournment.

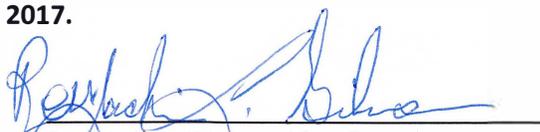
Motion to adjourn at 9:32 p.m. – Katz; Second – Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 6 day of March, 2017.



Jay Burke, Secretary
City of Fulshear Development Corporation



Rev. Jackie Gilmore, Vice-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 **FEBRUARY 10, 2015 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 December 8, 2014.
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 approve the Memorandum of Understanding with the City of Fulshear.
7. Consideration and possible action to approve Collateral Agreement with Commercial State Bank.
8. Fulshear Area Chamber of Commerce report, Don McCoy.
9. Report by Economic Development Consultant, Bill Knesek.
10. Report by City Administrator, CJ Snipes.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting March 9, 2015.
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 February 6, 2015 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



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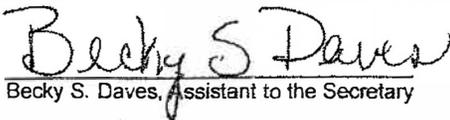
REGULAR MEETING AGENDA THE STATE OF TEXAS CITY OF FULSHEAR COUNTY OF FORT BEND

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 9, 2015 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 February 10, 2015.
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 approve the Memorandum of Understanding with the City of Fulshear.
7. Consideration and possible action to approve a resolution allowing the City Finance Director to move funds among bank accounts.
8. Consideration and possible action to submit bid requests to banks.
9. Fulshear Area Chamber of Commerce report, Don McCoy.
10. Report by Economic Development Consultant, Bill Knesek.
11. Report by City Administrator, CJ Snipes.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting April 6, 2015.
14. 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 6, 2015 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 (4A) DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093
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www.fulsheartexas.gov

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 APRIL 20, 2015 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 directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from the City of Fulshear Development Corporation Meeting of March 9, 2015.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Discussion pertaining to the resignation of board member Denise Melanson. Action to recommend replacement.
7. Discussion pertaining to the resignation of Becky Daves.
8. Discussion and possible action regarding Request for Proposals (RFP's) from banks.
9. Discussion and possible action pertaining to the renewal of membership in the Fulshear Area Chamber of Commerce.
10. Report by Economic Development Consultant, Bill Knesek.
11. Consideration of Report and Presentation from Buxton Analytics on the New SCOUT program
12. Consideration of Report from Fulshear Area Chamber of Commerce
13. Consideration of Report from City Administrator
14. Consideration and possible action to approve FY 2015-2016 Budget Schedule
15. Discussion of future agenda items.
16. Next regularly scheduled meeting May 11, 2015.
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 City Secretary's office at 281-346-1796 for further information.

I, CJ Snipes, City Administrator for the City of Fulshear, 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, 2015 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.


CJ Snipes, City Administrator



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ANNUAL MEETING AGENDA

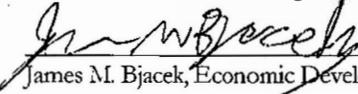
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF THE **ANNUAL MEETING** OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON JUNE 8, 2015 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 the City of Fulshear Development Corporation Meeting of April 20, 2015.
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 possible action to pay off the Texas Leverage Fund Loan in the amount of \$329,748.14
7. Discussion and possible action to select a bank depository for bank services.
8. Discussion of Goals, Objectives, and the future Direction of this corporation.
9. Discussion and possible action on marketing strategy.
10. Discussion and possible action pertaining to the Southwestern Economics LLC contract.
11. Discussion and possible action on re-appointing Board members to this development corporation.
12. The election of officers for the board of this development corporation.
13. Report of Economic Development Consultant Bill Knesek.
14. Fulshear Area Chamber of Commerce report, Don McCoy.
15. Report by City Administrator, CJ Snipes.
16. Discussion of future agenda items.
17. Next regularly scheduled meeting will be on July 13, 2015.
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 Communications Coordinator's office at 281-346-1796 for further information.

I, James Bjacek, Economic Development Assistant for the City of Fulshear, 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 JUNE 4, 2015 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.



James M. Bjacek, Economic Development Assistant



CITY OF FULSHEAR DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

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

NOTICE IS HEREBY GIVEN OF THE REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON JULY 13, 2015 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 the City of Fulshear Development Corporation Meeting of June 8, 2015.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. The election of officers for the board of this development corporation.
7. Discussion and Possible Action on a new conference display for Economic Development Department.
8. Further discussion of Goals, Objectives, and the future Direction of this corporation.
9. Report on the Point West property by City Economic Development Director, Cheryl Stalinsky.
10. Discussion and Possible Action pertaining to Buxton Company upgrade.
11. Report of Economic Development Consultant Bill Knesek.
12. Fulshear Area Chamber of Commerce report, Don McCoy.
13. Report by City Administrator, CJ Snipes.
14. Discussion of future agenda items.
15. Next regularly scheduled meeting will be on August 10, 2015.
16. Hold Executive Session for deliberations regarding Real Property as authorized by Section 551.072 of the Texas Government Code.
17. Take Action as necessary as a result of Executive Session.
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 Communications Coordinator's office at 281-346-1796 for further information.

I, James Bjacek, Economic Development Assistant for the City of Fulshear, 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 JULY 10, 2015 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.



James M. Bjacek, Economic Development Assistant



CITY OF FULSHEAR (A) DEVELOPMENT CORPORATION

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REGULAR MEETING
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 **MONDAY, AUGUST 10, 2015 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 CITY OF 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. Quorum.
3. Invocation.
4. 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.
5. Consideration and Possible action of Approval of Minutes from the City of Fulshear Development Corporation Meetings on July 13, 2015 and August 3, 2015.
6. Presentation of Financial Statements to Date.
7. Consideration and Possible action on Payables Due and Checks Paid Report(s).
8. Consideration and Possible action of Election of Board Officers of this corporation.
9. Consideration and Possible action to appoint a representative to serve on the committee for the hiring of Director of Marketing and Business Development.
10. Update on Bank Services RFQ.
11. Report by Economic Development Consultant, Bill Knesek.
12. Fulshear Area Chamber of Commerce Report, Don McCoy.
13. Budget Workshop.
14. Discussion of future agenda items.

15. Next regularly scheduled meeting September 14, 2015.

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, Kristina Brashear, Finance Director, 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 Thursday, August 6, 2015 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.



Kristina Brashear, Finance Director
City of Fulshear Development Corporation



CITY OF FULSHEAR (A) DEVELOPMENT CORPORATION

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SPECIAL MEETING
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 **THURSDAY, SEPTEMBER 10, 2015 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 CITY OF 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 and possible action to renew Buxton subscription in the amount of \$7,500.00.
4. Budget Workshop
5. Public Hearing: The City of Fulshear Development Corporation (4A) 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 improvement and provision of facilities and through the attraction and promotion of local businesses which may lead to the creation or retention of primary jobs. Those projects include:
 - a. The promotion of community events leading to the creation or retention of primary jobs
 - b. Creation of promotional materials related to the community's development
 - c. Participation in acquisition and improvement of property for Regional Parks
6. Consideration and take action to adopt 2015/2016 Fiscal Year Budget.
7. Discussion of future agenda items.
8. Next regularly scheduled meeting October 12, 2015
9. 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, Kristina Brashear, Finance Director, 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 Friday, September 4, 2015 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 black ink, appearing to read "K. Brashear", written over a horizontal line.

Kristina Brashear, Finance Director
City of Fulshear Development Corporation



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REGULAR MEETING
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 **MONDAY, OCTOBER 12, 2015 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 CITY OF 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. Quorum.
3. Invocation.
4. 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.
5. Consideration and Possible action of Approval of Minutes from the City of Fulshear Development Corporation Meetings on August 10, 2015 and September 10, 2015.
6. Presentation of Financial Statements to Date.
7. Consideration and Possible action on Payables Due and Checks Paid Report(s).
8. Consideration and Possible action to authorize Stephen Gill as authorized signatory on Commercial State Bank accounts.
9. Consideration and Possible action to amend the Southwestern Economics LLC contract; providing for an increase to monthly fees.
10. Report by Economic Development Consultant, Bill Knesek.
11. Fulshear Area Chamber of Commerce Report, Don McCoy.
12. Report by City Administrator, CJ Snipes.
13. Discussion of future agenda items.
14. Next regularly scheduled meeting November 9, 2015.

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, Kristina Brashear, Finance Director, 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 Friday, October 9, 2015 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.



Kristina Brashear, Finance Director
City of Fulshear Development Corporation



CITY OF FULSHEAR (A) DEVELOPMENT CORPORATION

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REGULAR MEETING
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 **MONDAY, NOVEMBER 9, 2015 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 CITY OF 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. Quorum.
3. Invocation.
4. 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.
5. Consideration and Possible action of Approval of Minutes from the City of Fulshear Development Corporation Meeting on October 12, 2015.
6. Presentation of Financial Statements to Date.
7. Consideration and Possible action on Payables Due and Checks Paid Report(s).
8. Presentation by Ramona Ridge, Forever Fulshear.
9. Consideration and possible action on request from Forever Fulshear.
10. Consideration and possible action to select a bank depository.
11. Consideration and possible action to approve a bank depository contract.
12. Consideration and possible action to sponsor a table at the Fulshear State of the City.
13. Report by Economic Development Consultant, Bill Knesek.
14. Fulshear Area Chamber of Commerce Report, Don McCoy.
15. Report by City Administrator, CJ Snipes.

16. Discussion of future agenda items.
17. Next regularly scheduled meeting December 14, 2015.
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, Kristina Brashear, Finance Director, 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 Friday, November 6, 2015 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.



Kristina Brashear, Finance Director
City of Fulshear Development Corporation



CITY OF FULSHEAR (A) DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

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

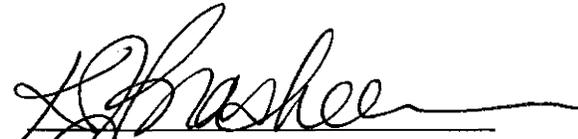
NOTICE IS HEREBY GIVEN OF A **REGULAR MEETING** OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **MONDAY, DECEMBER 14, 2015 AT 6:00 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE CITY OF 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. Quorum.
3. Invocation.
4. 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.
5. Consideration and Possible action of Approval of Minutes from the City of Fulshear Development Corporation Meeting on November 9, 2015.
6. Presentation of Financial Statements to Date.
7. Consideration and Possible action on Payables Due and Checks Paid Report(s).
8. Consideration and possible action on to provide funding to Fulshear for advertising expenses associated with the Fulshear Farmer's Market.
9. Consideration and possible action to select a bank depository.
10. Report by Economic Development Consultant, Bill Knesek.
11. Fulshear Area Chamber of Commerce Report, Don McCoy.
12. Report by City Administrator, CJ Snipes.
13. Discussion of future agenda items.
14. Next regularly scheduled meeting January 11, 2016.

15. Adjournment.

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I, Kristina Brashear, Finance Director, 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 Friday, December 11, 2015 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.



Kristina Brashear, Finance Director
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 February 10, 2015

Present: Bill Archer, J.B. Collins, Jr., Ewelina Forker

Absent: Jackie Gilmore, Denise Robbins

Visitors: Bill Knesek; CJ Snipes, Kristi Brashear, Cheryl Stalinsky, Don McCoy

1. Call to Order: Bill Archer, President at 6:07 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of December 8, 2015.
Motion: Ewelina Forker 2nd: J.B. Collins 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: J.B. Collins 2nd: Ewelina Forker ayes: 3 nays: 0
6. Consider and possible action to approve Memorandum of Understanding with the City of Fulshear. No action taken.
7. Consideration and possible action to approve Collateral Agreement with Commercial State Bank.
Motion: Ewelina Forker 2nd: J.B. Collins ayes: 3 nays: 0
8. Report, Fulshear Area Chamber of Commerce, Don McCoy.
9. Report, Economic Development Consultant, Bill Knesek.
10. Report, City Administrator, C.J. Snipes.
11. Discussion of future agenda items.
 - Resolution authorizing City Finance Director to make inter-bank funds transfers
 - Action item to issue bid requests to banking institutions
12. Next regularly scheduled meeting March 9, 2015.
13. Adjournment: Approval to adjourn at 7:33 PM
Motion: J. B. Collins 2nd: Ewelina Forker ayes: 3 nays: 0

Prepared by: Becky S. Daves, Assistant to the Secretary

Ewelina Forker, Secretary

Bill Archer, President



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MEETING MINUTES March 9, 2015

Present: Bill Archer, Ewelina Forker, Jackie Gilmore (6:10pm), J.B. Collins

Absent: Denise Robbins

Visitors: Jeff Roberts, C.J. Snipes, Kristi Brashear, James Bjacek, Don McCoy, Amy Norvell, Becky Davis

1. Call to Order: Bill Archer, President at 6:04 P.M.
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 February 10, 2014.

Motion: Jackie Gilmore 2nd: Ewelina Forker ayes: 3 nays: 0

5. Presentation and discussion of financial statements to date.
 - Sales tax increase due to an audit that found that \$51,000 in sales tax was owed to city by a business
 - City Administrator Snipes noted that the oil price bust did not immediately effect retail sales
6. Consider and take action on Payables Due and Checks Paid Report(s).
 - City Finance Director Brashear addressed a question as to what the annual marketing expense was – namely the website.

Motion: Ewelina Forker 2nd: Jackie Gilmore ayes: 5 nays: 0

7. Consideration and possible action to approve a Memorandum of Understanding with the City of Fulshear.
 - Grammatical errors in the document.
 - Question on Exhibit A in Document – City Administrator Snipes clarifies that it was the budget voted on by Corporation.
 - Consultant Bill Knesek not at meeting but suggested that Chairman Archer discuss Article IV of the agreement. Chairman Archer & Consultant Knesek believed that the clause is too vague and it does not express a full commitment of the City to the Corporation. City Administrator Snipes contended that the article is a Good Faith Clause.
 - Secretary Forker motioned to correct grammatical errors and to revise Article IV.

Motion to Approve and Revise Document: Ewelina Forker 2nd: Jackie Gilmore ayes: 3 nays: 0

8. Consideration and possible action to approve a resolution allowing the City Finance Director to move funds among bank accounts.
 - Corporation unaware that a Resolution was needed to authorize City Finance Director to make transactions.

Motion: J.B. Collins 2nd: Ewelina Forker ayes: 3 nays: 0

9. Consideration and possible action to submit bid requests to banks.
 - Corporation decided that the Request for Qualification (RFQ) form needed to be improved before any action was taken.

10. Fulshear Area Chamber of Commerce report, Don McCoy.
 - New Secretary: Amy Norvell, who has experience in law enforcement and well-known in the community.
 - Current Chamber membership: 220.
 - Businesses in the area have a positive view of the Chamber.
 - 7th Annual St. Patrick's Day Parade
 - Parade starts at 2:00pm.
 - Senator Lois Kolkhorst of the Texas Legislature is the Grand Master.
 - Flyer-over by Texas V-Tails.
 - 28+ vehicles to participate in the parade & 40+ vendors.
 - Since St. Patrick's Day is March 3, 2015, and Mathematical Pi is 3.1415, there will be a pie-eating contest.
 - The band The Highwaymen Live to play at parade.
 - Last year's event attracted crowds from Houston.

11. Report by Economic Development Consultant, Bill Knesek.
 - Bill Knesek, not present. No report given.
12. Report by City Administrator, CJ Snipes.
 - No drop in sales tax; retail has been steady.
 - City anticipates an 8-month lag between economy and effect on home sales.
 - A lag may be good time to catch up on work.
 - Two projects will possibly come to Fulshear
 - One could bring between 1,000-2,000 new jobs
 - Most details cannot be disclosed.
 - Major grocery retailer to open second store in Fulshear after the completion of their first store.
 - Zaxby's to open restaurant in Fulshear.
 - Plans approved for the Shops at Cross Creek retail center.
 - Much of the work on FM 1093 pertains to improving the Williams Pipeline.
 - Texas Department of Transportation (TxDOT) to fund the expansion of FM 1463
 - This road will have 8 lanes from FM 1093 to Fry Road.
 - Simonton approved a development agreement with the Twinwood subdivision.
 - Simonton annexed land inhibiting Fulshear's westward expansion.
 - Town Center development put on hold as unexpected infrastructure projects force developers to revise development plans.
 - Discussion of an Arts Venue & Marketplace.
13. Discussion of future agenda items.
 - Discussion as to whether Becky Davis will continue to provide secretarial services to the City of Fulshear Development Corporation.
 - Approve Bank bid RI²Q.
14. Next regularly scheduled meeting April 13, 2015.
15. Adjournment: Approval to adjourn at 7:08 P.M.

Motion: J.B. Collins 2nd: Ewelina Forker ayes: 4 nays: 0

Prepared by: James Bjacck
Economic Development Assistant



Ewelina Forker
Secretary
City of Fulshear Development Corporation



Bill Archer
President
City of Fulshear Development Corporation



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MEETING MINUTES April 20, 2015

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

Absent: None.

Visitors: Kristi Brashear, Thomas Kuykendall, C.J. Snipes, James Bjacek, Don McCoy, Amy Norvell, Doug Konopka, Lisa McCay

1. Call to Order: Bill Archer, President at 6:00 P.M.
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 9, 2015.

Motion: Jackie Gilmore 2nd: J.B. Collins ayes: 5 nays: 0

5. Presentation and discussion of financial statements to date.
 - \$83,227.96 Balance
 - Corporation 4A is paying down its principle
 - City Finance Director Brashear recommends paying off a \$300,000 loan
 - There is no penalty for doing so.
 - Sales tax up 22%
6. Consider and take action on Payables Due and Checks Paid Report(s).
 - Invoice from Randle Law Firm for the review of the Inter-Local Agreement made between Corporation and the City of Fulshear.
 - Invoice for Memorandum of Understanding from the City for the first quarter.
 - Invoice for Memorandum of Understanding from the City for the second quarter.
 - Copies of all three invoices sent to Consultant Knesek.
 - Motion to table action in order that the board members can examine the invoices more thoroughly.

Motion: Collins 2nd: Gilmore Ayes: 5 nays: 0

7. Discussion pertaining to the resignation of the board member Denise Melanson. Action to recommend replacement.
 - Board member has a number of out-of-state business obligations that require time and travel.
 - Those interested in serving on the board can apply for consideration.
8. Discussion pertaining to the resignation of Becky Davies as Corporation secretary.
 - Mrs. Davies is busy with work obligations.
 - Prefers not to carry out role.
 - City Economic Development Assistant Bjacek to assume role.
9. Discussion and possible action regarding Request for Proposals (RFPs) from banks.
 - It is required by law that public entities have competitive bids for service requests.
 - The Corporation will create a near-duplicate of a previous city proposal.
 - City Finance Director Brashear to publicize the RFP.
 - City of Fulshear will have the final word on any contract proposal.
 - Board members had a question pertaining to who the RFP would be sent to and how many will be sent out.
 - There is no quota on how many RFPs sent out
 - Brashear would consider local banks and those who had previously submitted bids.
10. Discussion and possible action pertaining to the renewal of membership with the Fulshear Area Chamber of Commerce.
 - For FY-2015, Economic Development Corporation 4A was a Platinum Member.
 - Dues: \$5,000.00
 - Four levels of membership:
 - Non-Profit: \$125.00
 - Bronze: \$275.00

- Silver: \$1,250.00
- Gold: \$2,500
- Platinum: \$5,000.00
- Debate about whether Platinum membership was a waste of tax dollars.
 - Collins advocated going to Non-Profit level membership.
 - Gilmore advocated going to Gold level membership.
- Forker motioned to renew membership at Gold level.

Motion: Forker 2nd: Gilmore Ayes: 5 Nays: 0

11. Report by Economic Development Consultant, Bill Knesek.
 - Bill Knesek, not present. No report given.
12. Consideration of report and presentation by Buxton Analytics on the new SCOUT program.
 - Buxton's services help promote the city to businesses such as retail and industry.
 - They use consumer analytics and psychographic reports to determine where businesses should build, what products to sell, and to whom to reach out to.
 - Through their Community ID program, they work with towns and cities to attract businesses.
 - They reach out to retailers on our behalf and encourage them to consider Fulshear
 - They provide a team to support the City at conferences and with their technical applications
 - City provided a user-friendly platform, SCOUT 3.0, that allows the city to access detailed data expediently.
 - Includes an tablet
 - Reports include site scores and unique map tools.
 - City can offer data to businesses and organizations free of charge.
 - Package costs \$50,000.
13. Consideration of Report by the Fulshear Area Chamber of Commerce.
 - 218 Members.
 - 33 New members in 2015.
 - Hosted the city council candidate form successfully. Video posted to <http://www.fulshear.com>
 - Draft for the Fulshear Freedom Festival presented.
 - New event: How to Win Wednesday.
 - A member presents a talent that they have they is useful to the community.
 - Next event: How to Network.
 - Event hosted at Thrive Church.
 - FACC now hosts its meetings at Thrive Church.
 - 60-80 people attend on average.
 - Rope cutting for Methodist Emergency Room last Friday.
14. Consideration of report by City Administrator, CJ Snipes.
 - Housing sales stable.
 - Bad weather may have delayed housing sales.
 - DR Horton makes a sale a day.
 - City is working with H-E-B.
 - Two sites to open in Fulshear.
 - Theme park development
 - No decision yet.
 - Firm is deciding between Fulshear and a town in Georgia.
 - Firm may decide to invest in both a Fulshear location and Georgia location.
 - Texana will open a mental health facility.
 - It will provide 100-150 jobs for Fulshear.
 - Costello engineering firm to conduct the drainage study for Bois D'Arc and Downtown areas of Fulshear.
 - Expansion of Water Well #1.
 - This will increase capacity ten-fold.
 - It will use an elevated tank.
 - Nearby development Cinco Ranch to drill a test well in the Jasper Aquifer
 - They will examine water quality and use feasibility.
15. Discussion of future agenda items.
 - Paying off \$300,000.00 loan.
16. Next regularly scheduled meeting May 11, 2015.
17. Adjournment: Approval to adjourn at 7:08 P.M.

Motion: Collins 2nd: Forker ayes: 5 nays: 0

Prepared by: James Bjacek
Economic Development Assistant



Ewelina Forker
Secretary
City of Fulshear Development Corporation



Bill Archer
President
City of Fulshear Development Corporation



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MEETING MINUTES June 8, 2015

Present: Bill Archer, Ewelina Forker, Jackie Gilmore

Absent: None.

Visitors: Kristi Brashear, Cheryl Stalinsky, C.J. Snipes, James Bjacek, Bill Knesek, Shannon Purcell

1. Call to Order: Bill Archer, President at 6:30 P.M.
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 April 20, 2015.

Motion: Gilmore 2nd: Forker ayes: 3 nays: 0

5. Presentation and discussion of financial statements to date.
 - Accounts payable: \$48,066.94.
 - Total Revenues: \$115,548.93
 - Total Finances: \$825,914.34
 - City leads the county in revenue growth at 65%.
6. Consider and take action on Payables Due and Checks Paid Report(s).
 - Consultant Knesek presented an invoice for his services at the meeting (Southwestern Economics).
 - Invoice for the Randall Law Firm: \$448.50
 - Part of the invoice was for the review of whether the two economic development corporations could hold a joint session (April 20th)
 - Part of the invoice for the review of Resolution No. 2015-274.
 - Whitley Penn audit Invoice: \$1,200.00
 - Motion to approve the expenses but with modifications 1) The inclusion of Southwestern Economics invoice, 2) The removal of expense for the review of Resolution No. 2015-274 by Randle Law Firm.

Motion: Forker 2nd: Gilmore Ayes: 3 Nays: 0

7. Discussion and possible action to pay off the Texas Leverage Fund Loan in the amount of \$329,748.14
 - City Finance Director Brashear said that paying off the loan would save the city \$70,000.00 in interest payments.
 - City Manager Snipes emphasized that the corporation has the flexibility (at the moment) to pay off the loan and partake in servicing other projects (such as property).
 - Gilmore asked if it were possible to divide the payment in half.
 - Snipes notes that the city borrowed to the maximum amount allowed by the state, which means it is imperative to pay off loan.
 - Consultant Knesek recommends paying off the loan.

Motion: Gilmore 2nd: Forker Ayes: 3 Nays: 0

8. Discussion and possible action to select a bank depository for bank services.
 - Three banks responded to the Request for Proposal sent out by City Finance Director Brashear.
 - Commercial State Bank, which the Corporation uses failed to provide their financials and were disqualified.
 - First National Bank of Belleville has the highest rate of return, but has too much risk.
 - Wells-Fargo the most stable option.
 - Interest points: 9
 - ECR: 0.79
 - Higher the collective balance, the less fees
 - Question asked as to the problems faced with Commercial State Bank
 - Compliance Issues
 - Lack of Services for growing city
 - Several security breaches
 - Collateralized the wrong accounts on several occasions
 - Fees: Return, Wire, Over-Draft, Deposit
 - Motion to re-let RFP process.

Motion: Forker 2nd: Gilmore

Ayes: 3

Nays: 0

9. Discussion of Goals, Objectives, and the future Direction of this corporation.
 - Council will appoint a new member of the corporation
 - Collin's term expired when his term on city council ended
 - City Administrator Snipes to forward submitted applications to the Corporation members for their review.
10. Discussion and possible action on marketing strategy.
 - City desires to promote the Point West property off on Interstate 10
 - It is a limited annexation land slated for commercial development
 - City Economic Development Director Stalinsky discusses re-allocating remaining funds budgeted for FY 2015 marketing on three main publications:
 - Texas Real Estate Business
 - Opportunity Houston
 - Site Selection
 - Promoting commercial development to bring in sales taxes imperative to create a well-balanced and sustainable revenue stream.

Motion: Forker

2nd: Gilmore

Ayes: 3 Nays: 0

11. Discussion and possible action pertaining to the Southwestern Economics LLC contract.
 - Consultant Knesek is currently paid \$125.00 per month.
 - He wants \$160.00 per month
 - Says that other clients pay this amount

Motion: Gilmore

2nd: Forker

Ayes: 3

Nays: 0

12. Appointment of New Members
 - Discussed previously under Item #9.
13. Report by Economic Development Consultant, Bill Knesek.
 - Wants a business park in Fulshear
 - Recommends that Corporations 4A & 4B collaborate
 - Then recommends 4A make a partnership with private developer
 - Noted that selling green-field property is difficult -- especially when no infrastructure is put in
 - City Administrator Snipes notes that Point West has seven (7) partners and has infrastructure being developed by Fishman-Wakefield.
 - Point West has over 971 acres for commercial development
 - The property can be marketed as having reimbursable costs
 - This would balance out the cost of \$3.50+ on Squarefoot, which is a dollar higher than surrounding areas.
 - Knesek mentions creating housing incentives for workers who opt to live in the City of Fulshear.
 - Snipes notes that we have a \$1.70 loss for every house that is built (in providing services) because we have disproportionate revenue.
14. Fulshear Area Chamber of Commerce report, Don McCoy.
 - Chamber Director McCoy absent, no report.
15. Consideration of report by City Administrator, CJ Snipes.
 - Housing sales strong
 - FM 1463 Retail progressing.
 - Reed King retail plan also coming along.
 - Fulshear Run development is approved
 - Residential & Retail
 - Planning & Zoning Commission approved variance for retail access management along Fulshear Trace & FM 1093.
 - City awarded bid for water service expansion
 - It will add approximately 400,000 gallons
 - Texana to build facility in Fulshear
 - It will add 75-125 new professional jobs.
 - Cross Creek Ranch has sold over 2,000 homes.
 - Prices of land and homes are pushing out the middle-class, young families, and senior citizen.
16. Discussion of future agenda items.
 - Election of Board officers
 - Re-Application of Banks for depository services
 - Further discussion of Goals, Objectives, and the future Direction of this corporation
 - Report on Point West Property by City Economic Director Stalinsky.
 - Executive Session about Real Property.
17. Next regularly scheduled meeting July 13, 2015 at 6:00 PM.
18. Adjournment: Approval to adjourn at 8:32 P.M.

Motion: Forker

2nd: Gilmore

ayes: 3 nays: 0

Economic Development Assistant



Ewelina Forker
Secretary
City of Fulshear Development Corporation



Bill Archer
President
City of Fulshear Development Corporation



City of Fulshear Development Corporation

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MEETING MINUTES July 13, 2015

Present: Ewelina Forker, Stephen Gill, Jackie Gilmore
Absent: Bill Archer, J.B. Collins
Visitors: James Bjacek, Kristi Brashear, Bill Knesek, Shannon Purcell, Cheryl Stalinsky
 Don McCoy

1. Call to Order: Ewelina Forker, Secretary at 6:07 P.M.
2. Citizen's Comments:
 - Reporter Purcell: The West Fort Bend Buzz is currently awaiting the results of a professional audit to continue its certification as the local and legal newspaper of record.
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of June 8, 2015.

Motion: Gill 2nd: Gilmore Ayes: 3 Nays: 0

4. Presentation and discussion of financial statements to date.
 - Assets: \$486,592.05
 - Current Sales Tax Revenue: \$20,661.06 – 12% increase over July of 2014
 - Pay off of debt completed
 - Knesek recommendation: Obtain Confidentiality report from the State. Brashear replied/stated the City is currently in process of establishing such.
 - Brashear mention the need for joint budget workshop of both development corporations.
5. Consider and possible action on Payables Due and Checks Paid Report(s). No action – No Payables Due or Checks Paid at this time.
6. The election of officers for the board of this development corporation. No action taken as not all board members are present. Item postponed.
7. Discussion and Possible Action on a new conference display for Economic Development Department.
 - City Economic Development Director, Stalinsky, said that a new display was needed to replace older, more cumbersome displays. The new display can have images switched out to change the topic of emphasis.
 - City Finance Director, Brashear, stated there be no need for a budget amendment to make the purchase as the City's General Fund has the necessary amount.

- Consultant Knesek noted that a better structure was needed so that adjustments in allocation could be made more easily. Knesek further suggested the need for discussion of reporting requirements for future meetings.
- Stalinsky requested \$4,200.00 for the Conference Display

Motion: Gill

2nd: Gilmore

Ayes: 3

Nays: 0

8. Further discussion of Goals, Objectives, and the future Direction of this corporation.
 - Knesek encouraged the investment of a business park and a public municipal park. He stated retail developments follow residential development, focus less on retail as industry is hard to cater to.
 - Forker suggested that the Corporation members take time to look over the City's Comprehensive Plan.
 - Gill asks for a clarification on the Corporation's role. An answer was provided and was satisfactory.
9. Report on the Point West property by City Economic Development Director, Cheryl Stalinsky.
 - Slated for commercial/industrial development. Delegations have been discussed. Multiple advertisements/posts regarding property are publicized.
10. Discussion and possible action pertaining to the Buxton Company Upgrade.
 - Each corporation would be expected to contribute \$25,000.00
 - Consultant Knesek noted that big retailers do their own research, so Buxton is unnecessary.

Motion (to Decline): Gill

2nd: Gilmore

Ayes: 3

Nays: 0

11. Report by Economic Development Consultant, Bill Knesek.
 - Consultant Knesek had a question pertaining to the eastward expansion of water and sewer utilities. Stalinsky stated that the development will occur on the Ginter property.
12. Fulshear Area Chamber of Commerce report, Don McCoy.
 - 247 current member number – December 2015 goal: 300
 - Fulshear Freedom Festival – 6,000+ attendants, 60 vendors, excellent band
 - Emphasis needed on streamlining sales tax collection from vendors at events.
 - Consultant Knesek emphasized adding language to contracts for vendor space that have strong language emphasizing that sales tax will be attributed to the City of Fulshear.
 - Upcoming events:
 - August chamber meeting, August 15.
 - Happy Hour at the Redneck Country Club, August 20.
 - Casino Night, September 17.
 - Golf Tournament, October 12.
 - Festival of Lights (Christmas)
13. Consideration of report by City Administrator, CJ Snipes – presented by Stalinsky.
 - City Delegation went to Austin to meeting with the Texas Department of Economic Development

- City can use Leverage Fund to improve infrastructure.
- A slow-down in housing sales in Fulshear.
- A slow-down in manufacturing in the United States.

14. Discussion of future agenda items.

- Discussion of reporting requirements at the next meeting with an emphasis on Monthly Revenue and Expenditure Reports.
- The election of officers for this corporation.
- Hold Executive Session for deliberations regarding Real Property as authorized by Section 551.072 of the Texas Government Code.

15. Next regularly scheduled meeting August 10, 2015 at 6:00 PM.

16. Hold Executive Session for deliberations regarding Real Property as authorized by Section 551.072 of the Texas Government Code.

17. Take Action as necessary as a result of Executive Session. No action - City Administrator is absent. Item postponed.

18. Call to Adjourn: Ewelina Forker, Secretary at 7:55 P.M.

Motion: Gill

2nd: Gilmore

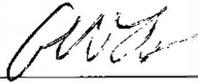
Ayes: 3

Nays: 0

Prepared by: Bobbi Martin, City of Fulshear Accountant



Ewelina Forker, City of Fulshear Development Corporation Secretary



Bill Archer, City of Fulshear Development Corporation President



City of Fulshear Development Corporation

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JOINT BUDGET WORKSHOP (WITH 4B) - MEETING MINUTES August 3, 2015

Present: Bill Archer, Ewelina Forker, Stephen Gill, Jackie Gilmore

Absent: J.B. Collins

Visitors: Kristi Brashear, Bobbi Martin, Bill Knesek, Shannon Purcell, CJ Snipes

1. Call to Order: Bill Archer, President at 6:12 P.M.
2. Citizen's Comments: None
3. Joint Budget Workshop with Fulshear Development Corporation (4B) at 6:15 P.M.
 - Combine Economic Development Department overhead expenses
 - Discussion of researching various chamber memberships levels and inclusions
 - Allocation of funds for Professional Services – Data/Scouting upgrade (ie: Buxton)
 - Snipes stated for board(s) to consider contribution to land acquisition.
4. Discussion of future agenda items.
 - Continuation of Budget Workshop
5. Next regularly scheduled meeting August 10, 2015
6. Call to Adjourn: Ewelina Forker, Secretary at 8:15 P.M.

Motion: Ewelina

2nd: Gilmore

Ayes: 3

Nays: 0

Prepared by: Bobbi Martin, City of Fulshear Accountant

Ewelina Forker, City of Fulshear Development Corporation Secretary

Bill Archer, City of Fulshear Development Corporation President



City of Fulshear Development Corporation

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 / Fax: 281-346-2556
www.fulsheartexas.gov

MEETING MINUTES August 10, 2015

Present: Bill Archer, Ewelina Forker, J.B. Collins, Stephen Gill (6:32 PM)

Absent: Jackie Gilmore

Visitors: Bobbi Martin, Kristi Brashear, Don McCoy, Shannon Purcell, Bill Knesek

1. Call to Order: Bill Archer, 6:06 PM
2. Quorum: A quorum was present
3. Invocation: An invocation was offered by Bill Knesek.
4. Citizen's Comments: None
5. Consideration and Possible action of Approval of Minutes from City of Fulshear Development Corporation Meetings on July 13, 2015 and August 3, 2015.

Motion: Forker 2nd: Collins Ayes: 3 Nays: 0

6. Presentation of financial statements to date.
 - Assets: \$486,592.05
 - Current Sales Tax Revenue: had not been received/recorded as of yet
7. Consider and possible action on Payables Due and Checks Paid Report(s).

Motion: Collins 2nd: Forker Ayes: 3 Nays: 0

8. Consideration and Possible action of Election of Board Officers of this corporation.
 - Recommendation(s) made as follows:
President: Bill Archer Vice President: J.B. Collins
Secretary: Ewelina Forker Treasurer: Stephen Gill

Motion: Collins 2nd: Gill Ayes: 4 Nays: 0

9. Consideration and Possible Action to appoint a representative to serve on the committee for the hiring of Director of Marketing and Business Development

- Recommendation made as follows:
Stephen Gill

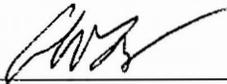
Motion: Collins 2nd: Forker Ayes: 4 Nays: 0

10. Update on Bank Services RFQ.
 - Kristi Brashear notified the board that she had not re-let the RFQ. She explained that she would do.
11. Report by Economic Development Consultant, Bill Knesek: Knesek did not have any reporting at the time.
12. Fulshear Area Chamber of Commerce report, Don McCoy.
 - 259 current member number – December 2015 goal: 300
 - August 5 meeting – 95 persons attended.
 - Request/Encouragement of a board member to attend future chamber meetings.
 - Upcoming events were provided.
 - A debut of Fulshear Area Chamber of Commerce’s new website was shown.
13. Budget Workshop
 - The request for the corporation’s financial commitment to the City to be inserted into one line was made.
14. Discussion of future agenda items.
 - Buxton: Consideration of entering extension of contract for time being.
 - Stephen Gill: Action to become a signer on the corporation’s bank account
 - Budget approval
 - Addendum to MOU: providing a schedule of financial responsibilities

Prepared by: Bobbi Martin, City of Fulshear Accountant



Ewelina Forker, City of Fulshear Development Corporation Secretary



Bill Archer, City of Fulshear Development Corporation President

CONSULTING SERVICES AGREEMENT

City of Fulshear Development Corporation and Southwestern Economics, L.L.C.

STATE OF TEXAS:

COUNTY OF FORT BEND:

THIS AGREEMENT entered into by and between the City of Fulshear Development Corporation, whose mailing address is PO Box 279, Fulshear, TX, 77441, hereinafter called "COFDC", and Southwestern Economics, LL.C. , whose mailing address is 3602 Glenmeadow Dr., Rosenberg, TX 77471, hereinafter called "SWE".

WITNESSETH:

IN CONSIDERATION of the mutual obligations of the parties hereto it is agreed:

A. ENGAGEMENT: SWE hereby agrees to provide the following services:

- (1) Provide the services of Executive Director
- (2) Maintain availability for advice and information on matters related to economic development and Economic Development Corporations. Short routine phone or email inquiries shall not be considered billable as contained in B(1) below.
- (3) Maintain availability to perform projects and research when so requested by COFDC: Such requests to be initiated by the President of COFDC.
- (4) Maintain availability to attend COFDC Board meetings when requested by the President

B. COMPENSATION:

- (1) In return for the herein noted services, COFDC agrees to pay to SWE the sum of one-hundred and twenty-five (\$160.00) per month.
- (2) Projects, research, and meeting attendance requested by COFDC shall be provided at the rate of sixty dollars (\$60.00) per hour, or per project fee as agreed to by both parties hereto.

C. TERMS AND CONDITIONS:

- (1) The effective date of this agreement shall be October 1, 2015.

- (2) This agreement is subject to termination by either party upon thirty (30) days written notice.
 - (3) Payment for services shall be made at the end of each calendar quarter upon provision of an invoice by SWE.
 - (4) COFDC reserves the right to utilize the services of whomever it chooses for the performance of special projects, and is under no obligation to utilize the services of SWE for such projects.
 - (5) Any miscellaneous costs incurred by SWE associated with the provision of services such as, but not limited to, supplies and travel shall be payable by COFDC upon the provision of an itemized invoice by SWE, including receipts. Mileage shall be compensated at the rate of sixty cents (\$0.60) per mile.
- D. ASSIGNMENT: No assignment of this agreement shall be made by either COFDC or SWE, this being an exclusive relationship.
- E. AMENDMENT: This agreement may be amended by agreement of both parties hereto.

EXECUTED IN DUPLICATE at Fort Bend County, Texas.

CITY OF FULSHEAR DEVELOPMENT CORPORATION



Bill Archer, President

Date

SOUTHWESTERN ECONOMICS, L.L.C.



Bill Knesek

10-12-15

Date



City of Fulshear Development Corporation

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 / Fax: 281-346-2556
www.fulsheartexas.gov

MEETING MINUTES

SEPTEMBER 10, 2015

Present: Bill Archer, Ewelina Forker, Stephen Gill

Absent: Jackie Gilmore, J.B. Collins

Visitors: Kristi Brashear

1. Call to Order: Bill Archer, 6:15 PM, Quorum Present
2. Citizen's Comments: None
3. Consideration and possible action to renew Buxton subscription in the amount of \$7,500.
Motion to Table – Forker 2nd – Gill Ayes: 3 Nays: 0
4. Budget Workshop: Brashear presented 2015/2016 Proposed Balanced Fiscal Budget.
 - Current assets: \$501,201.67
 - Revenue prediction for 2016 up 25%
 - MOU total requested \$171,387.15 (to be paid to the City of Fulshear in 2016)
 - Participate in land acquisition. Budgeted amount \$155,000.00
 - Business Development – Placeholder of \$17,500 for some analytics. Vendor to be determined
5. Public Hearing: 2015/2016 Budget – Opened Public Hearing at 6:30pm
 - No comments from the Public
 - Closed Public Hearing at 6:32 pm
6. Consideration and Possible action to approve proposed 2015/2016 Budget.
 - Revenues of \$393,500
 - Expenses of \$393,500Motion: Forker 2nd: Gill Ayes: 3 Nays: 0
7. Discussion of future agenda items – no discussion taken
8. Next regularly scheduled meeting October 12, 2015
9. Adjournment
Motion – Forker 2nd – Gill Ayes: 3 Nays: 0

Prepared by: Kristi Brashear, Finance Director

Ewelina Forker, City of Fulshear Development Corporation Secretary

Bill Archer, City of Fulshear Development Corporation President

10. Report by Economic Development Consultant, Bill Knesek.
 - Statement of article readings presenting the hesitancy of commercial entities to begin new business in growing communities.
 - Statement of article readings presenting the softness of retail on a national and state level.
 - Obtained information for Don McCoy regarding the language to be placed on Chamber Registration Forms – crediting the City of Fulshear sales tax
11. Fulshear Area Chamber of Commerce Report, Don McCoy.
Don McCoy not present
12. Report by City Administrator, CJ Snipes.
 - City wide 2015/2016 Fiscal Year was passed – totaling approximately \$9MIL
 - \$1.2 MIL for waterline extension
 - \$2 MIL for water meter change outs
 - \$7.5 MIL for capital projects
 - 50+ applications received for the Director of Economic Development open position
 - 40+ applications received for the Assistant to Director of Economic Development open position
 - Strong retail growth in City limits. Growth thus far has presented a 33% increase in sales tax
 - City of Fulshear offices will be changing as Finance and Utility Billing will transfer to a Fulshear Business Park office space
 - Retail is growing/increasing strong
 - Developments:
 - Jordan Ranch will begin end of October 2015
 - Reed King/HEB closed and will begin construction
 - Tamarron is strong
 - Research to change Streetlights to LED has begun; for compliance of Dark Skies Ordinance
13. Discussion of future agenda items.
 - RFQ for Bank Services
14. Next regularly scheduled meeting November 9, 2015
15. Adjournment
Motion: Collins 2nd: Gilmore Ayes: 4 Nays: 0

Prepared by: Bobbi Martin, Finance Specialist I



Ewelina Forker, City of Fulshear Development Corporation Secretary



Bill Archer, City of Fulshear Development Corporation President



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MEETING MINUTES November 9, 2015

Present: Bill Archer, Stephen Gill, Jackie Gilmore, J.B. Collins (6:35 PM)

Absent: Ewelina Forker

Visitors: Kristi Brashear, CJ Snipes, Ramona Ridge, Tommy Kuykendall

1. Call to Order: Bill Archer, 6:16 PM
2. Quorum: Present
3. Invocation: Given by Jackie Gilmore
4. Citizen's Comments: None
5. Consideration and Possible action of Approval of Minutes from the City of Fulshear Development Corporation Meeting on October 12, 2015.
Motion: Gilmore 2nd :Gill Ayes: 3 Nays: 0
6. Presentation of Financial Statements to Date.
 - Brashear presented financial statements to date
 - Payables total \$25.60
 - Further discussion made regarding sales tax revenue that was requested to be presented at the December monthly meeting.
7. Consideration and Possible action on Payables Due and Checks Paid Report(s).
Motion: Gill 2nd: Gilmore Ayes: 3 Nays: 0
8. Presentation by Ramona Ridge, Forever Fulshear.
 - Ridge requested funds for advertising for Fulshear Farmer's Market.
 - Red Potato Market opened in Simonton, and is competing for Fulshear's business having a market opened the same time as Fulshear.
 - Corp B approved to fund \$1,950.00 for entertainment at the Farmer's Market.
 - Would like to advertise on the radio and in Edible Houston magazine.
 - Total requested \$2,280.00
9. Consideration and possible action on request from Forever Fulshear.
 - Archer stated that he feels that the corporation should support the endeavors of farmer's market.
 - Gill stated that he believes that the farmer's market is a good thing and something to appreciate, yet he is concerned about corporate government. Gill questioned the structure of the organization and if there were any potential conflicts of interest regarding a council member sitting on a nonprofit board seeking government funding.
 - Ridge stated that she contacted the Texas Ethics Commission prior to running for office to determine if a conflict existed. She stated that she was told there was no conflict.

- Snipes stated that he has advised Ridge to disclose any conflict of interest and should further recuse herself from any city council vote relating to items regarding Forever Fulshear.
- Brashear indicated the board needed to determine if the funds were budgeted and if the funds could be pulled from business incentive expenses.

Motion to postpone: Gill 2nd: Gilmore Ayes: 3 Nays: 1

10. Consideration and possible action to approve a bank depository contract.

- Brashear provided a schedule of solicitation that was made to six banks and received responses from three banks.
- Brashear provided the proposals for the board to review and choose from.
- Archer and Gill requested that Brashear put together a comparison schedule to determine who to award contract to.

Motion to postpone: Gill 2nd: Gilmore Ayes: 4 Nays: 0

11. Consideration and possible action to approve a bank depository contract.

- No action due to item 10 being postponed.

12. Consideration and possible action to sponsor a table at the Fulshear State of the City.

Motion to deny: Gill 2nd: Collins Ayes: 4 Nays: 0

13. Report by Economic Development Consultant, Bill Knesek.

- None given. Mr. Knesek was absent.

14. Fulshear Area Chamber of Commerce Report, Don McCoy

- None given. McCoy was absent.

15. Report by City Administrator, CJ Snipes.

- Update given from ICSC Conference in Dallas.
- New business to come to Fulshear including: Ace Hardware
- Discussed how Buxton was successful for other cities to procure new businesses
- Developer interested in Point West, no additional information divulged.
- Negotiations with University of Houston for Point West.
- Discussed negotiations of sales tax agreement with Firethorne.
- Discussed home sales, median home sale in City limits is \$360k
- Tamarron selling 3 homes per day with a sale price around \$250k

16. Discussion of future agenda items.

- Bank Depository Contract
- Fulshear Farmer's Market

17. Next Regularly scheduled meeting is December 14, 2015

18. Adjournment at 7:15 pm

Motion: Collins 2nd: Gilmore Ayes: 4 Nays: 0

Prepared by: Kristi Brashear, Finance Director



Ewelina Forker, City of Fulshear Development Corporation Secretary



Bill Archer, City of Fulshear Development Corporation President



CITY OF FULSHEAR DEVELOPMENT CORPORATION

A Type "A" Economic Development Sales Tax Corporation

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Meeting Minutes December 5, 2016 6:30 PM

Board Members Present: Rev. Jackie Gilmore, Randy Katz, Fay Burke, Randy Hutchison
Board Members Absent: Ewelina Forker
Staff: Angela Fritz, CJ Snipes, Byron Brown, Wes Vela, Kristi Brashear
Attendees: Bill Knesek, Don McCoy

Call to Order.

There being a quorum of the Board present, Rev. Jackie Gilmore, Vice President, called the meeting to order at 6:39 P.M.

Citizen Comments.

None.

1. **Consideration of and possible action on minutes of the Corporation for:**
 - a. **August 10, 2016 Special Joint Meeting**
 - b. **August 22, 2016 Regular Meeting)**
 - c. **September 12, 2016 Special Meeting**
 - d. **October 3, 2016 Special Meeting**
 - e. **October 24, 2016 Regular Meeting**

Consideration of the minutes was postponed to a future meeting.

2. **Consideration of and possible action on financials and payables for the Corporation.**

Ms. Brashear presented an overview of the Corporation's finances including total assets of \$659,480 and liabilities of \$1,205 in the form of two payables for legal and the West Fort Bend Buzz.

No action was required for this item.

3. **Consideration of and possible action on Corporation banking arrangements and financial management.**

Ms. Brashear provided an overview of the Corporation's last discussion regarding banking arrangements and outlined a pooled cash/managed funds arrangement with City of Fulshear for board consideration and discussion.

Motion for the Corporation to close its Commercial State Bank accounts and transfer funds into City "claim on cash" accounts for the Corporation under the City of Fulshear's depository agreement with Wells Fargo – Katz; Second – Burke

Ayes: 4 Nays: 0 Abstentions: 0

4. Update on consulting services provided by Southwestern Economics, LLC, and consideration of and possible action on contract for same.

Mr. Knesek provided an overview of his past work with and for the Corporation. The board discussed the existing and proposed contracts, as well as general staff concerns related thereto.

Motion to direct City staff to negotiate a legally-reviewed contract with Southwestern Economics LLC addressing staff concerns – Katz; Second – Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

5. Review and discuss Fiscal Year 2017 Plan of Work.

Staff presented an overview of the FY17 Plan of Work and fielded questions related thereto. The board was amenable to goals and projects outlined for FY17.

No action was required for this item.

6. Discuss potential Corporation board workshops on Economic Development, board duties and responsibilities, and strategic planning and take action as necessary to direct staff.

Staff presented a proposal from Opportunity Strategies for a half-day Economic Development Training Workshop to be held in early 2017. The total amount for the work would be \$1,600, including travel/lodging, to be split between the EDCs.

Motion to approve contract as presented and schedule training with Opportunity Strategies, LLC – Katz; Second – Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

7. Consideration of and possible action on approving upcoming Economic Development advertising expenses.

Staff presented an overview of an upcoming ad placement in the Greater Houston Partnership's Official Economic Development Guide for 2017, requesting approval for total ad and design costs not to exceed \$4,080, of which the Corporation's portion would be a maximum of \$2,040.

Motion to approve expenditures as presented and proceed with ad placement – Katz; Second – Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

8. Hear update on Christmas event. (This items was considered after Item 4)

Chamber staff presented an overview of the upcoming Christmas event including the number of vendors and schedule of entertainment.

No action was required for this item.

9. Overview on Interstate 10 development opportunities.

Staff presented an overview of the different dynamics affecting development and growth on the properties in the City's extraterritorial jurisdiction along Interstate 10.

10. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE SECTION 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

Motion to adjourn into executive session under section 551.071 – consultation with attorney – at 8:20 p.m.–

Katz; Second – Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

11. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION AS DEEMED APPROPRIATE.

Open session reconvened at 8:37 p.m.

No action was required for this item.

12. Discussion regarding the Texas Open Meetings Act, Chapter 551, Texas Government Code.

Legal counsel presented an overview the Texas Open Meeting Act and common pitfalls related thereto.

No action was required for this item.

13. Discussion regarding the Texas Public Information Act, Chapter 552, Texas Government Code.

Legal counsel presented an overview the Texas Public Information Act.

No action was required for this item.

14. Report from Economic Development Director.

Staff presented a monthly report on Economic Development department activities.

No action was required for this item.

15. Requests for future agenda items.

There were none to add to the pending queue of items for board consideration.

No action was required for this item.

16. Announcements.

Rev. Gilmore reminded the board about the December 16 Unity Dinner at Irene Stern.

17. Adjournment.

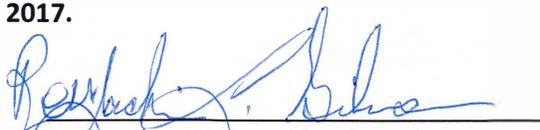
Motion to adjourn at 9:32 p.m. – Katz; Second – Hutchison

Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 6 day of March, 2017.



Jay Burke, Secretary
City of Fulshear Development Corporation



Rev. Jackie Gilmore, Vice-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

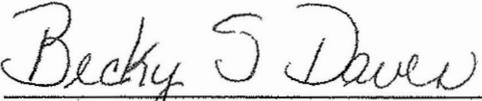
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **FEBRUARY 11, 2014 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 December 10, 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 join the Fulshear Area Chamber of Commerce as a stakeholder member along with the Fulshear Development Corporation.
7. Consideration and possible action to participate in GHP with Texas Monthly (expense to be split with Fulshear Development Corporation).
8. Consideration and possible action to enter into contract with Encore Landscaping (along with Fulshear Development Corporation) to maintain the City's flag garden at the corner of Main Street and FM 1093.
9. Discussion regarding resignation of Administrative Services Assistant, Becky Daves.
10. Report by Economic Development Consultant, Bill Knesek.
11. Report by City Administrator, CJ Snipes.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting April 8, 2014.
14. 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 February 7, 2014 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 February 17, 2014 at 6:00 PM

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

Absent: J.B. Collins, Jr

Visitors: Bill Kneseck, Becky S. Daves, C.J. Snipes, Cheryl Stalinsky, Don McKoy, Randy Stacy, Teri League

1. Call to Order: Bill Archer, President at 6:02 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of December 10, 2013.

Motion: Jackie Gilmore 2nd: 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: Ewelina Forker 2nd: Jackie Gilmore ayes: 3 nays: 0
6. Consideration and possible action to join the Fulshear Area Chamber of Commerce as a stake holder member along with the Fulshear Development Corporation.

Motion: Denise Robbins 2nd: Ewelina Forker ayes: 3 nays: 0
7. Consideration and possible action to obtain a credit/debit card to use to purchase items in the approved budget between bi-monthly meetings. No action.
8. Consideration and possible action to participate in GHP with Texas Monthly (expense to be split with Fulshear Development Corporation, \$1790.00 each).

Motion: Denise Robbins 2nd: Ewelina Forker ayes: 3 nays: 0
9. Consideration and possible action to enter into contract with Encore Landscaping (along with the Fulshear Development Corporation) to maintain the City's flag garden at the corner of Main Street and FM 1093. No action taken. Board requested City to obtain additional bids.
10. Discussion regarding resignation of Administrative Services Assistant, Becky Daves. Board members did not accept resignation. CJ Snipes stated the City would not be ready to take on the administrative assistance until September 2014.

11. Consideration and possible action to change corporation's meeting schedule from bi-monthly to monthly. Motion to meet the second Monday of every month.

Motion: Jackie Gilmore 2nd: Denise Robbins ayes: 3 nays: 0

12. Report, Economic Development Consultant, Bill Knesek.

- Investments
- Executive suite
- Funding requests submitted 30 days in advance

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

14. Discussion of future agenda items.

- Budget amendment to fund FACC membership
- By-Laws amendment to allow Board President to spend budget approved funds up to a specified limit

15. Next regularly scheduled meeting March 10, 2014.

16. Adjournment: Approval to adjourn at _____

Motion: Ewelina Forker 2nd: 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



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REGULAR MEETING AGENDA

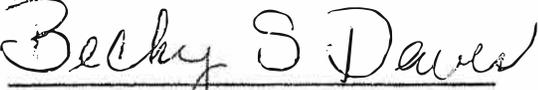
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

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 10, 2014 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 February 17, 2014
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Fulshear Area Chamber of Commerce report and discussion.
7. Consideration and possible action to amend the budget to allow \$5000.00 membership in Fulshear Area Chamber of Commerce.
8. Consideration and possible action to allow President to authorize budgeted expenditure up to a specified amount.
9. Presentation and discussion of resolution and by-law addition proposed by Bill Knesek.
10. Report by Economic Development Consultant, Bill Knesek.
11. Report by City Administrator, CJ Snipes.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting April 14, 2014.
14. 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 6, 2014 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

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes March 10, 2014 at 6:00 PM

Present: Bill Archer, Jackie Gilmore, Ewelina Forker

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

Visitors: Bill Knesek, C.J. Snipes, Don McCoy

1. Call to Order: Bill Archer, President at 6:05 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of February 17, 2014

Motion: Jackie Gilmore 2nd: Ewelina Forker ayes: 3 nays: 0
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).

Motion: Jackie Gilmore 2nd: Ewelina Forker ayes: 3 nays: 0
6. Fulshear Area Chamber of Commerce report and discussion. Don McCoy shared the FACC mission statement and provided an update on chamber membership and activities.
7. Consideration and possible action to amend the budget to allow \$5000.00 membership in Fulshear Area Chamber of Commerce. Motion to reallocate \$5000.00 from BusDev – Incentives to Admin – Dues, Pub, Memberships to be used for membership in Fulshear Area Chamber of Commerce.

Motion: Ewelina Forker 2nd: Jackie Gilmore ayes: 3 nays: 0
8. Consideration and possible action to allow President to authorize budgeted expenditure up to a specified amount. No action taken.
9. Presentation and discussion of resolution and by-law addition proposed by Bill Knesek. Bill Knesek provided sample wording for a bylaw amendment to allow President to authorize specific budgeted expenditures. Bill Knesek also shared a resolution adopting a policy concerning funding requests.
10. Report by Economic Development Consultant, Bill Knesek.
 - Business Incubator

11. Report by City Administrator, CJ Snipes.

12. Discussion of future agenda items.

- Bylaw amendment to allow Board President to spend budget approved funds up to a specified limit
- Resolution adopting a policy of allowing the Corporation a minimum of 30 days prior to making a Board decision as to approve or not approve an economic development funding request

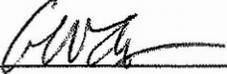
13. Next regularly scheduled meeting April 14, 2014.

14. Adjournment: Approval to adjourn at _____

Motion: Ewelina Forker 2nd: Jackie Gilmore aye: 3 nay: 0

Prepared by: Ewelina Forker
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 **April 14, 2014 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 March 10, 2014.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Presentation by Fulshear Area Chamber of Commerce.
7. Consideration and possible action to adopt bylaw amendment allowing Board President to spend budget approved funds up to a specified limit.
8. Consideration and possible action to adopt a policy setting a minimum of a 30 day decision period for funding requests for Board approval or denial.
9. Report by Economic Development Consultant, Bill Knesek.
10. Report by City Administrator, CJ Snipes.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting May 12, 2014.
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 April 11, 2014 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 April 14, 2014 at 6:00 PM

Present: Bill Archer, Jackie Gilmore, Ewelina Forker

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

Visitors: Bill Knesek, Becky S. Daves, Cheryl Stalinsky, Mary Meier, Don McCoy

1. Call to Order: Bill Archer, President at 6:07; Invocation, Rev. Jackie Gilmore
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of March 10, 2014.

Motion: Jackie Gilmore 2nd: 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 to pay with the exception to pay Highway 36A Coalition \$1000.00 as budgeted.

Motion: Ewelina Forker 2nd: Jackie Gilmore ayes: 3 nays: 0
6. Presentation, Fulshear Area Chamber of Commerce.
7. Consider and possible action to adopt bylaw amendment to Article IX Financial Administration, allowing Board President to spend budget approved funds up to \$500.00 per month no more than five times per year.

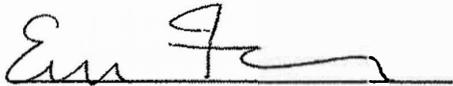
Motion: Ewelina Forker 2nd: Jackie Gilmore ayes: 3 nays: 0
8. Consider and possible action to adopt a resolution setting a minimum of a 30 day decision period for funding request for Board approval or denial. Resolution to be presented to City Council for approval.

Motion: Jackie Gilmore 2nd: Ewelina Forker ayes: 3 nays: 0
9. Report, Economic Development Consultant, Bill Knesek.
 - Discussion regarding WalMart retail center to be located outside Fulshear city limits at the northeast corner of FM 1093 and FM 1463.
 - Promote event advertising on City website calendar of events
 - Develop a Marketing Services agreement with City
 - Design request policy between City and CDC to formally request funds distribution for all funding regardless of budgeted or non-budgeted

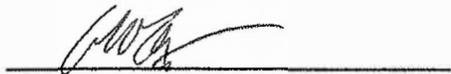
10. Report, City Administrator, C.J. Snipes. Cheryl Stalinsky, City of Fulshear Economic Development Director presented report.
 - Statistics on residential development sales, acreage, sales to date, and average cost of homes
 - Retail and commercial development on west side of FM 1463
11. Discussion of future agenda items.
 - Budget amendment – Hwy 36A coalition for \$1500.00
 - Invite Mayor, City Administrator, and Economic Development Director to discuss agreements for funding and spending
 - Discussion of budget items for 2014-2015 fiscal year
12. Next regularly scheduled meeting May 12, 2014.
13. Adjournment: Approval to adjourn at 7:35 PM.

Motion: Ewelina Forker 2nd: 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

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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 12, 2014 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 April 14, 2014.
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 options for fund request.
7. Consideration and possible action to participate in funding landscape and gardening services for Flag Garden, Welcome sign gardens, and City Hall sign garden.
8. Consideration and possible action to participate in funding water/sewer connections for the Stern Park restroom facility.
9. Discussion of options for accounting procedures and software.
10. Discussion of 2014-2015 budget.
11. Report by Economic Development Consultant, Bill Knesek.
12. Report Fulshear Area Chamber of Commerce, Don McCoy.
13. Report by City Administrator, CJ Snipes.
14. Discussion of future agenda items.
15. Next regularly scheduled meeting June 9, 2014.
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 City of Fulshear Development Corporation of the City of Fulshear, Texas was posted May 9, 2014 before 5:00PM, in a place convenient 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 May 12, 2014 at 6:00 PM

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

Absent: J.B. Collins, Jr.,

Visitors: Becky S. Daves, Cheryl Stalinsky

1. Call to Order: Bill Archer, President at 6:14 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of April 14, 2014.

Motion: Jackie Gilmore 2nd: 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: Jackie Gilmore 2nd: Denise Robbins ayes: 3 nays: 0
6. Discussion of options for fund requests.
7. Consideration and possible action to participate in funding landscape and gardening services for Flag Garden, Welcome sign gardens, and City Hall sign garden. Motion to pay 50% of contract with Reliable Rain.

Motion: Jackie Gilmore 2nd: Denise Robbins ayes: 3 nays: 0
8. Consideration and possible action to participate in funding water/sewer connections for the Stern Park restroom facility. Motion to table pending further information.

Motion: Denise Robbins 2nd: Ewelina Forker ayes: 3 nays: 0
9. Discussion of options for account procedures and software.
10. Discussion of 2014-2015 Budget.
11. Report, Economic Development Consultant, Bill Knesek. None.
12. Report, Fulshear Area Chamber of Commerce, Don McCoy.
13. Report, City Economic Development Director Cheryl Stalinsky.

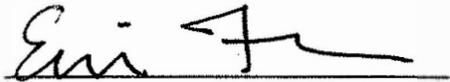
14. Discussion of future agenda items.
- Budget amendment – additional funds 36A coalition
 - Budget amendment – Buxton
 - Fund Stern Park restroom project
 - Budget workshop

15. Next regularly scheduled meeting June 9, 2014.

16. Adjournment: Approval to adjourn at 7:18 PM

Motion: Ewelina Forker 2nd: Denise Robbins ayes: nays:

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

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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 **JUNE 9, 2014 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 12, 2014.
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 approve budget amendment to fund an additional \$1500.00 for the Highway 36A Coalition.
7. Consideration and possible action to approve budget amendment for additional funding of Buxton retail development program.
8. Consideration and possible action to approve budget amendment to contribute funds for Stern Park restroom facility.
9. Budget workshop – 2014-2015 Fiscal Year.
10. Report by Economic Development Consultant, Bill Knesek.
11. Report by City Administrator, CJ Snipes.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting July 14, 2014.
14. 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 6, 2014 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

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Meeting Minutes June 9, 2014 at 6:00 PM

Present: Bill Archer, Denise Robbins, Ewelina Forker

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

Visitors: Becky S. Daves, Bill Knesek, Tejana Mesic, Kristi Brashear, Cheryl Stalinsky, Mary Meier

1. Call to Order: Bill Archer, President at 6:07 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of May 12, 2014.

Motion: Denise Robbins 2nd: 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 2nd: Ewelina Forker ayes: 3 nays: 0
6. Consider and take action to approve budget amendment to fund an additional \$1500.00 for the Highway 36A Coalition.

Motion: Denise Robbins 2nd: Ewelina Forker ayes: 3 nays: 0
7. Consider and take action to approve budget amendment for additional funding of Buxton retail development program.

Motion: Denise Robbins 2nd: Ewelina Forker ayes: 3 nays: 0
8. Consider and take action to approve budget amendment to contribute funds for Stern Park restroom facility. Motion NOT to contribute funds.

Motion: Denise Robbins 2nd: Ewelina Forker ayes: 3 nays: 0
9. Budget Workshop 2014-2015 Fiscal year.
10. Report, Economic Development Consultant, Bill Knesek. No report.
11. Report, City Administrator, C.J. Snipes. (Attached)

12. Discussion of future agenda items.

- Budget amendment for Dues & Memberships, \$1500.00 from Travel to Dues & Memberships
- Pay down loan with remaining funds in water/sewer account
- Budget
- Contract with the City for Marketing and Administrative services

13. Next regularly scheduled meeting July 14, 2014.

14. Adjournment: Approval to adjourn at 8:00 PM

Motion: Denise Robbins 2nd: Ewelina Forker 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

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

EDC Update

June 9, 2014

- The BIG NEWS is obviously the voluntary annexation of approximately 950 acres into the City's ETJ. The property comprises the Waller County RID #1 and includes Rooms to Go. The City has entered into a Strategic Partnership Agreement with the RID on a Sales Tax Split over a term of 30 years. On the expiration of that term the City may, at its discretion annex the property fully within the City Limits. The move is strategic in several terms as it blocks the Westward expansion of Katy and gives the City much needed Industrial property for future development as an employment center.
- Beazer is preparing to make application for annexation and a PUD within the next few weeks associated with the development of its property on the West side of town.
- Additionally, the City continues its negotiations with Yager Investments and Gehan homes on other residential projects to the West of Downtown.
- Johnson and the City are set to begin negotiations on a Development Agreement for an approximately 1,400 acre development along FM 359 north. In the interim CCR sales are slightly off pace but the average sale price continues to hover above \$500,000.
- DR Horton continues to move rapidly and is striding towards having their initial phases online by early fall.
- CVS is under construction and should make their targeted opening date of October 1, 2014.
- Other commercial tracts within CCR continue to be slowed by the closing process.
- Plan/ plat review is under way for the Shoppes @ Cross Creek Ranch which realistically should be on line in early 2015.
- The City is currently reviewing its standing in the Administrative Law hearings with TCEQ regarding the commercial tract at the corner of FM 1093 and 1463.

Attachment *Minutes*
6-9-14



CITY OF FULSHEAR DEVELOPMENT CORPORATION

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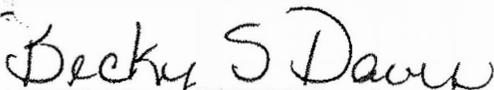
ANNUAL MEETING AGENDA THE STATE OF TEXAS CITY OF FULSHEAR COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **JULY 14, 2014 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 June 9, 2014.
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 approve a budget amendment to Administrative: Dues and Memberships.
7. Consideration and possible action to pay down water/sewer project loan with remaining balance in bank account.
8. Consideration and possible action to approve Proposed Budget for Fiscal Year 2014-2015 for City Council approval.
9. Consideration and possible action to approve a contract between the City of Fulshear and the Corporation for Marketing and Administrative Services.
10. Election of Board Officers.
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 August 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 July 11, 2014 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**

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Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes July 14, 2014 at 6:00 PM

Present: Bill Archer, Denise Robbins, Ewelina Forker

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

Visitors: Bill Knesek, Becky S. Daves, Kristi Brashear, Mary Meier, Cheryl Stalinsky, Ramona Ridge, Don McCoy

1. Call to Order: Bill Archer, President at 6:02 PM
2. Citizen's Comments:
 - Ramona Ridge, Fulshear Farmer's Market, outdoor restrooms
 - Don McCoy, FACC, status
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of June 9, 2014.

Motion: Denise Robbins, 2nd: 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 to approve adding Southwestern Economics and removing Hwy 36A Coalition.

Motion: Denise Robbins, 2nd: Ewelina Forker ayes: 3 nays: 0
6. Consideration and possible action to approve budget amendment to Administrative Dues & Memberships. Motion to approve adjustment moving \$7500.00 from Land Acquisitions to Retail Development – Consulting.

Motion: Denise Robbins, 2nd: Ewelina Forker ayes: 3 nays: 0
7. Consideration and possible action to pay down water/sewer project loan with remaining balance in bank account. Motion to pay \$34,944.67 on loan principal.

Motion: Denise Robbins, 2nd: Ewelina Forker ayes: 3 nays: 0
8. Consideration and possible action to approve Proposed Budget for Fiscal Year 2014-2015 for submission to City Council for their approval. No action taken until after public hearing.
9. Consideration and possible action to approve contract between the City of Fulshear and the Corporation for Marketing and Administrative Services. No action.

10. Election of Officers. Motion to confirm current officers.

- President, Bill Archer
- Vice-President, JB Collins, Jr.
- Secretary, Ewelina Forker
- Treasurer, Denise Robbins

11. Report, Economic Development Consultant, Bill Knesek. None.

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

13. Discussion of future agenda items.

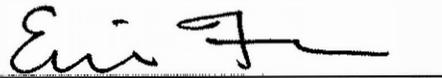
- Possible action to fund outdoor restrooms for Forever Fulshear
- Public hearing in August

14. Next regularly scheduled meeting August 11, 2014.

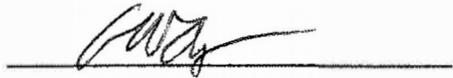
15. Adjournment: Approval to adjourn at 7:19 PM

Motion: Ewelina Forker 2nd: Denise Robbins 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



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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 18, 2014 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 City of Fulshear Development Corporation (4A) 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 improvement and provision of facilities and through the attraction and promotion of local businesses which may lead to the creation or retention of primary jobs. Those projects Include:

- a. Modification or Adjustment to the City's Gateway signage
 - b. The promotion of community events leading to the creation or retention of primary jobs
 - c. Improvements to municipally owned facilities including parks and infrastructure facilities
 - d. Improvements to municipally owned facilities including street and drainage improvement projects
 - e. Creation of promotional materials related to the community's development
 - f. Participation in acquisition and improvement of property for a Regional park
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of July 14, 2014.
 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 approve the 2014-2015 fiscal year budget.
 7. Consideration and possible action to approve funding of outdoor restroom facilities for Forever Fulshear event. (\$1922.00/4 months)
 8. Fulshear Area Chamber of Commerce report, Don McCoy.
 9. Report by Economic Development Consultant, Bill Knesek.
 10. Report by City Administrator, CJ Snipes.
 11. Discussion of future agenda items.
 12. Next regularly scheduled meeting September 8, 2014.
 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 August 15, 2014 before 5:00PM, in a place convenient and easily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.


Becky S. Daves, Assistant to the Secretary

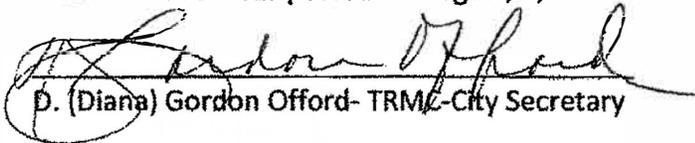
FULSHEAR 4A DEVELOPMENT CORPORATION
NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing shall be held by the Fulshear 4A Development Corporation at its meeting Monday, August 18, 2014 at 6:00 PM, in the Fulshear City Hall, Conference Room located at 30603 FM 1093 West, Fulshear, Texas 77441.

The purpose of the hearing is to receive comments from interested individuals regarding proposed projects to be undertaken by the Development Corporation. 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 improvement and provision of facilities and through the attraction and promotion of local businesses which may lead to the creation or retention of primary jobs. Those projects include:

- a) Modification or Adjustment to the City's Gateway signage
- b) The promotion of community events leading to the creation or retention of primary jobs
- c) Improvements to municipally owned facilities including parks and infrastructure facilities
- d) Improvements to municipally owned facilities including street and drainage improvement projects
- e) Creation of promotional materials related to the community's development
- f) Participation in acquisition and improvement of property for a Regional park

*I, the undersigned authority, City Secretary of the City of Fulshear, Texas do hereby certify that this notice was posted on August, 1, 2014.


D. (Diana) Gordon Offord- TRM - City 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 August 18, 2014

Present: Bill Archer, J.B. Collins, Jr., Jackie Gilmore, Denise Robbins (arrived 6:45), Ewelina Forker

Absent: All members present.

Visitors: Bill Kneseck, Becky S. Daves, CJ Snipes, Mary Meier, Bobbi Martin, Cheryl Stalinsky, Don McCoy

1. Call to Order: Bill Archer, President at 6:07 PM
2. Invocation, Rev. Jackie Gilmore

Public Hearing, Open at 6:09 PM

The City of Fulshear Development Corporation (4A) 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 improvement and provision of facilities and through the attraction and promotion of local businesses which may lead to the creation or retention of primary jobs. Those projects include:

- a. Modification or Adjustment to the City's Gateway signage
- b. The promotion of community events leading to the creation or retention of primary jobs
- c. Improvements to municipally owned facilities including parks and infrastructure facilities
- d. Improvements to municipally owned facilities including street and drainage improvement projects
- e. Creation of promotional materials related to the community's development
- f. Participation in acquisition and improvement of property for a Regional park

No objections or comments.

Public Hearing, Closed at 6:10 PM

3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of July 14, 2014.

Motion: Ewelina Forker 2nd: Jackie Gilmore 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: Ewelina Forker 2nd: Jackie Gilmore ayes: 3 nays: 0



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 September 8, 2014

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

Absent: All members present.

Visitors: Bill Knesek, Mary Meier, CJ Snipes, Don McCoy

1. Call to Order: Bill Archer, President at 6:03 PM

Invocation, Rev. Jackie Gilmore

2. Citizen's Comments: None

3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of August 18, 2014.

Motion: Jackie Gilmore 2nd: J.B. Collins ayes: 5 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 2nd: Jackie Gilmore ayes: 5 nays: 0

6. Consider and take action to approve the 2014-2015 fiscal year budget.

- Bill Archer expressed need to approve budget at this meeting, whether it was amended or as presented.
- \$5,000 was removed from the Administration costs of the ED Department for the Fulshear Area Chamber of Commerce Platinum Membership and placed under City of Fulshear EDC Administration in the Admin- Dues, Pub, and Memberships line, prompted by Bill Archer
- Bill Archer raised red flag about tapping into reserves for operational costs. City Administrator, CJ Snipes noted that the budgeted funds for Land Acquisition does not fall under operational costs.
- Bill Knesek made several suggestions for amending presented budget document
 - Removal of \$5,000 from Marketing
 - Concerns that the Amortization schedule is incorrect based on payments on interest versus principal.
 - Eliminate cents throughout budget and round up for whole figures.
 - Delete "Recruitment" from the term "Recruitment/Tourism" for the City ED Department.
 - Express need for the MOU with the City to be in place before the next meeting
 - Make an annual contract, not multi-year
 - Reimburse quarterly for actual costs
 - In regards to city events, expressed need to market to CCR residents.

Motion to approve 2015-2015 budget with these three changes

- Delete \$5,000 from Marketing line item



CITY OF FULSHEAR DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

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 13, 2014 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 CITY OF 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 September 8, 2014.
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 approve a Memorandum of Understanding with the City of Fulshear regarding funding Economic Development Department funding.
7. Consideration and possible action to make a year-end adjusting entry to water/sewer debt service.
8. Consideration and possible action to pay down the Texas Leverage Fund loan with the balance remaining in the Water/Sewer Fund bank account.
9. Fulshear Area Chamber of Commerce report, Don McCoy.
10. Report by Economic Development Consultant, Bill Knesek.
11. Report by City Administrator, CJ Snipes.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting November 10, 2014.
14. 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 Communications Coordinator's office at 281-346-1796 for further information.

I, Mary K. Meier, Communications Coordinator for the City of Fulshear, 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 10, 2014 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.


Mary K. Meier, Communications Coordinator



CITY OF FULSHEAR DEVELOPMENT CORPORATION

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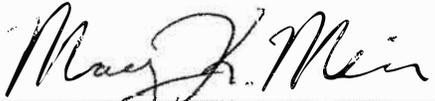
REGULAR MEETING AGENDA
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

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 8, 2014 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 CITY OF 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 October 13, 2014.
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 approve a Memorandum of Understanding with the City of Fulshear regarding funding Economic Development Department funding.
7. Consideration and possible action regarding banking agreement option with Commercial State Bank.
8. Consideration and possible action to make a year-end adjusting entry to water/sewer debt service.
9. Fulshear Area Chamber of Commerce report, Don McCoy.
10. Report by Economic Development Consultant, Bill Knesek.
11. Report by City Administrator, CJ Snipes.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting January 12, 2015.
14. 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 Communications Coordinator's office at 281-346-1796 for further information.

I, Mary K. Meier, Communications Coordinator for the City of Fulshear, 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 December 5, 2014 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.



Mary K. Meier, Communications Coordinator



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 8, 2014

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

Absent: Denise Robbins

Visitors: Kristi Brashear, Mary Meier, Cheryl Stalinsky, Don McCoy, Joann Miller

1. Call to Order: Bill Archer, President at 6:00 PM
2. Citizen's Comments: None
3. Invocation -- Jackie Gilmore
4. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of October 13, 2014.
Motion: Jackie Gilmore 2nd: 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).
Motion: Ewelina Forker 2nd: Jackie Gilmore ayes: 3 nays: 0
7. Consideration and possible action to approve a Memorandum of Understanding with the City of Fulshear regarding funding Economic Development Department funding. No action.
8. Consider and possible action regarding banking agreement option with Commercial State Bank to collateralize funds. Motion to move forward with agreement.
Motion: Jackie Gilmore 2nd: Ewelina Forker ayes: 3 nays: 0
9. Consideration and possible action to make a year-end adjusting entry to water/sewer debt service. Motion to apply fund balance to water/sewer project loan principle.
10. Report, Fulshear Area Chamber of Commerce, Don McCoy.
11. Report, Economic Development Consultant, Bill Kneseck. None.
12. Report, City Administrator, CJ Snipes, presented by Cheryl Stalinsky.
13. Discussion of future agenda items.
14. Next regularly scheduled meeting January 12, 2015.
15. Adjournment: Approval to adjourn at 7:20 PM
Motion: Ewelina Forker 2nd: Jackie Gilmore ayes: 3 nays: 0

Prepared by: Becky S. Daves
Assistant to the Secretary

Ewelina Forker
Secretary
City of Fulshear Development Corporation

Bill Archer
President



CITY OF FULSHEAR DEVELOPMENT CORPORATION

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Fulshear, Texas 77441

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REGULAR MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

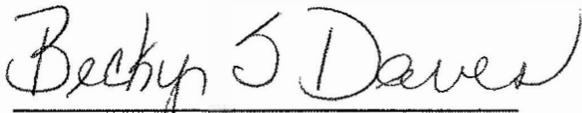
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **JANUARY 24, 2013 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS 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, 2nd: 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, 2nd: 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 2nd: 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 2nd: Jackie Gilmore ayes: 3 nays: 0
Motion to amend contract to include provision of Executive Director services.
Motion: Jackie Gilmore 2nd: Denise Robbins ayes: 3 nays: 0
Motion to approve amendment.
Motion: Denise Robbins 2nd: Jackie Gilmore ayes: 3 nays: 0
8. Consider and take action to move corporation funds to Texas Class government investment pool.
Motion: Denise Robbins 2nd: 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, 2nd: 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

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

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

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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

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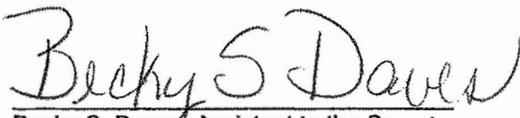
REGULAR MEETING AGENDA THE STATE OF TEXAS CITY OF FULSHEAR COUNTY OF FORT BEND

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 Kneseck.
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 2nd: 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 2nd: Jackie Gilmore ayes: 3 nays: 0

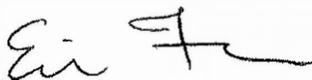
7. Consider and take action to amend the 2013-2014 budget. No action.
8. Consider and take action to approve entering into a business relationship with Buxton commercial and retail marketing consultants.

Motion: JB Collins 2nd: 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 2nd: 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



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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 2nd: 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 2nd: 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 2nd: 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.

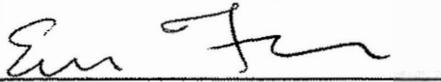
Motion: Jackie Gilmore 2nd: Ewelina Forker ayes: 3 nays: 0
9. City Administrator's Report, CJ Snipes. None.
10. Discussion of future agenda items.
 - City Council board member appointments
 - Election of Officers

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

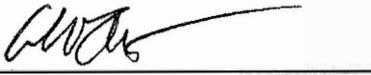
12. Adjournment: Approval to adjourn at 6:45 PM

Motion: Ewelina Forker, 2nd: 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

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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 Kneseck, 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 2nd: 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 2nd: 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 2nd: Denise Robbins ayes: 4 nays: 0

8. Report, City Administrator, given by Cheryl Stalinsky.
9. Report, Economic Development Consultant, Bill Kneseck.
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 2nd: J. B. Collins, Jr. ayes: 4 nays: 0

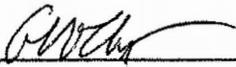
12. Adjournment: Approval to adjourn at 7:47 PM

Motion: J. B. Collins, Jr. 2nd: 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 – Jere 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 email 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

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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 2nd: 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 2nd: 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 2nd: 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 2nd: 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**

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Fulshear, Texas 77441

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**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:

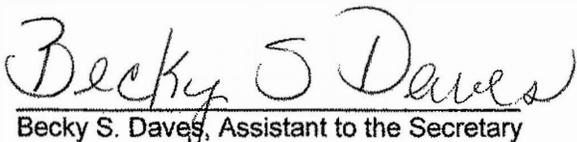
- a) The promotion of community events leading to the creation or retention of primary jobs
- b) Improvements to municipally owned facilities at the Irene Stern Community Center
- c) Improvements to municipally owned facilities including street and drainage improvement projects
- d) Participation in 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, 2nd: 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

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Fulshear, Texas 77441

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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
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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 2nd: 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 2nd: 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 2nd: 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

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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
Becky S. Daves, Assistant to the Secretary



CITY OF FULSHEAR DEVELOPMENT CORPORATION

CITY OF FULSHEAR

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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 2nd: 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 2nd: 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 2nd: Denise Robbins ayes: 3 nays: 0
8. Consider and take action to add Ewelina Forker to Commercial State Bank signature card.
Motion: Denise Robbins 2nd: 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 2nd: 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 JANUARY 19, 2012 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 December 8, 2011.
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 possible action to fund City of Fulshear holiday functions.
7. Discussion of possible changes in Corporation's function under the new State of Texas legislation.
8. City Administrator's report, CJ Snipes.
9. Economic development consultant's report, Bill Kneseck.
10. Discussion of future agenda items.
11. Next regularly scheduled meeting April 27, 2012.
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 January 13, 2012 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 19, 2012 PM

Present: Bill Archer, Denise Robbins, Cheryl Stalinsky

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

Visitors: Bill Knesek, Becky S. Daves

1. Call to Order: Bill Archer, President at 6:35PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of December 8, 2011.

Motion: Cheryl Stalinsky, 2nd: Denise Robbins ayes: 3 nays: 0
4. Presentation and discussion of financial statements to date.
5. Consider and take action to approve Payables Due with the addition of Ft. Bend Business Journal invoice (\$495.00) and Checks Paid Report(s).

Motion: Denise Robbins, 2nd: Cheryl Stalinsky ayes: 3 nays: 0

Cheryl Stalinsky was called from meeting and the board no long had a quorum. Meeting adjourned.

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 DEVELOPMENT CORPORATION

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REGULAR MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

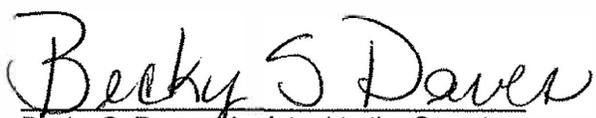
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **FEBRUARY 27, 2012 AT 6:00 PM.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS 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 January 19, 2012.
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 possible changes in Corporation's function under the new State of Texas legislation.
7. Consideration and possible action to participate in Texas One economic development incentive publication.
8. Consideration and possible action to fund City of Fulshear holiday functions.
9. Presentation and discussion of budget amendments.
10. City Administrator's report, CJ Snipes.
11. Consultant's report, Bill Knesek.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting April 27, 2012.

14. 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 February 22, 2012 before 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.

A handwritten signature in cursive script that reads "Becky S Daves". The signature is written in black ink and is positioned above the printed name and title.

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 February 27, 2012 6:00 PM

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

Absent: Denise Robbins

Visitors: Becky S. Daves

1. Call to Order: Bill Archer, President 6:00 PM
 - Invocation, Rev. Jackie Gilmore
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of January 19, 2012.

Motion: Cheryl Stalinsky, 2nd: J.B. Collins 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) with the exception of Katy EDC membership fees.

Motion: Jackie Gilmore, 2nd: Cheryl Stalinsky ayes: 3 nays: 0
6. Discussion of possible changes in Corporation's function under the new State of Texas legislation. None.
7. Consideration and possible action to participate in Texas One economic development incentive publication.
Motion to pay 50% of fee (\$2300.00) for 2/3 page advertisement.

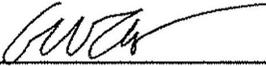
Motion: Cheryl Stalinsky, 2nd: J.B. Collins ayes: 3 nays: 0
8. Consideration and possible action to fund City of Fulshear holiday functions. No action.
9. Presentation and discussion of budget amendments. None.
10. City Administrator's Report, CJ Snipes. None.
11. Economic Development Consultant's report, Bill Knesek. None.
12. Discussion of future agenda items.
 - Participation in Katy Area Economic Development Council.
13. Next regularly scheduled meeting April 26, 2012.
14. Adjournment: Approval to adjourn at 6:36 PM

Motion: J.B. Collins, 2nd: Cheryl Stalinsky 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 DEVELOPMENT CORPORATION

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Fulshear, Texas 77441

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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 **APRIL 26, 2012 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 February 27, 2012.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. City Economic Development Director's report, Cheryl Stalinsky.
7. City Administrator's report, CJ Snipes.
8. Consultant's report, Bill Knesek.
9. Discussion of future agenda items.
10. Annual meeting scheduled for July 27, 2012.
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 April 23, 2012 before 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.

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 April 26, 2012 6:00 PM

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

Absent: Denise Robbins

Visitors: Bill Knesek, Becky S. Daves

1. Call to Order: Bill Archer, President at 6:00PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of February 27, 2012.

Motion: Cheryl Stalinsky, 2nd: Jackie Gilmore 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) with the addition of Southwest Economics invoice (\$4880.00)

Motion: Cheryl Stalinsky, 2nd: J.B. Collins, Jr. ayes: 3 nays: 0

6. Presentation of City Economic Development Director's report, Cheryl Stalinsky.
7. Presentation of City Administrator's report, none.
8. Presentation of Economic Development Consultant's report, Bill Knesek.
9. Discussion of future agenda items..
10. Next regularly scheduled meeting July 26, 2012.
11. Adjournment: Approval to adjourn at 7:27 PM

Motion: J.B. Collins, Jr., 2nd: Jackie Gilmore ayes: v3 nays:0

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


Cheryl Stalinsky
Secretary
City of Fulshear Development Corporation
Development Corporation


Bill Archer
President
City of Fulshear Development Corporation



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ANNUAL MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF THE ANNUAL MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **THURSDAY, JUNE 28, 2012 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.

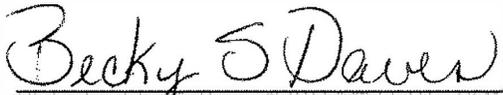
1. Call to Order
2. Citizen's Comments - Citizens who desire to address the City of Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. 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 April 28, 2012.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Introduction of new board member, Ewelina Forker.
7. Consideration and action to elect 2012-2013 Board of Director Officers.
8. Update on 2010-2011 fiscal year audit.
9. Presentation and possible action on budget modifications.
10. Discussion regarding the City of Fulshear's Strengths, Weaknesses, Opportunities, and Threats (SWOT).
11. City Administrators Report, CJ Snipes.
12. Economic Development Consultant's Report, Bill Knesek.
13. Discussion of future agenda items.

14. Next regularly scheduled meeting, July 26, 2012.

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 June 25, 2012 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
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

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Annual Meeting Minutes June 28, 2012 6:00 PM

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

Visitors: Bill Knesek, Becky S. Daves

1. Call to Order: Bill Archer, President at 6:01 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of April 26, 2012.

Motion: Denise Robbins, 2nd: Jackie Gilmore 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, 2nd: Jackie Gilmore ayes: 3 nays: 0

6. Introduction of new Board Member, Ewelina Forker.
7. Consider and action to elect 2012-2013 Board of Director Officers. Motion to re-elect current slate, and new Secretary.
 - President, Bill Archer
 - Vice-President, J. B. Collins, Jr.
 - Secretary, Ewelina Forker
 - Treasurer, Denise Robbins

Motion: Jackie Gilmore, 2nd: Denise Robbins ayes: 3 nays: 0

8. Update on 2010-2011 fiscal year audit
 - Corporation needs a collateral pledge from Commercial State Bank
 - Audit report expected in July
9. Presentation and possible action on budget modifications. A budget committee will be formed to prepare draft of 2012-2013 budget to present to Board. Final budget due to City the first of August. No action taken.
10. Discussion regarding the City of Fulshear's Strengths, Weaknesses, Opportunities, and Threats (SWOT). Bill Archer led discussion; Board requested further discussion at next meeting.

11. City Administrators Report, CJ Snipes.

12. Presentation of Economic Development Consultant's report.

13. Discussion of future agenda items.

- Budget workshop
- SWOT
- Open Records Training

14. Next regularly scheduled meeting, July 28, 2012.

15. Adjournment: Approval to adjourn at 7:31 PM

Motion: J. B. Collins, Jr., 2nd: Denise Robbins 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

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www.fulsheartx.com

4A Update

June 28, 2012

- Water Sewer Project is essentially complete. The first new customers have connected and have opened up approximately 400 acres for development.
- The Churchill Farms Development is accelerating their progress as they have begun construction on their Model Home park. Their Master Signage Plan is the first of its kind adopted under the new Sign Ordinance.
- ICSC was successful in that we made contact with several excellent Development groups and learned a lot about refining our marketing message; however, the consensus was that in the future we would focus our efforts on the Texas show.
- Additionally, the City has launched its "Find your Future in Fulshear" Campaign championing the community. The City's website has been modified to include this push and this theme was the cornerstone of our efforts at the ICSC Convention in Las Vegas.
- Fulshear's growth has caught the eye of developers from around the country. The Johnson Development purchase of Cross Creek Ranch was highlighted in the Wall Street Journal.
- Growth is accelerating rapidly, since January we've processed 166 new sets of plans for single family homes and three new commercial plans. CCR and FCC continue to have strong sales and we've seen a significant increase in interest from commercial development firms along the FM 1093 corridor.
- In May, the City passed its first Zoning Ordinance which will allow the community to better guide its development, protecting property values and ensuring Quality Development in the future. A new Subdivision Ordinance should be ready for approval in July.
- Council considered three firms through a request for Qualifications for the City's water and waste water operations. On the basis of those qualifications, Council selected Severn Trent as the most qualified candidate and the City will begin negotiations with that firm next week. If those negotiations do not work to the City's desire then the other candidates will be considered and negotiated with.
- The City will also begin work on Standpipe repairs and enhanced pump installation later this summer, there may be some pressure issues but we do not anticipate any more boil notices.
- Sales Tax receipts continue their strong growth with an increase of 47% year over year. The annualized total receipts for the City rose from \$155,678 from October 2010 to June 2011 to \$229,080 for the same period in 2011-2012.



CITY OF FULSHEAR DEVELOPMENT CORPORATION

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Meeting Minutes August 7, 2012

Joint Meeting – Fulshear Development Corporation, City of Fulshear Development Corporation and City Parks and Recreation Commission

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

Absent: Rev. Jackie Gilmore

Visitors: Becky S. Daves, Bill Knesek, Tom Johnson, Gary Mitchell (Kendig Keast)

1. Call to Order: Bill Archer, President, at 6:30pm
2. All boards have a quorum.
3. Discussion and consideration of strategic and comprehensive planning efforts and collaboration. Presentation and discussion led by Gary Mitchell of Kendig Keast, Members discussed the Park and Recreation System Goals and Guiding Principles developed by the Park and Recreation Commission. A brainstorming list of projects was introduced and after discussing each project attendees were asked to rank their top five projects. (see attachment for descriptions)
 - A. Bike loop – 10 votes
 - B. Downtown park/plaza space – 9 votes
 - C. Community-scale park – 7 votes
 - D. Multi-purpose use of floodplain/detention areas – 6 votes
 - E. Nature center type facility – 6 votes
 - F. Joint City/School opportunities – 5 votes
 - G. Public art opportunities – 5 votes
4. Executive Session for deliberation regarding real property. Adjourned to Executive Session, 7:48 PM.
5. Regular meeting reconvened 8:09 PM. Consideration and possible action to authorize further investigation of purchase of available property for a Fulshear park.

Motion: Denise Robbins, 2nd: J.B. Collins, Jr. ayes: 3 nays: 0
6. Adjournment: Approval to adjourn at 8:12 PM.

Motion: J.B. Collins, Jr., 2nd: Denise Robbins 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 G. Archer, President
City of Fulshear Development Corporation



CITY OF FULSHEAR DEVELOPMENT CORPORATION

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SPECIAL MEETING AGENDA

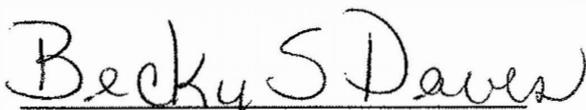
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **AUGUST 16, 2012 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. Public hearing on the proposed budget for the fiscal year 2012-2013.
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. 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 approve the budget for the 2012-2013 fiscal year.
7. Next regularly scheduled meeting September 27, 2012.
8. 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, 2012 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



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DEVELOPMENT CORPORATION
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Meeting Minutes August 16, 2012 6:00 PM

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

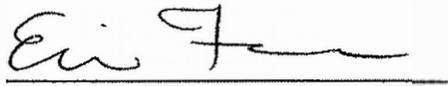
Absent:

Visitors: Bill Knesek, Becky S. Daves

1. Call to Order: Bill Archer, President at 6:01 PM
2. Citizen's Comments: None
3. Presentation and discussion of financial statements to date.
4. Consider and take action to approve Payables Due and Checks Paid Report(s).
Motion: Rev. Jackie Gilmore, 2nd: J.B. Collins, Jr. ayes: 3 nays: 0
5. Public hearing on the proposed budget for the fiscal year 2012-2013.
Called order 6:30 PM. Adjourned 6:32 PM.
6. Consider and take action to approve the budget for the 2012-2013 fiscal year.
Motion: Ewelina Forker, 2nd: Denise Robbins ayes: 4 nays: 0
7. Presentation and discussion of.....
8. Next regularly scheduled meeting September 27, 2012.
9. Adjournment: Approval to adjourn at 6:40 PM

Motion: J.B. Collins Jr., 2nd: Denise Robbins 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 G. 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 **SEPTEMBER 27, 2012 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 June 28, 2012 and August 7, 2012.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. City Administrator's report.
7. Discussion of future agenda items.
8. Next regularly scheduled meeting October 25, 2012.
9. 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 September 24, 2012 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 September 27, 2012 PM

Present: Bill Archer, Denise Robbins, Ewelina Forker

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

Visitors: Becky S. Daves

1. Call to Order: Bill Archer, President at 6:13PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of June 28, 2012 and August 7, 2012. Motion to table.

Motion: Denise Robbins, 2nd: Ewelina Forker ayes: 3 nays: 0

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

Motion: Denise Robbins, 2nd: Ewelina Forker ayes 3: nays: 0

6. City Administrator's report.
7. Discussion of future agenda items.
 - Investment policy
8. Next regularly scheduled meeting October 25, 2012.
9. Adjournment: Approval to adjourn at 7:55 PM

Motion: Ewelina Forker, 2nd: Denise Robbins 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



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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 **NOVEMBER 29, 2012 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 June 28, 2012, August 7, 2012 and September 27, 2012.
4. Presentation and discussion of financial statements to date.
5. Consideration and possible action on Payables Due and Checks Paid Report(s).
6. Consideration and possible action to adopt and forward to City Council compliance documents for Senate Bill 18.
7. Consideration and possible action to set up a standing wire transfer order with Commercial State Bank to make monthly payments to the Texas Leverage Fund for the water/sewer extension loan.
8. Report by City Administrator, CJ Snipes.
9. Report by Economic Development Consultant, Bill Knesek.
10. Discussion of future agenda items.
11. Next regularly scheduled meeting January 24, 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 November 26, 2012 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 November 29, 2012 6:00 PM

Present: Bill Archer, J.B. Collins, Jr., Jackie Gilmore (arrived 6:07PM), Ewelina Forker

Absent: Denise Robbins

Visitors: Tom Johnson, Becky S. Daves

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 June 28, 2012, August 7, 2012 and September 27, 2012..

Motion: J. B. Collins, Jr., 2nd: 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).

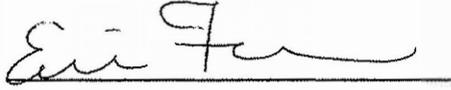
Motion: J.B. Collins, Jr., 2nd: Ewelina Forker ayes: 3 nays: 0
6. Consideration and possible action to adopt and forward to City Council compliance documents for Senate Bill 18.

Motion: J. B. Collins, Jr., 2nd: Ewelina Forker ayes: 3 nays: 0
7. Consideration and possible action to set up a standing wire transfer order with Commercial State Bank to make monthly payments to the Texas Leverage Fund for the water/sewer extension loan.

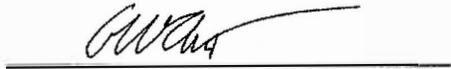
Motion: Ewelina Forker., 2nd: J. B. Collins, Jr. ayes: 3 nays: 0
8. Report by City Administrator, CJ Snipes.
9. Report by Economic Development Consultant, Tom Johnson.
10. Discussion of future agenda items.
Review investment policy and move funds over \$250,000 from Commercial State Bank to another financial institution.
11. Next regularly scheduled meeting January 24, 2013.
12. Adjournment: Approval to adjourn at 7:03 PM

Motion: J.B. Collins, Jr., 2nd: Ewelina Forker 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



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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 **THURSDAY, JANUARY 27, 2011 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 21, 2010.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. City Economic Development Director's Report – Cheryl Stalinsky.
7. City Manager's Report – C.J. Snipes
8. Economic Development Consultant's Report – Southwestern Economics.
9. Discussion of future agenda items.
10. Next regularly scheduled meeting April 28, 2011.
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 Monday, January 24, 2011 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
Fulshear Development Corporation



CITY OF FULSHEAR DEVELOPMENT CORPORATION

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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 **FEBRUARY 17, 2011 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 January 27, 2011.
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 disposition of certificates of deposit maturing February 23, 2011.
7. Consider and take action on renewing contract with Economic Development Consultant firm.
8. Next regularly scheduled meeting April 28, 2011.
9. 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 Monday, February 14, 2011 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

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Meeting Minutes February 17, 2011 6:30PM

Present: Bill Archer, J.B. Collins, Jr., Rev. Jackie Gilmore, Denise Robbins, Cheryl Stalinsky

Absent:

Visitors: Bill Knesek, Tom Johnson

1. Call to Order: Bill Archer, President at 6:38 PM
2. Invocation: Rev. Jackie Gilmore
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of January 27, 2011.

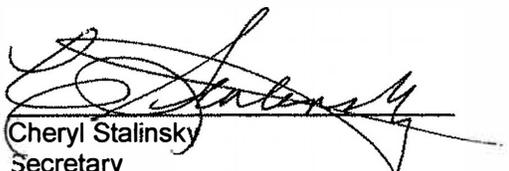
Motion: Denise Robbins, 2nd: Jackie Gilmore ayes: 5 nays: 0
5. Presentation and discussion of financial statements to date.
6. Consider and take action to approve Payables Due and Checks Paid Report(s).

Motion: J. B. Collins, 2nd: Denise Robbins ayes: 5 nays: 0
7. Consider and take action on disposition of certificates of deposit maturing February 23, 2011. Motion to close certificates and transfer balance(s) to money market account.

Motion: Cheryl Stalinsky, 2nd: Jackie Gilmore ayes: 5 nays: 0
8. Consider and take action to renew contract with Economic Development Consultant, Southwestern Economics, LLC.

Motion: Jackie Gilmore, 2nd: J. B. Collins ayes: 4 nays: 1
9. Next regularly scheduled meeting April 28, 2011.
10. Adjournment.

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



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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 **APRIL 25, 2011 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 February 17, 2011.
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 participation in the Texas Leverage Fund program.
7. Discussion of funding FM 1093 water/sewer extension project.
8. Consider and take action on FM 1093 water/sewer extension project and participation in project financing through the Texas Leverage Fund.
9. Consideration and possible action on participation in the GFBEDC County-wide marketing and branding initiative.
10. Consultant report regarding HB 3302 and the resulting effect on City of Fulshear Development Corporation.
11. Consider and take action on proposed resolution supporting HB 3302.
12. Consider and take action on Consultant expenditures in support of efforts to achieve passage of HB 3302.
13. City Economic Development Director's Report -- Cheryl Stalinsky.

12. Consider and take action on Consultant expenditures in support of efforts to achieve passage of HB 3302. Motion to approve March 31, 2011 Southwestern Economics, LLC invoice for \$2,383.66 and limit further expenditures on the HB 3302 project to \$2,000.00.

Motion: Denise Robbins, 2nd: Jackie Gilmore ayes: 4 nays: 0

13. City Economic Development Director's Report – Cheryl Stalinsky.

- Sales tax revenues
- Retail Coach
- Reliant natural gas
- TEDC conference next week
- Cross Creek Ranch growth exceeded Cinco Ranch the 1st quarter this year

14. City Administrator Report – C. J. Snipes.

- City Council approved comprehensive planning project with Kendig Keast.
- Website concept underway.
- Preconstruction conference w/Landmark 0 McDonalds will be open October 1, 2011
- FM 1093 road expansion project negotiations continue.
- Deckers Grill held up regarding sewer issues.

15. Economic Development Consultant's Report – Southwestern Economics.

16. Discussion of future agenda items.

- Association of Rural Communities in Texas.

17. Next regularly scheduled meeting July 28, 2011 – Annual Meeting.

18. Adjournment: Approval to adjourn at 8:20PM

Motion: J. B. Collins, Jr. 2nd: ayes: nays:

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
DEVELOPMENT CORPORATION
CITY OF FULSHEAR**

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Meeting Minutes April 25, 2011 6:30PM

Present: Bill Archer, J.B. Collins, Jr., Jackie Gilmore (6:40PM), Denise Robbins, Cheryl Stalinsky

Absent:

Guests: Bill Knesek, Becky S. Daves

1. Call to Order: Bill Archer, President at 6:36PM
2. Citizen's Comments: Tommy Kuykendall – FDC held public hearing and special meeting approved contracting Retail Coach and inter-agreement.
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of February 17, 2011.

Motion: Cheryl Stalinsky, 2nd: 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).
6. Discussion of participation in the Texas Leverage Fund program. Pre-qualified for City of Fulshear Development Corporation to receive \$450,000 towards infrastructure project(s).
7. Discussion of funding FM 2093 water/sewer extension project. Estimated cost is \$750,000.
8. Consider and take action on FM 1093 water/sewer extension project and participation in project financing through the Texas Leverage Fund.

Motion: Denise Robbins, 2nd: Cheryl Stalinsky ayes: 4 nays: 0

9. Consideration and possible action on participation in the GFBEDC nation-wide marketing and branding initiative at \$5,000.00.

Motion: J.B. Collins, 2nd: Denise Robbins ayes: 4 nays: 0

10. Consultant report regarding HB 3302 and the resulting effect on City of Fulshear Development Corporation.

11. Consider and take action on proposed resolution supporting HB 3302.

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



**CITY OF FULSHEAR
DEVELOPMENT CORPORATION
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Special Meeting Minutes May 16, 2011 6:00PM

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

Absent: Denise Robbins

Visitors: Becky S. Daves, Bill Knesek

1. Call to Order: Bill Archer, President at 6:01PM
2. Consider and take action to approve an Inter-local Agreement with the City of Fulshear regarding financing of the water/sewer expansion project.

Motion: J.B. Collins, Jr., 2nd: Cheryl Stalinsky ayes: 3 nays: 0

3. Adjournment: Approval to adjourn at 6:30PM

Motion: Cheryl Stalinsky, 2nd: J.B. Collins, Jr. 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



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ANNUAL MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A ANNUAL MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **AUGUST 2, 2011 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 April 25, 2011 and May 16, 2011.
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 elect officers for the 2011-2012.
7. Update and discussion of Beauti-Fulshear Citywide Cleanup.
8. Consider and take action to approve monthly payments to the Texas Leverage Fund for the FM 1093 water/sewer extension project loan.
9. Consider and take action to approve funds transfer from the Texas Leverage Fund loan account to the City for the FM 1093 water/sewer extension project.
10. Presentation and discussion of new opportunities presented by the passage of House Bill 3302.
11. Consider and take action to submit a resolution to City Council for approval to act on economic development corporation type 4B projects.
12. Discussion of project ideas for 2011-2012.



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DEVELOPMENT CORPORATION
CITY OF FULSHEAR**

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Annual Meeting Minutes August 2, 2011 6:30 PM

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

Absent: Cheryl Stalinsky

Visitors: Bill Knesek, Becky S. Daves

1. Call to Order: Bill Archer, President at 6:34PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of April 25, 2011 and May 16, 2011.

Motion: Jackie Gilmore, 2nd: J.B. Collins 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).

Motion: Denise Robbins 2nd: Jackie Gilmore ayes: 4 nays: 0

6. Consider and take action to elect officers for the 2011-2012 fiscal year. Motion made to nominate and re-elect current officers.
 - A. President, Bill Archer
 - B. Vice-President, J.B. Collins
 - C. Secretary, Cheryl Stalinsky
 - D. Treasurer, Denise Robbins

Motion: Jackie Gilmore, 2nd: J. B. Collins ayes: 4 nays: 0

7. Update and discussion of Beauti-Fulshear Citywide Cleanup.
8. Consider and take action to approve monthly payments not to exceed \$3,800.00 to the Texas Leverage Fund for the FM 1093 water/sewer extension project loan.

Motion: Jackie Gilmore, 2nd: J. B. Collins ayes: 4 nays: 0

9. Consider and take action to approve funds transfer from the Texas Leverage Fund loan account to the City of Fulshear for the FM 1093 water/sewer extension project.

Motion: Denise Robbins, 2nd: J.B. Collins ayes: 4 nays: 0

10. Presentation and discussion of new opportunities presented by the passage of House Bill 3302.

11. Consider and take action to submit a resolution to the City Council for approval for City of Fulshear Development Corporation to act on economic development corporation type 4B projects as stated in HB 3302.

Motion: Denise Robbins, 2nd: J.B. Collins ayes: 4 nays: 0

12. Discussion of project ideas for 2011-2012.

- City streets maintenance and repairs

13. Discussion and preparation of 2011-2012 proposed budget.

14. City Administrator's report, CJ Snipes.

15. Presentation of Economic Development Consultant's report.

16. Discussion of future agenda items.

- Hold special meeting to approve proposed budget for presentation to City Council

17. Next regularly scheduled meeting October 27, 2011.

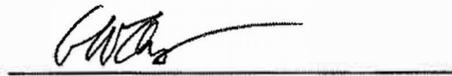
18. Adjournment: Approval to adjourn at 8:35

Motion: J.B. Collins, 2nd: Denise Robbins ayes: 4 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



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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 **AUGUST 22, 2011 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. Consider and take action to approve 2010-2011 budget adjustments for City Council approval.
4. Consider and take action to approve 2011-2012 fiscal year proposed budget for City Council approval.
5. 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 17, 2011 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 22, 2011 6:00 PM

Present: Bill Archer, J.B. Collins, Jr., Denise Robbins

Absent: Jackie Gilmore, Cheryl Stalinsky

Visitors: Becky S. Daves

1. Call to Order: Bill Archer, President at 6:03 PM
2. Citizen's Comments: None
3. Consider and take action to approve 2010-2011 budget adjustments for City Council approval.

Motion: J.B. Collins, 2nd: Denise Robbins ayes: 3 nays: 0

4. Consider and take action to approve 2011-2012 fiscal year proposed budget for City approval.

Motion: J. B. Collins, 2nd: Denise Robbins ayes: 3 nays: 0

5. Adjournment: Approval to adjourn at 6:20PM

Motion: J.B. Collins, 2nd: Denise Robbins ayes: 3 nays: 0

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

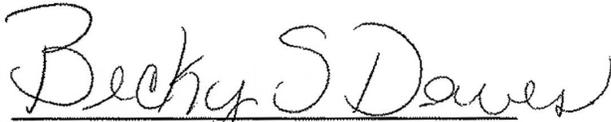
Cheryl Stalinsky
Secretary
City of Fulshear Development Corporation

Bill Archer
President
City of Fulshear Development Corporation

13. Discussion and preparation of 2011-2012 proposed budget.
14. City Administrator's Report, CJ Snipes.
15. Economic Development Consultant's Report, Southwestern Economics.
16. Discussion of future agenda items.
17. Next regularly scheduled meeting October 27, 2011.
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, 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 July 29, 2011 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

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Fulshear, Texas 77441

Phone: 281-346-1796

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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 **THURSDAY, OCTOBER 27, 2011 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 August 2, 2011 and August 22, 2011.
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 adopt the City Council approved resolution for City of Fulshear Development Corporation to act on economic development corporation type 4B projects as stated in HB 3302.
7. Consideration and possible action to send payments on Texas Leverage Fund loan overnight and certified mail.
8. City Administrator's report, CJ Snipes.
9. Discussion of future agenda items.
10. Next regularly scheduled meeting January 26, 2012.
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 24, 2011 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 October 27, 2011 6:30 PM

Present: Bill Archer, J.B. Collins, Jr., Cheryl Stalinsky

Absent: Jackie Gilmore, Denise Robbins

Visitors: Becky S. Daves

1. Call to Order: Bill Archer, President at 6:35PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of August 2, 2011 and August 22, 2011.

Motion: J.B. Collins, Jr., 2nd: Cheryl Stalinsky ayes: 3 nays: 0

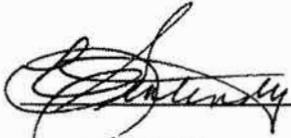
4. Presentation and discussion of financial statements to date.
5. Consider and take action to approve Payables Due and Checks Paid Report(s).

Motion: Cheryl Stalinsky, 2nd: J.B. Collins, Jr. ayes: 3 nays: 0

6. Consider and take action to adopt the City Council approved resolution for City of Fulshear Development Corporation to act on economic development corporation type 4B projects as stated in HB 3302. No action needed.
7. Consideration and possible action to send payments on Texas Leverage Fund loan overnight and certified mail. No action needed.
8. City Administrator's report, presented by Cheryl Stalinsky.
9. Discussion of future agenda items..
10. Next regularly scheduled meeting January 26, 2012.
11. Adjournment: Approval to adjourn at 6:55PM.

Motion: J.B. Collins, Jr., 2nd: Cheryl Stalinsky 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 DEVELOPMENT CORPORATION

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SPECIAL MEETING AGENDA

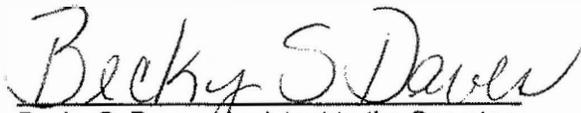
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A SPECIAL MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **THURSDAY, DECEMBER 8, 2011 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 October 27, 2011.
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 pay invoices presented and approved by City of Fulshear Administrator for water/sewer expansion project expenses within the scope of the 2011-2012 corporate budget.
7. City Administrator's report, CJ Snipes.
8. Discussion of future agenda items.
9. Next regularly scheduled meeting January 26, 2012.
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 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 December 5, 2011 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

Special Meeting Minutes December 8, 2011 6:30 PM

Present: Bill Archer, J.B. Collins, Jr., Denise Robbins

Absent: Jackie Gilmore, Cheryl Stalinsky

Visitors: Becky S. Daves

1. Call to Order: Bill Archer, President at 6:38 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of October 27, 2011.

Motion: J.B. Collins, Jr., 2nd: 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) with the addition of paying estimate one from Allgood Construction for \$103,406.58.

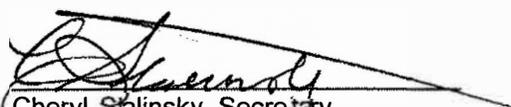
Motion: Denise Robbins, 2nd: J.B. Collins, Jr. ayes: 3 nays: 0

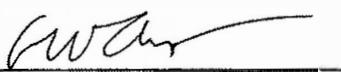
6. Consider and take action to pay invoices presented and approved by City of Fulshear Administrator for water/sewer expansion project expenses within the scope of the 2011-2012 corporate budget. No action taken; Board will meet when invoices are presented for payment.
7. City Administrator's report, C. J. Snipes.
8. Discussion of future agenda items. None.
9. Next regularly scheduled meeting January 26, 2012.

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

Motion: J.B. Collins, Jr., 2nd: Denise Robbins 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 DEVELOPMENT CORPORATION

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REGULAR MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

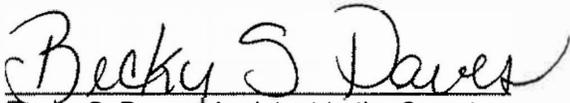
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **FEBRUARY 1, 2010 AT 7:00 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS 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. Invocation
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 November 9, 2009.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Presentation of financial institution's response to CD rate requests.
8. Consider and take action to re-invest the \$25,000.00 balance of certificate of deposit #9945799 maturing February 4, 2010.
9. Consider and take action to re-invest the \$25,000.00 balance of certificate of deposit #9945800 maturing February 4, 2010.
10. Consider and take action to re-invest the \$15,000.00 balance of certificate of deposit #9945803 maturing February 4, 2010.
11. Discussion regarding selection of CPA/Auditing Firm.
12. Consider and take action to engage a CPA firm for the 2008-09 Fiscal Audit and Annual Report preparation for an amount not to exceed \$2500.00.

13. Discussion regarding selection of Economic Development consultant.
14. Consider and take action to engage an Economic Development Consultant.
15. Report by J. B. Collins, Jr. on the progress of the water/sewer extension project east of FM 359 along FM 1093.
- 16.
17. Discussion of water/sewer extension project east of FM 359 along FM 1093.
18. Discussion of future agenda items.
19. Next regularly scheduled meeting April 5, 2010
20. 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 January 28, 2010 at 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
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 February 1, 2010 7:00PM

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

Absent: Denise Robbins, Cheryl Stalinsky

Visitors: Becky Daves, Assistant to Secretary & Treasurer
Tom Johnson & Bill Knesek, Southwestern Economics, LLC
Robert Belt & Brian Davis, Belt, Harris & Associates, LP

1. Call to Order: Bill Archer, President at 7:01PM
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 November 9, 2009.

Motion: Rev. Jackie Gilmore 2nd: J. B. Collins, Jr. 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). Hold Dulin website maintenance; remove Archer meal reimbursement until receipt is presented.

Motion: J. B. Collins, Jr., 2nd: Rev. Jackie Gilmore ayes: 3 nays: 0

7. Presentation of financial institution's response to CD rate request.
8. Consider and take action to re-invest the balance of certificates of deposit maturing February 4, 2010 at Commercial State Bank for one year at a rate of 1.35%. (CD #9945799 for \$23,182.62; #9945800 for \$23,182.62; and #9945603 for \$15,677.10)

Motion: J. B. Collins, Jr., 2nd: Rev. Jackie Gilmore ayes: 3 nays: 0

9. Discussion regarding selection of CPA/Auditing Firm. Bill Kensek discussed corporation by-law requirements. Robert Belt explained difference between independent audit and audit in conjunction with the City.
10. Consider and take action to engage Belt, Harris & Associates for the 2008-09 audit prepared in conjunction with the City without separate financial statements.

Motion: Rev. Jackie Gilmore, 2nd: J. B. Collins, Jr. ayes: 3 nays: 0

11. Discussion regarding selection of Economic Development consultant. Bill Knesek presented a contract for consulting services provided by Southwestern Economics, LLC.

12. Consider and take action to engage Southwestern Economics, LLC as Economic Development Consultant firm, authorizing an additional twenty hours of consulting the first quarter for new project orientation. Contract attached.

Motion: Rev. Jackie Gilmore, 2nd: J. B. Collins, Jr. ayes: 3 nays: 0

13. Report by J. B. Collins, Jr. on the progress of the water/sewer extension project east of FM 359 along FM 1093. Project to be funded by commercial and LCISD along FM 1093. City is waiting for TX-DOT to decide about re-routing 1093 to determine which side of highway (north/south) to put the new line.

14. Discussion of water/sewer extension project east of FM 359 along FM 1093.

15. Discussion of future agenda items.

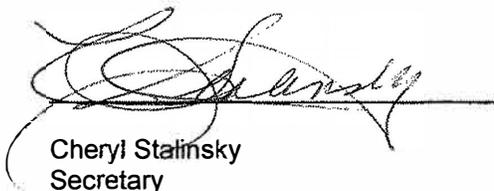
- New developments – assisted living home, Oakbend Clinic (next to PO), St. Patrick's Day street party March 17th, Chamber Alliance breakfast at Cross Creek Ranch, February 4th town hall meeting at Community Center presented by Planning Commission and City Council; Goodman Associates, Lynn Spencer to send to Washington DC as lobbyist to Culbertson to get federal funds for 1093 project
- Bill Knesek asked for a regular agenda item for consultants report.

16. Next regularly scheduled meeting April 5, 2010.

17. Adjournment: Approval to adjourn at 8:35.

Motion: J. B. Collins, Jr., 2nd: Rev. Jackie Gilmore 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 DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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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 **THURSDAY APRIL 22, 2010 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.

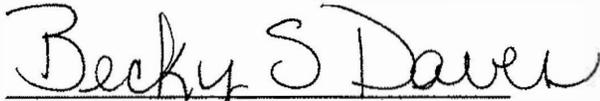
1. Call to Order
2. Invocation
3. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) 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 February 1, 2010.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Discussion regarding interest rates available for certificates of deposit.
8. Consider and take action to reinvest certificate of deposit #9945765 maturing May 13, 2010; current balance is \$10585.32 excluding final interest earned.
9. City Community Development Director's Report – Cheryl Stalinsky.
10. Consider and take action on legal 4A development corporation projects.
11. Consultant's Report – Bill Knesek.
12. Consider and take action on Consultant's Report.
13. Discussion of future agenda items.

14. Next regularly scheduled meeting July 22, 2010.

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 April 19, 2010, 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



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

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Fulshear, Texas 77441

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Meeting Minutes April 22, 2010

Present: Bill Archer, J.B. Collins, Jr., Cheryl Stalinsky

Absent: Rev. Jackie Gilmore, Denise Robbins

Visitors: Becky S. Daves; Bill Knesek & Tom Johnson (arrive 6:55 PM)

1. Call to Order: Bill Archer, President at 6:15 PM
2. Invocation: Cheryl Stalinsky
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of February 1, 2010.

Motion: J.B. Collins, Jr., 2nd: Cheryl Stalinsky 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: J.B. Collins, Jr., 2nd: Cheryl Stalinsky ayes: 3 nays: 0

7. Discussion regarding interest rates available for certificates of deposit. Rates are very low; highest rate bid April 19, 2010 was 1/35% but not guaranteed for May 13, 2010. Director Stalinsky pointed out that all City and EDC funds were held at Commercial State Bank and suggested transferring part of the corporation funds to the other Fulshear bank, Wallis State Bank. All members concurred that doing business with both banks was desirable as long as the funds were earning the best interest rate available. Director Stalinsky will talk with Wallis State Bank officials and request a money market rate of 1.0% (same as currently earned at Commercial State Bank). A special meeting may have to be called in order to move funds to Wallis State Bank depending on the bank's rate offer.
8. Consider and take action to reinvest certificate of certificate of deposit #9945765 maturing May 13, 2010. Motion to move balance of certificate to Commercial State Bank money market account upon maturation May 13, 2010.

Motion: Cheryl Stalinsky, 2nd: J. B. Collins, Jr. ayes: 3 nays: 0

9. City Community Development Director's Report – Cheryl Stalinsky.
 - Travelled to Washington DC w/Lynn Spencer; met with John Culberson & Ron Paul who promised to carry our request for the water/sewer extension before the House Appropriations Committee in the fall for \$755,000 for water/sewer extension and \$1.2 million to move and enlarge the capacity of the sewer treatment plant on FM 1093 to another location

- Working with HGAC to receive grant funds for a recycling substation; three acre property on north FM 359 available for possible site; once setup City will need to man substation, contract for hauling
- Community Spirit Award breakfast May 4, 2010
- OakBend Medical Center is negotiatomg with DHK to open its Fulshear facility in the Town Center complex by fall 2010
- Fulshear Resource Guide for 2011; want to distribute 45-50K copies requiring \$1500.00
- FFN July honor Scouts; need funds
- Director is incurring personal business expense not being reimbursed by the City

10. Consider and take action on legal 4A development corporation projects. No action.

11. Presentation of Economic Development Consultant's report.

- Tom Johnson – nature 4A is to create jobs; but Fulshear not industrial town
- Water/sewer project status; Bill A brought EDC consultants up-to-date; CDC "stands ready"
- Access road on So side of RR easement
- Website
- Image of Fulshear – protect "urban country" – "cosmopolitan"
- Land is too expensive but does not allow for people who SUPPORT the City to LIVE in the City; i.e., teachers, city employees, fire fighters; i.e., need affordable housing
- Will seek to get laws changed to get an exception for 4A cities below a certain population to participate in more projects – current laws are too restrictive

12. Discussion of future agenda items.

- Appropriate funds for Resource Guide
- Expense allowance for Comm. Dev. Director
- Invite David Leyendecker to meeting re: water/sewer
- Next meeting labeled ANNUAL
- By-law amendments
- Elect officers in July
- Prepare DRAFT budget for July meeting
- Approve budget at July meeting

13. Next regularly scheduled meeting July 22, 2010.

14. Adjournment: Approval to adjourn at 7:45 PM

Motion: Cheryl Stalinsky 2nd: JB Collins, Jr. 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



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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

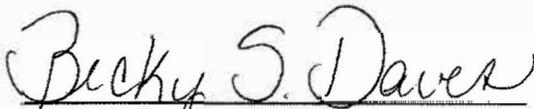
NOTICE IS HEREBY GIVEN OF AN ANNUAL MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON JULY 22, 2010 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF 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 April 22, 2010.
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 elect Officers for year 2010-2011.
7. Presentation and discussion of Mayor Kuykendall's ideas for economic development corporation projects.
8. Presentation and discussion of 2010-2011 fiscal year proposed budget.
9. Consider and take action to approve the 2010-2011 fiscal year budget.
10. Discussion of by-law changes to accommodate quarterly meeting schedule.
11. Consider and take action to modify the corporate by-laws.
12. Discussion regarding a Tax Abatement Policy.
13. City Community Development Director's Report -- Cheryl Stalinsky.

14. Consider and take action on legal 4A development corporation projects.
15. Consultant's Report – Bill Knesek.
16. Consider and take action on Consultant's Report.
17. Discussion of future agenda items.
18. Next regularly scheduled meeting October 29, 2010.
19. 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 Friday, July 16, 2010 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

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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 **THURSDAY, JANUARY 27, 2011 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 21, 2010.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. City Economic Development Director's Report – Cheryl Stalinsky.
7. City Manager's Report – C.J. Snipes
8. Economic Development Consultant's Report – Southwestern Economics.
9. Discussion of future agenda items.
10. Next regularly scheduled meeting April 28, 2011.
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 Monday, January 24, 2011 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

Becky S. Daves, Assistant to the Secretary
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 October 21, 2010 6:30 PM

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

Absent: Cheryl Stalinsky

Visitors: Tom Johnson & Bill Knesek, Becky S. Daves, CJ Snipes, Mike Adams

1. Call to Order: Bill Archer, President at 6:35PM
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 July 22, 2010.

Motion: Jackie Gilmore, 2nd: JB Collins, Jr. 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, Jr., 2nd: Jackie Gilmore ayes: 3 nays: 0
7. Presentation and discussion of Belt Harris proposal for fiscal year audits.
8. Consider and take action to accept Belt Harris as corporate auditor.

Motion: JB Collins, Jr., 2nd: Jackie Gilmore ayes: 3 nays: 0
9. Presentation and discussion of website service providers. CJ Snipes synopsised the presentations presented at the FDC meeting Monday, October 20, 2010.
10. Presentation and discussion of Mayor Kuykendall's ideas for economic development corporation projects.
 - Website
 - Waste water treatment plant
 - Water/sewer extension FM 1093 east
11. City Economic Development Director's Report – Cheryl Stalinsky on vacation. No action.
12. Presentation of Economic Development Consultant's Report – Bill Knesek & Tom Johnson.
 - Bill Knesek to meet with John Zerwas to discuss option for small city 4A corporations to do legal 4B projects.
 - Municipal development district – called a super B corporation
 - Investment Policy – needs to be updated

- City Council approved By-Law annual meeting change
- City Council approved going ahead with tax abatement policy
- Change agenda item wording – all items should have “and take possible action”
- Bill Knesek took Economic Development sales tax training which will satisfy Attorney General requirements
- Tom Johnson – hike/bike trails - "Rail to Trail" organization gave direction to Metro contact to agree to hike/bike trail; rail banking

13. Consider and take action on legal 4A development corporation projects.

- Motion to provide financing for the City website up to and including \$10,000.00.

Motion: JB Collins, Jr. 2nd: Jackie Gilmore ayes: 3 nays: 0

14. Discussion of future agenda items. None other than discussed during meeting.

15. Next regularly scheduled meeting January 27, 2011.

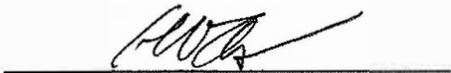
16. Adjournment: Approval to adjourn at 8:01 PM

Motion: JB Collins, Jr., 2nd: Bill Archer 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 DEVELOPMENT CORPORATION

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REGULAR MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

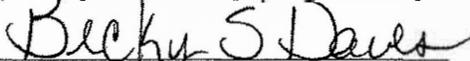
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **MONDAY, FEBRUARY 2, 2009 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF 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. 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 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. Discussion regarding available certificate of deposit rates and the possibility of investing funds in addition to that which is already invested.
8. Consider and take action to re-invest the six month \$15,000.00 certificate of deposit that maturing February 13, 2009.
9. Consider and take action to invest additional funds in certificates of deposit.
10. Consider and take action to execute contract to engage Becky S. Daves as Assistant to the Secretary and Treasurer independent of working at the City.
- 11.
12. Consider and take action to authorize Bill Archer, President to authorize Commercial State Bank to automatically transfer funds from the money market to checking accounts to maintain a minimum balance of \$600.00 in the checking account (thus avoiding overdrafts).
13. Presentation of www.fulshearcdc.com by Don Dulin, website consultant for the City of Fulshear.

14. Consider and take action to engage Don Dulin to develop the City of Fulshear Development Corporation website and authorize payment of invoices for same.
15. Discussion and possible action to hire auditor for 2007-2008 annual audit.
16. Discussion, consider and take action on corporate projects.
17. City Community Development Director's Report. Consider and take action on report items.
18. Consultant's Report. Consider and take action on report items.
19. Comments
 - A. Officers
 - B. Directors
20. Next regularly scheduled meeting April 13, 2009.
21. 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 City of 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 29, 2009 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
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

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Meeting Minutes February 2, 2009

Present: Bill Archer, J.B. Collins, Jr., Rev. Jackie Gilmore, Denise Robbins, Cheryl Stalinsky
(Note, Mr. Collins and Ms. Robbins arrived late; Ms. Robbins had to leave early)

Absent:

Visitors: Bill Knesek, Becky S. Daves

1. Call to Order: Bill Archer, President at 6:31PM
2. Invocation: Rev. Jackie Gilmore
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of October 21, 2008.

Motion: Cheryl Stalinsky, 2nd: Jackie Gilmore 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: Cheryl Stalinsky 2nd: Jackie Gilmore ayes: 4 nays: 0

7. Discussion regarding available certificate of deposit rates and the possibility of investing funds in addition to that which is already invested.
8. Consider and take action to re-invest certificate of deposit number 9945766 balance (\$15000.00 plus accrued interest) maturing February 13, 2009 for one year at 3.03% APY at Commercial State Bank, Fulshear branch. Denise Robbins, Commercial State Bank Vice President abstains from voting.

Motion: Jackie Gilmore, 2nd: J.B. Collins, Jr. ayes: 4 nays: 0

9. Consider and take action to invest \$45,000.00 in two \$22,500.00 in a certificate of deposit at Commercial State Bank for one year 3.03% APY with interest to be accrued in the certificates. Denise Robbins, Commercial State Bank Vice President abstains from voting.

Motion: J.B. Collins, Jr., 2nd: Cheryl Stalinsky ayes: 4 nays: 0

10. Consider and take action to execute contract to engage Becky S. Daves as Assistant to the Secretary and Treasurer independent of working at the City.

Motion: J.B. Collins, Jr., 2nd: Cheryl Stalinsky ayes: 4 nays: 0

11. Intentionally left blank.

12. Consider and take action to authorize Bill Archer President to authorize Commercial State Bank to automatically transfer funds from the money market to checking accounts to maintain a minimum balance of \$600.00 in the checking account. Denise Robbins, Commercial State Bank Vice President, and Bill Archer abstain from voting.

Motion: Cheryl Stalinsky, 2nd: Jackie Gilmore ayes: 3 nays: 0

13. Presentation of www.fulshearcdc.com by Don Dulin, website consultant for the City of Fulshear.

14. No action taken. Don Dulin will create a new proposal combining City of Fulshear, City of Fulshear Development Corporation and Fulshear Development Corporation into a new dynamic website.

15. Discussion to hire auditor for 2007-2008 annual audit. Motion to engage Scott Stephenson to perform the 2007-2008 annual audit.

Motion: Cheryl Stalinsky, 2nd: J.B. Collins, Jr. ayes: 4 nays: 0

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

- City gateway sign – FDC taking lead and may request CDC participation.
- Community profile brochure.

17. City Community Development Director's Report.

- March 12th – Vision Workshop
- April 2nd – Community Spirit Awards
- May 2nd – Bike for Mike
- July 3rd – Fulshear Friday Night honoring Judge Carl Bentley
- Possible receiving a donation of sculpture of Ole Getaway (horse)

18. Discussion, consider and take action on Consultant's Report item(s). No action taken.

- Ask Board to consider providing meal at meetings.

19. Comments

A. Officers

Look into Open Meetings legislation regarding "take action" and "comments"

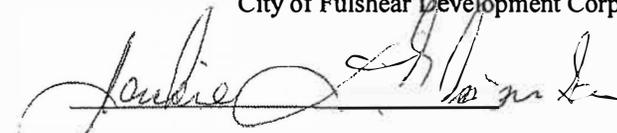
B. Directors

20. Next regularly scheduled meeting April 13, 2009.

21. Adjournment: Approval to adjourn at 8:21PM

Motion: Cheryl Stalinsky, 2nd: J.B. Collins, Jr. ayes: 4 nays: 0

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



Rev. Jackie L. Gilmore, Sr.
Secretary, City of Fulshear Development Corporation



G. W. Archer
President, City of Fulshear Development Corporation



CITY OF FULSHEAR DEVELOPMENT CORPORATION

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REGULAR MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

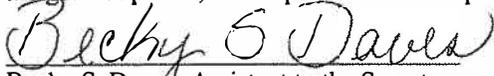
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **Monday, April 13, 2009 AT 6:00 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF 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 February 2, 2009.
 5. Presentation and discussion of financial statements to date.
 6. Consider and take action on Payables Due and Checks Paid Report(s).
 7. Presentation of recurring invoice report – Yearly Payables.
 8. Discussion: resignation of Economic Development Consultant, Bill Khesek.
 9. Presentation of website re-design. Consider and take action onto approve website re-design plans to include City of Fulshear Development Corporation.
 10. City Community Development Director's Report.
 11. Discussion of future agenda items.
 12. Comments
 - A. Officers
 - B. Directors
 13. Next regularly scheduled meeting June 8, 2009.
- Cancelled*

14. 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 City of 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 Friday, April 10, 2009 at 12:00 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

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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 **Monday, April 20, 2009 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 CITY OF 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 of website re-design by Don Dulin.
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 February 2, 2009.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Presentation of recurring invoice report – Yearly Payables.
8. Discussion: resignation of Economic Development Consultant, Bill Knesek.
9. Consider and take action onto approve website re-design plans to include City of Fulshear Development Corporation.
10. Consider and take action to approve payment of fifty percent of annual dues to Rose-Rich Chamber of Commerce.
11. City Community Development Director's Report.
12. Discussion of future agenda items.
13. Comments

- A. Officers
- B. Directors

14. Next regularly scheduled meeting June 8, 2009.

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 City of 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 April 17, 2009 at 6:00 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



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Meeting Minutes April 20, 2009 6:00PM

Present: Bill Archer, J.B. Collins, Jr., Denise Robbins

Absent: Rev. Jackie Gilmore, Cheryl Stalinsky

Visitors: Becky S. Daves

1. Call to Order: Bill Archer, President at 6:00PM
2. Presentation of website re-design by Don Dulin.
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of February 2, 2009.

Motion: Denise Robbins, 2nd: J.B. Collins, Jr. 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, 2nd: J.B. Collins, Mr. ayes: 3 nays: 0

7. Presentation of recurring invoice report – yearly Payables.
8. Discussion: resignation of Economic Development Consultant, Bill Knesek.
9. Consider and take action to approve website re-design plans to include City of Fulshear Development Corporation and fund 50% of the project.

Motion: Denise Robbins, 2nd: J.B. Collins, Jr. ayes: 3 nays: 0

10. Consider and take action to approve payment of fifty percent of annual dues to Rose-Rich Chamber of Commerce.

Motion: J.B. Collins, Jr., 2nd: Denise Robbins ayes: 3 nays: 0

11. City Community Development Director's Report – Cheryl Stalinsky. Not present – no report.
12. Discussion of future agenda items. Address meeting expenses due to City of Fulshear at next meeting.
13. Comments

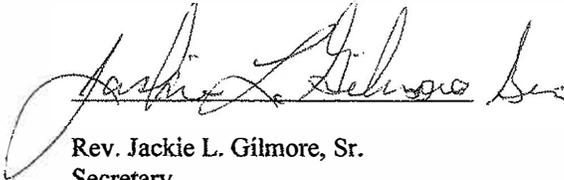
- A. Officers
- B. Directors

14. Next regularly scheduled meeting June 8, 2009.

15. Adjournment: Approval to adjourn at 6:50PM.

Motion: J.B. Collins, Jr., 2nd: Denise Robbins ayes: 3 nays: 0

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



Rev. Jackie L. Gilmore, Sr.
Secretary
City of Fulshear Development Corporation



Bill Archer
President
City of Fulshear Development Corporation



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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 **MONDAY, JUNE 8, 2009 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 CITY OF 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.

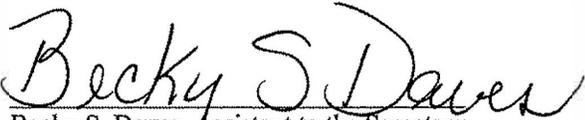
1. Call to Order
2. Invocation
3. Citizen's Comments - Citizens who desire to address the City of Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (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 April 20, 2009.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Election of officers.
8. City Community Development Director's Report.
9. Consider and take action to adopt a resolution supporting Fulshear citizen's protest of drastic rise in Fort Bend County property appraisals and taxes.
10. Consider and take action on projects and budget items for fiscal 2009-2010 budget.
11. Consider and take action on meeting expenses due to the City of Fulshear.
12. Comments
 - A. Officers
 - B. Directors

13. Next regularly scheduled meeting August 17, 2009.

14. 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 City of 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 Friday, June 5, 2009 before 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.


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



CITY OF FULSHEAR
DEVELOPMENT CORPORATION
CITY OF FULSHEAR

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Meeting Minutes June 8, 2009 6:30PM

Present: Bill Archer, J.B. Collins, Jr., Rev. Jackie Gilmore (arrived 6:50PM), Cheryl Stalinsky

Absent: Denise Robbins

Visitors: Becky S. Daves, Shannon Purcell, Fulshear Times

1. Call to Order: Bill Archer, President at 6:32PM

2. Citizen's Comments: None

3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of April 20, 2009

Motion: J.B. Collins, Jr., 2nd: Cheryl Stalinsky 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). Amend to include Don Dulin invoice #11822, \$127.50 for quarterly website services. (\$1317.50), and City of Fulshear \$1250.00 for administrative fees per contract.

Motion: J.B. Collins, Jr., 2nd: Cheryl Stalinsky ayes: 4 nays: 0

6. Consider and take action to elect new officers.
Motion to elect Bill Archer, President
Motion: J.B. Collins, Jr. 2nd: James Gilmore ayes: 3 nays: 0 (Archer abstains)
Motion to elect JB Collins, Jr., Vice President.
Motion Cheryl Stalinsky 2nd: James Gilmore ayes: 4 nays: 0
Motion to elect Cheryl Stalinsky, Secretary.
Motion J.B. Collins, Jr. 2nd: James Gilmore ayes: 4 nays: 0
Motion to elect James Gilmore, Treasurer.
Motion J.B. Collins, Jr. 2nd: Cheryl Stalinsky ayes: 4 nays: 0

7. City Community Development Director report, Cheryl Stalinsky. A new downtown event began in June, Tuesday Tunes, where music is provided by a different business each week. The Fulshear Development Corporation has contributed \$2000.00, with additional \$5000.00 upon City Council approval, to Fulshear Friday Night July 4th Celebration. There are new business prospects interested in developing in Fulshear. J.B. Collins, Jr. asked about including businesses located in the Bluebonnet center in promotional events. Bill Archer asked about the progress of the development at 1093 and Katy-Fulshear Rd. Rose-Rich Chamber is changing name to include Fulshear.

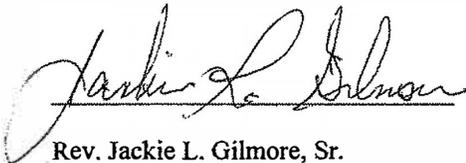
8. Consider and take action to adopt a resolution supporting Fulshear citizen's protest of drastic rise in Fort Bend County property appraisals and taxes. Motion to adopt CDC 4A 09-03

Motion: Cheryl Stalinsky, 2nd: J.B. Collins, Jr. ayes: 3 nays: 0

9. Consider and take action on projects and budget items for fiscal 2009-2010 budget. No action taken.
 - J.B. Collins, Jr. will liaison with City on the water/sewer project downtown east on 1093.
 - Cheryl to submit invoices for marketing items.
 - Determine what events qualify as Business Development incentives.
 - Determine if way finding signs qualify as a 4A project.
10. Consider and take action on meeting expenses due to the City of Fulshear. No action. Rewrite contract for next fiscal year.
11. Comments
 - A. Officers:
 - Bill Archer changed meeting time to 7:00PM.
 - James Gilmore commented on the Board's camaraderie and willingness to work together.
 - Cheryl Stalinsky thanked Becky Daves and Bill Archer for their service to the corporation.
 - Food to be served at meetings alternating local restaurants.
 - B. Directors
12. Closing: Rev. Jackie Gilmore
13. Next regularly scheduled meeting August 10, 2009, 7:00 PM
14. Adjournment: Motion to adjourn at 7:33PM

Motion: Cheryl Stalinsky, 2nd: J.B. Collins, Jr. ayes: 4 nays: 0

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



Rev. Jackie L. Gilmore, Sr.
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 **AUGUST 10, 2009 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 CITY OF 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 June 8, 2009.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. City Community Development Director's Report. Consider and take action on report items.
8. Consider and take action to modify and adopt the Administrative Agreement with the City.
9. Consider and take action to modify and adopt the Support Service Agreement with Becky S. Daves.
10. Presentation and discussion of current corporate investments and certificate of deposit available rates.
11. Consider and take action to reinvest \$10,000.00 certificate of deposit.
12. Discussion of future Corporate projects.
13. Discussion regarding 2009-2010 budget.
14. Consider and take action to adopt 2009-2010 budget.
15. Executive Session

551.071 For the purpose of considering the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee.

1. Consider hiring and accepting resignations of professional and non-professional personnel.
16. Reconvene Regular Session
17. Consider and take action to hire Cheryl Stalinsky on a contract basis to perform Economic Development promotion services.
18. Discussion, consider and take action to accept Cheryl Stalinsky's resignation from Board of Directors.
19. Comments
 - A. Officers
 - B. Directors
20. Next regularly scheduled meeting - September 14, 2009 if necessary to complete/approve budget, or October 12, 2009.
21. 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 City of 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 Friday, August 7, 2009, 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 10, 2009 7:00 PM

Present: Bill Archer, Rev. Jackie Gilmore, Denise Robbins, Cheryl Stalinsky (7:10am)

Absent: J.B. Collins, Jr.

Visitors: Becky S. Daves, Shannon Purcell, Dennis Clack

1. Call to Order: Bill Archer, President at 7:02PM
2. Invocation: Rev. Jackie Gilmore
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of June 8, 2009.

Motion: Rev. Jackie Gilmore, 2nd: 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). Amend to include Essence House Café \$30.96 for meeting refreshments.

Motion: Rev. Jackie Gilmore, 2nd: Cheryl Stalinsky ayes: 4 nays: 0

7. Community Development Director report. See Attachment A.
8. Consider and take action to adopt the Administrative Agreement with the City *as amended*.

Motion: Denise Robbins, 2nd: Rev. Jackie Gilmore ayes: 4 nays: 0

9. Consider and take action to adopt the Support Service Agreement with Becky S. Daves *as amended*.

Motion: Cheryl Stalinsky, 2nd: Denise Robbins

Discussion among members and motion to increase the monthly rate of \$100.00 to \$250.00. Amended motion accepted by Cheryl Stalinsky.

Motion: Denise Robbins, 2nd: Rev. Jackie Gilmore ayes: 4 nays: 0

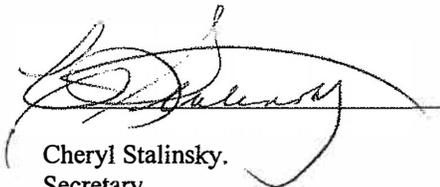
10. Presentation and discussion of current corporate investments and certificate of deposit available rates.
11. Consider and take action to reinvest \$15,000.00 including interest earned certificate of deposit at 2.25% APY at Commercial State Bank.

Motion: Stalinsky, 2nd: Gilmore ayes: 3 nays: 0 Abstain: Denise Robbins

12. Discussion of future corporate projects.
 - Way finding sign – J. B. Collins is working on the project with City Council
 - Water/sewer extension – CDC has funds available for assist with project
 - Councilman Clack is under the impression City Council has approved everything “asked”
 - Cheryl Stalinsky –requests the Keep Fulshear Beautiful affiliate to be supported by the City’s economic development corporations; item for September agenda
 13. Discussion regarding 2009-2010 budget. Members to research specific budget items for discussion.
 14. Consider and take action to adopt 2009-2010 budget. Table to Sept mtg
- Motion: Stalinsky, 2nd: Robbins ayes: 4 nays: 0
15. Adjourn to Executive Session. No executive session was taken.
 16. Consider and take action to hire Cheryl Stalinsky, independent of the City, as Community Development Director. No action
 17. Consider and take action to accept Cheryl Stalinsky’s resignation from Board of Directors. No action
 18. Comments
 - A. Officers
 - B. Directors
 19. Next regularly scheduled meeting September 14, 2009 7:00PM
 20. Adjournment: Approval to adjourn at 7:56PM

Motion: Cheryl Stalinsky, 2nd: Denise Robbins ayes: 4 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 DEVELOPMENT CORPORATION

ADMINISTRATIVE AGREEMENT

City of Fulshear Development Corporation and City of Fulshear

STATE OF TEXAS:

COUNTY OF FORT BEND:

This Administrative Agreement is entered into by and between the City of Fulshear and the City of Fulshear Development Corporation.

In the Agreement, the party who is granting the right to use the property and will provide administrative services will be referred to as "COF", and the party who is using the property and receiving the administrative services will be referred to as "CDC".
The parties agree as follows:

1. **USE OF CITY FACILITIES FOR MEETINGS.** The COF will provide the CDC the following:
 - A. Use of City Hall and the Irene Stern Community Center for the conduct of its corporate meetings and other business that may be required as part of the formal and legal activities of the corporation.
 - B. In the event of a conflict between the needed use of either of the above named facilities, the needs of the COF shall prevail over those of the CDC.
 - C. Allow the CDC to use City Hall's mailing address as its own mailing address.
 - D. Provide at City Hall a specific receptacle for the placement of CDC correspondence

2. **ADMINISTRATIVE SERVICES:** The COF will provide the CDC with the following administrative services:
 - A. Assistance with the preparation, posting, and materials for CDC meeting agendas
 - B. Use of copiers, faxes, internet, and phones for the conduct of CDC business
 - C. Receive and forward to appropriate parties, phone calls, faxes, and emails received by CDC
 - D. Such other services as the COF and CDC may, from time to time, mutually determine are within the scope and intent of this agreement

3. **COMPENSATION:** The CDC will pay the City of Fulshear an annual payment of one thousand dollars (\$600.00) for the above named services. Such annual payment shall be for the period of October 1st thru September 30th of each year.
 - A. The annual payment by the CDC shall be made by October 30th of each year, and shall be for the above stated period of time. The initial payment shall represent a prorated amount for that time remaining from the effective date of this agreement to following September 30th.
 - B. In the event this agreement is terminated under the terms of this agreement, then the CDC shall receive a prorated refund from the COF for that period during which the CDC will no longer be receiving the services as contained in this agreement.
4. **TERM:** This agreement shall remain in force until it is terminated by either party under the provisions contained elsewhere in this agreement.
5. **TERMINATION:** This Agreement may be terminated by either party by providing 30 days written notice to the other party.
6. **ARBITRATION:** All disputes under this Agreement that cannot be resolved by the parties shall be submitted to arbitration before a single arbitrator under the rules and regulations of the American Arbitration Association. Either party may invoke this paragraph after providing 30 days written notice to the other party. All costs of arbitration shall be divided equally between the parties. Any award may be enforced by a court of law.
7. **ENTIRE AGREEMENT:** This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties.
8. **AMENDMENT:** This Agreement may be modified or amended, if the amendment is made in writing and is signed by both parties.
9. **APPLICABLE LAW:** This Agreement shall be governed by the laws of the State of Texas.
10. **ASSIGNMENT:** No assignment of this agreement shall be made either by the COF or the FDC, this being an exclusive agreement.
11. **EFFECTIVE DATE:** The effective date of this agreement shall be October 1, 2009.

EXECUTED IN DUPLICATE ORIGINALS at Fort Bend County, Texas on the day and year noted below:

CITY OF FULSHEAR

By: _____
James W. Roberts, Mayor
City of Fulshear

Date: _____

Attest:

D. Gordon Offord, Secretary
City of Fulshear

Date: _____

FULSHEAR DEVELOPMENT CORPORATION

By: _____
W. G. Archer, President
City of Fulshear Development Corporation

Date: _____

Attest:

Cheryl Stalinsky, Secretary
City of Fulshear Development Corporation

Date: _____



CITY OF FULSHEAR DEVELOPMENT CORPORATION

SUPPORT SERVICES AGREEMENT City of Fulshear Development Corporation and Becky Daves

STATE OF TEXAS:

COUNTY OF FORT BEND:

THIS AGREEMENT is entered into by and between the City of Fulshear Development Corporation whose mailing address is PO Box 279, Fulshear, TX 77441, hereinafter called "CDC", and Becky Daves whose mailing address is 4525 Penn Lane, Richmond, TX 77406, hereinafter called "Becky".

IN CONSIDERATION of the mutual obligations of the parties hereto it is agreed:

1. **ENGAGEMENT:** Becky hereby agrees to provide the following service: to serve as Assistant to the CDC Treasurer, and CDC Secretary, and perform those related duties as may from time to time be assigned to her by the Board of Directors of CDC.
2. **COMPENSATION:**
 - A. In return for the herein noted services, CDC agrees to pay to Becky the sum of two hundred dollars (\$250.00) per month for hours worked, not to exceed ten (10) hours.
 - B. CDC will pay Becky twenty-five dollars per hour (\$25.00/hour) for time spent over ten (10) hours each month. Becky will provide CDC with an invoice detailing services provided and hours worked when hours exceed ten (10) hours each month.
 - C. Such payment shall be made upon provision of an invoice from Becky at least on a quarterly (three (3) month) basis.
 - D. Becky shall likewise be compensated for any supplies or materials she may purchase with her own funds on behalf of CDC. Such individual purchases may not exceed one hundred dollars (\$100.00) per three month period, and will only be reimbursed upon provision of a paid receipt.
3. **TERMS AND CONDITIONS:**
 - A. The term of this agreement shall be for one (1) year from the effective date of this agreement.
 - B. This agreement is subject to termination by either party upon thirty (30) days written notice.
 - C. Upon expiration of this agreement, this agreement shall remain in effect on a month-to-month basis until such time as it is terminated by either party hereto, or is renewed.

- 4. **ARBITRATION:** All disputes under this Agreement that cannot be resolved by the parties shall be submitted to arbitration before a single arbitrator under the rules and regulations of the American Arbitration Association. Either party may invoke this paragraph after providing 30 days written notice to the other party. All costs of arbitration shall be divided equally between the parties. Any award may be enforced by a court of law.
- 5. **ENTIRE AGREEMENT:** This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties.
- 6. **AMENDMENT:** This agreement may be amended by agreement of both parties hereto.
- 7. **APPLICABLE LAW:** This Agreement shall be governed by the laws of the State of Texas.
- 8. **ASSIGNMENT:** No assignment of this agreement shall be made by either CDC or Becky, this being an exclusive relationship.
- 9. **EFFECTIVE DATE:** The effective date of this agreement shall be September 1, 2009.

EXECUTED IN DUPLICATE ORIGINALS in Fort Bend County, Texas.

FULSHEAR DEVELOPMENT CORPORATION

W. G. Archer., President

Date

Attest:

Cheryl Stalinsky, Secretary

Date

Becky Daves

Date

CONTINUOUS
8-10-09

ATTACHMENT A

Cheryl Stalinsky

From: Cheryl Stalinsky
Sent: Monday, August 10, 2009 4:38 PM
To: 'Thomas C. Kuykendall, Jr.'; Bill Archer; 'deinkauf@gulfcoastcompliance.com'; 'dennisclack@peoplepc.com'; 'John W. Wauson'; 'Harold Collins (ReueCollins@msn.com)'; 'joe.porto@usdoj.gov'; trailbossmjm@hotmail.com; 'Randy Stacy (Randy@RandyStacy.com)'; 'lpatterson30@comcast.net'
Subject: FW: Cross Creek Ranch Report - Week Ending 08/09/2009

Hi everyone,

Sorry about the length of time between reports. Needless to say things are hopping around here....even in the downturn.

- Let me direct your attention to Cross Creek Sales. They continue to rise and keep selling. Look carefully at their data and you will see that people continue to visit this development. I presented a Power Point presentation to about 35 realtors. They were blown away by our data. I would like to present this to your group, so you can see what we actually have to offer here in Fulshear. I have been working for over a year to get it right and I think we are just about there.
- We were recognized by the Texas Downtown Association for our work on Bike for Mike.
- Our Fulshear-Simonton Resource Guide will be out at the end of this month. I think you will be pleased with the end result. It is definitely going to be a welcome resource for all our residents; old and new.
- The Rose-Rich Chamber changed its name and logo to Central Fort Bend Chamber Alliance Rosenberg-Richmond-Fulshear, so without having to reinvent the wheel we have been included in the Chamber and they will do the work for us. I am elated. Interestingly I approached several other chambers regarding this and Rose-Rich was the only taker in the group. It is a win-win for everyone involved. Plus it was really good publicity for us.
- **SEPTEMBER 17TH AT THE LODGE AT FULSHEAR CREEK CROSSING (behind City Hall) 5:30pm to 7:30pm. We will be having our own Chamber Grand Celebration and Kickoff Reception. PLEASE TRY AND ATTEND. It is important that we have support from our local officials and show this to our business community. Come meet and greet and get to know your constituents.**
- The Corporate Medical Clinic continues to move this direction. Seems we have a few hospital systems chomping at the bit to bring Drs. this way. I have been showing my power point and talking with various marketing directors from these hospitals. I am truly excited about this.
- There are some more exciting nibbles at our community, but I am not at liberty to reveal those, until we are further along in our talks. Hopefully I'll have some exciting things to bring your way, in the not too distant future.

If I missed anyone on your board, please forward this to them, I would really appreciate your help.

Once, again, thanks for your service, your time and your input. Please stay in touch and give me any feedback, or advice you think would help out my department. I value your opinions.



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

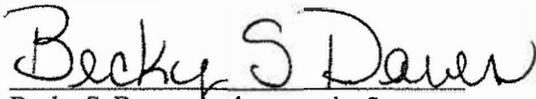
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **September 14, 2009 at 7:00 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE CITY OF 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 August 10, 2009.
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 the 2009 fiscal audit and annual report. Presentation by Scott Stephenson.
8. Discussion regarding Keep Fulshear Beautiful, an affiliate of Keep Texas Beautiful.
9. Consider and take action to support participation of Keep Fulshear Beautiful in KTB training, events, and awards competitions.
10. City Community Development Director's Report.
11. Consider and take action to approve sending representative(s) to attend the Texas Downtown Association Conference in November.
12. Consider and take action to approve paying a \$50.00 cell phone allowance to the City Community Development Director.
13. Discussion regarding 2009-2010 budget.

14. Consider and take action to adopt 2009-2010 budget.
15. Discussion of future agenda items.
16. Next regularly scheduled meeting November 9, 2009.
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, Becky S. Daves, Assistant to the City of 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 September 11, 2009 at 12:00 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
CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes September 14, 2009

Present: Bill Archer, J.B. Collins, Jr., Rev. Jackie Gilmore, Denise Robbins, Cheryl Stalinsky

Absent:

Visitors: Becky S. Daves. Shannon Purcell

1. Call to Order: Bill Archer, President at 7:04PM
2. Invocation: Rev. Jackie Gilmore
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 10, 2009.

Motion: Rev. Jackie Gilmore, 2nd: Cheryl Stalinsky ayes: 4 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, 2nd: J.B. Collins, Jr. ayes: 4 nays: 0

7. Consider and take action to approve the 2008 fiscal audit and annual report. Presentation by Scott Stephenson.

Motion: Cheryl Stalinsky, 2nd: Rev. Jackie Gilmore ayes: 4 nays: 0

Family emergency - Denise Robbins had to leave meeting.

8. Discussion regarding Keep Fulshear Beautiful, an affiliate of Keep Texas Beautiful.
9. Consider and take action to support participation of Keep Fulshear Beautiful in KTB training, events, and awards competitions. Archer asks for item to be tabled for November 9, 2009 meeting. Cheryl Stalinsky will provide itemized expenditures for approval at that time.
10. City Community Development Director's Report.
 - Water/sewer system east FM 1093
 - Develop a Permit/Registration information packet for the City
11. Consider and take action to approve sending Cheryl Stalinsky to attend the Texas Downtown Association Conference in November not to exceed \$750.00.

Motion: J. B. Collins, Jr. 2nd: Rev. Jackie Gilmore ayes: 3 nays: 0

12. Consider and take action to approve paying a \$50.00 cell phone allowance to the City Community Development Director. Table to November meeting.

13. Discussion regarding 2009-2010 budget.

14. Consider and take action to adopt 2009-2010 budget.

Motion: Cheryl Stalinsky, 2nd: Rev. Jackie Gilmore ayes: 3 nays: 0

15. Discussion of future agenda items.

16. Next regularly scheduled meeting November 9, 2009.

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

Motion: J. B. Collins, Jr., 2nd: Bill Archer ayes: 3 nays: 0

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

Rev. Jackie L. Gilmore, Sr.
Secretary
City of Fulshear Development Corporation

Bill Archer
President
City of Fulshear Development Corporation



CITY OF FULSHEAR DEVELOPMENT CORPORATION

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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 **November 9, 2009 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 CITY OF 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 September 14, 2009.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Discussion regarding 2008-2009 fiscal year end accounting reports.
8. Discussion regarding engagement of CPA/Auditor to perform the 2008-2009 fiscal year audit and preparation of the annual report.
9. City Community Development Director's Report.
10. Discussion of future agenda items.
11. Next regularly scheduled meeting January 11, 2009.
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 City of 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 November 6, 2009 at 3:00PM., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Becky

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 November 9, 2009

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

Absent: Cheryl Stalinsky

Visitors: Becky S. Daves

1. Call to Order: Bill Archer, President at 6:34PM
2. Invocation: Rev. Jackie Gilmore
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of September 14, 2009.

Motion: Denise Robbins, 2nd: J.B. Collins ayes: 2 nays: 0
5. Presentation and discussion of financial statements to date. Table due to bank documents not received by Becky Daves.
6. Consider and take action to approve Payables Due and Checks Paid Report(s) with the exception of reimbursing expense for prior meeting because receipt was not produced at this meeting.

Motion: J.B. Collins, 2nd: Denise Robbins ayes: 2 nays: 0
7. Discussion regarding 2008-2009 fiscal year end accounting reports.
8. Discussion regarding engagement of CPA/Auditor to perform the 2008-2009 fiscal year audit and preparation of the annual report. The Board asked that the firm the City hired in September submit an engagement letter in January.
9. City Community Development Director's Report. Mrs. Stalinsky was unable to attend the meeting.
10. Discussion of future agenda items.
 - CPA/Auditor engagement
 - EDC Consultant engagement
 - Water/sewer project for east side of Fulshear along FM 1093
11. Next regularly scheduled meeting January 11, 2010.
12. Adjournment: Approval to adjourn at 7:27 PM.

Motion: J.B. Collins, 2nd: Denise Robbins ayes: 2 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

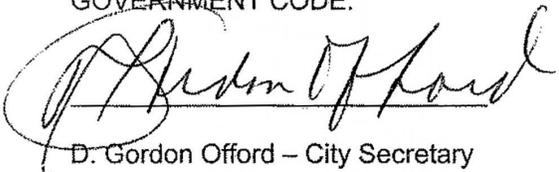
MEETING NOTICE AND AGENDA
City of Fulshear Development Corporation
Organizational Meeting

NOTICE IS HEREBY GIVEN OF A CITY OF FULSHEAR DEVELOPMENT CORPORATION ORGANIZATIONAL MEETING TO BE HELD ON **TUESDAY, JANUARY 29, 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 CITY OF 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 City of Fulshear Development Corporation was posted on January 25th, 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



CITY OF FULSHEAR DEVELOPMENT CORPORATION

January 29, 2008

Minutes of 4A Corporation

1. Call Meeting to Order

The meeting was called to order at 7:15p.m on January 29, 2008 by Mayor James W. Roberts and a quorum was present.

Members Present:

Bill Archer
J. B. Collins, Jr.
Rev. Jackie Gilmore Sr.
Bob Morris

Member Absent

Bob Morris

Guests

Carl Utley
Bill Knesek
James W. Roberts

2. Invocation

A prayer was given by Reverend Jackie Gilmore, Pastor of the Zachery Baptist Church, Fulshear, Texas 77441.

3.Consideration and action on: Election of Officers

J. B. Collins nominated Bill Archer as President. It was seconded by Rev. Jackie Gilmore. The nomination was confirmed by a unanimous vote.

Rev. Jackie Gilmore nominated J.B. Collins as Vice President. It was seconded by Bill Archer. The nomination was confirmed by a unanimous vote.

J.B. Collins nominated Rev. Jackie Gilmore as Secretary. It was seconded by Bill Archer. The nomination was confirmed by a unanimous vote.

Bill Archer nominated Bob Morris as Treasurer. It was seconded J.B. Collins. The nomination was confirmed by a unanimous vote.

4.Consideration and action on: Function of a development corporation (Knesek)

The function of a development corporation was explained by Bill Knesek. No action was taken.

5. Consideration and action on: Corporate recordkeeping (Knesek)

Corporate recordkeeping was explained by Bill Knesek.

6. Consideration and action on: Approval of Corporation's bylaws (Knesek)

A motion was made by J. B. Collins to adopt the Corporation's bylaws as presented. It was seconded by Reverend Jackie Gilmore. It was adopted by a unanimous vote.

7. Consideration and action on: Authorization to establish checking account (Knesek)

A motion was made by Reverend Jackie Gilmore to set up checking account at Wallis State Bank. It was seconded by Bill Archer. The motion was carried by a unanimous vote.

8. Consideration and action on: Selection of regular meeting date and time

A motion was made by J. B. Collins to adopt the second (2nd) Monday of the month and meeting time of 6:30 p.m. as regular meeting date and time. It was seconded by Reverend Jackie Gilmore. The motion was carried by a unanimous vote. The next meeting will be February 11, 2008 at 6:30 p.m.

9. Adjournment

Meeting was adjourn.



**CITY OF FULSHEAR DEVELOPMENT CORPORATION
GROUP A
P.O. BOX 279
FULSHEAR, TEXAS 77441**

*My. ~~Contract~~ -
not held -
no quotes
available*

MEETING NOTICE AND AGENDA

NOTICE IS HEREBY GIVEN OF A CITY OF FULSHEAR DEVELOPMENT CORPORATION MEETING TO BE HELD ON **MONDAY, FEBRUARY 11, 2008 AT 6:30 P.M.** 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 CITY OF 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- Bill Archer, President
2. Invocation
3. Approval of Minutes
January 29, 2008
4. Consider and take action: Contract with Bill Knesek
5. Consider and take action: Contract for services with the City of Fulshear
6. Consider and take action: Selecting New Members to the Board of Directors
7. Consider and take action to determine signatories on the bank account
comments by Board members.
8. Adjournment

Note: 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 City Council of the City of Fulshear, Texas was posted on February 7, 2008 by 5:00 p.m. in 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



**CITY OF FULSHEAR DEVELOPMENT CORPORATION
GROUP A
P.O. BOX 279
FULSHEAR, TEXAS 77441**

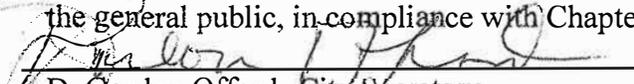
MEETING NOTICE AND AGENDA

NOTICE IS HEREBY GIVEN OF A CITY OF FULSHEAR DEVELOPMENT CORPORATION MEETING TO BE HELD ON **MONDAY, MARCH 10, 2008 AT 6:30 P.M.** 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 CITY OF 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- Bill Archer, President
2. Invocation
3. Approval of Minutes
January 29, 2008
4. Consider and take action: Contract with Bill Knesek
5. Consider and take action: Contract for services with the City of Fulshear
6. Consider and take action to appoint new officers to the 4A Board of Directors
7. Consider and take action to determine signatories on the bank account
8. Discussion and possible action for potential new projects
9. Comments by Board Members
10. Adjournment

Note: 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 City Council of the City of Fulshear, Texas was posted on February 7, 2008 by 5:00 p.m. in 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

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CITY OF FULSHEAR DEVELOPMENT CORPORATION

March 10, 2008

Minutes of 4A Corporation

1. Call Meeting to Order

The meeting was called to order at 6:30p.m on March 10, 2008 by Bill Archer, President and a quorum was present.

Members Present:

Bill Archer-President
J. B. Collins, Jr.-Vice President
Rev. Jackie Gilmore Sr.-Secretary
Denise Robbins-Treasurer
Cheryl Stalinsky

Member Absent

None

Guests

Bill Knesek

2. Invocation

A prayer was given by Reverend Jackie Gilmore, Pastor of the Zachery Baptist Church, Fulshear, Texas 77441.

3. Approval of Minutes-January 29, 2008

No action was taken

4. Consider and take action: Contract with Bill Knesek

A motion was made by Cheryl Stalinsky to approve contract with Bill Knesek. It was seconded by Denise Robbins. All members voted aye and motion was passed.

5. Consider and take action: Contract for services with the City of Fulshear

A motion was made by J.B. Collins to contract for services with the City of Fulshear. It was seconded by Reverend Jackie Gilmore Sr. All members voted aye and motion was passed.

6. Consider and take action to appoint new officers to the 4A Board of Directors

City of Fulshear Development Corporation Minutes (Group 4A)

March 10, 2008

Page 2

A motion was made by J.B. Collins to accept new members appointed by the Fulshear City Council (Denise Robbins and Cheryl Stalinsky). It was seconded by Reverend Jackie Gilmore Sr. All members voted aye and motion was passed.

7. Consider and take action to determine signatories on the bank account

A motion was made by Reverend Jackie Gilmore Sr. to approve all directors (Bill Archer, J.B. Collins, Jackie Gilmore Sr., Denise Robbins, and Cheryl Stalinsky) as signatories on the bank account (two signatures are required per check). It was seconded by Cheryl Stalinsky. All members voted aye and motion was passed.

8. Discussion and possible action for potential new projects

No action was taken.

9. Comments by Board Members

None

10. Adjournment

Meeting was adjourned at 8p.m.



**CITY OF FULSHEAR DEVELOPMENT CORPORATION
GROUP A
P.O. BOX 279
FULSHEAR, TEXAS 77441**

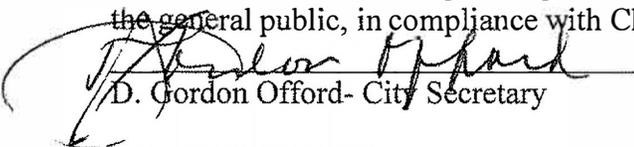
MEETING NOTICE AND AGENDA

NOTICE IS HEREBY GIVEN OF A CITY OF FULSHEAR DEVELOPMENT CORPORATION MEETING TO BE HELD ON **MONDAY, APRIL 14, 2008 AT 6:30 P.M.** 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 CITY OF 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- Bill Archer, President
2. Invocation
3. Approval of Minutes
January 29, 2008
March 10, 2008
4. Consider and take action to approve City of Fulshear Development Corporation (Group4A) budget
5. Discussion and possible action for potential new projects
6. Consider and take action on setting the fiscal year for the 4A Corporation
7. Consider and take action to approve invoice for Economic Development Services
8. Treasurer's Report: Denise Robbins
9. Comments by Board Members
10. Adjournment

Note: 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 City Council of the City of Fulshear, Texas was posted on February 7, 2008 by 5:00 p.m. in 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



CITY OF FULSHEAR DEVELOPMENT CORPORATION

April 14, 2008

Minutes of 4A Corporation

1. Call Meeting to Order

The meeting was called to order at 6:43p.m on April 14, 2008 by Bill Archer, President and a quorum was present.

Members Present:

Bill Archer-President
Rev. Jackie Gilmore Sr.-Secretary
Denise Robbins-Treasurer
Cheryl Stalinsky

Member Absent

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

Guests

Bill Knesek

2. Invocation

A prayer was given by Reverend Jackie Gilmore, Pastor of the Zachery Baptist Church, Fulshear, Texas 77441.

3. Approval of Minutes

A motion was made by Cheryl Stalinsky to approve the minutes of January 29, 2008 and March 10, 2008. It was seconded by Denise Robbins. The motion was carried by the following vote:

Ayes: Gilmore, Robbins, and Stalinsky

Nays: None

4. Consider and take action to approve City of Fulshear Development Corporation (Group 4A) budget

No action was taken on this item.

City of Fulshear Development Corporation Minutes (Group 4A)

April 14, 2008

Page 2

5. DISCUSSION AND POSSIBLE ACTION FOR POTENTIAL NEW PROJECTS

There was much discussion among the members. Several topics were considered such as Improving the infrastructure to attract new businesses, tax abatement, and land or building incentives to create jobs for the community. This subject will continue to be explored by the group. No action was taken.

6. CONSIDER AND TAKE ACTION ON SETTING THE FISCAL YEAR FOR THE 4A CORPORATION

A motion was made by Reverend Gilmore to set the fiscal year as January through December. It was seconded by Cheryl Stalinsky. The motion was carried by the following vote:

Ayes: Gilmore, Robbins, and Stalinsky

Nays: None

7. CONSIDER AND TAKE ACTION TO APPROVE INVOICE FOR ECONOMIC DEVELOPMENT SERVICES

A motion was made by Cheryl Stalinsky to approve invoice for Economic Development Services. It was seconded by Denise Robbins. The motion was carried by the following vote:

Ayes: Gilmore, Robbins, and Stalinsky

Nays: None

8. TREASURER'S REPORT: DENISE ROBBINS

An account has been set up at Wallis State Bank for the 4A Corporation. All members have signed the signature card. The account is now ready to start receiving monies. No other actions to report.

9. COMMENTS BY BOARD MEMBERS

There were no comments by the Board Members.

10. Adjournment

Meeting was adjourned.



**CITY OF FULSHEAR DEVELOPMENT CORPORATION
GROUP A
P.O. BOX 279
FULSHEAR, TEXAS 77441**

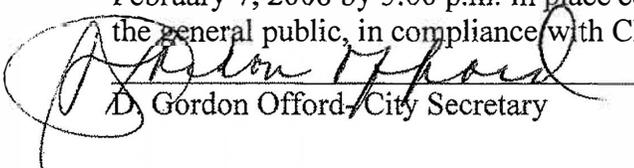
MEETING NOTICE AND AGENDA

NOTICE IS HEREBY GIVEN OF A CITY OF FULSHEAR DEVELOPMENT CORPORATION MEETING TO BE HELD ON **WEDNESDAY, MAY 21, 2008 AT 6:30 P.M.** 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 CITY OF 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- Bill Archer, President
2. Invocation
3. Approval of Minutes
April 14, 2008
4. Consider and take action to approve City of Fulshear Development Corporation (Group4A) budget
5. Discussion and possible action for potential new projects
6. Discussion and possibly take action on authorizing preliminary study (ies) for new project (s)
7. Consider and take action on setting the fiscal year for the 4A Corporation
8. Consider and possibly take action regarding bank account
9. Treasurer's Report: Denise Robbins
10. Comments by Board Members
11. Adjournment

Note: 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 City Council of the City of Fulshear, Texas was posted on February 7, 2008 by 5:00 p.m. in 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



CITY OF FULSHEAR DEVELOPMENT CORPORATION

May 21, 2008

Minutes of 4A Corporation

1. Call Meeting to Order

The meeting was called to order at 6:40p.m on May 21, 2008 by Bill Archer, President and a quorum was present.

Members Present:

Bill Archer-President

J. B. Collins, Vice-President

Rev. Jackie Gilmore Sr.-Secretary

Cheryl Stalinsky

Member Absent

Denise Robbins- Treasurer

Guests

Bill Knesek

2. Invocation

None was given.

3. Approval of Minutes

A motion was made by Cheryl Stalinsky to approve the minutes of April 14, 2008. It was seconded by J.B. Collins. The motion was carried by the following vote:

Ayes: Collins, Gilmore, and Stalinsky

Nays: None

4. Consider and take action to approve City of Fulshear Development Corporation (Group 4A) budget

A motion was made by J. B. Collins to approve the City of Fulshear Development Corporation (4A) budget for Fiscal Year 2008. It was seconded by J.B. Collins. The motion was carried by the following vote:

Ayes: Collins, Gilmore, and Stalinsky

Nays: None

5. DISCUSSION AND POSSIBLE ACTION FOR POTENTIAL NEW PROJECTS

A motion was made by Cheryl Stalinsky to move forward with consideration of extension of water and sewer east along FM 1093. It was seconded by Reverend Gilmore.

Bill Archer stated he owned property in this area and is abstaining from voting on this agenda item number 5.

The motion was carried by the following vote:

Ayes: Collins, Gilmore, and Stalinsky

Nays: None

6. DISCUSSION AND POSSIBLY TAKE ACTION ON AUTHORIZING PRELIMINARY STUDY (IES) FOR NEW PROJECT(S)

A motion was made by J. B. Collins to authorize Southwest Economics to move forward with preliminary study for water and sewer east on FM 1093. It was seconded by Reverend Gilmore. The motion was carried by the following vote:

Ayes: Collins, Gilmore, and Stalinsky

Nays: None

7. CONSIDER AND TAKE ACTION ON SETTING THE FISCAL YEAR FOR THE 4A CORPORATION

No action was taken.

8. CONSIDER AND POSSIBLY TAKE ACTION REGARDING BANK ACCOUNT

No action was taken.

9. TREASURER'S REPORT: DENISE ROBBINS

No action was taken.

10. COMMENTS BY BOARD MEMBERS

There were no comments by the Board Members.

10. Adjournment

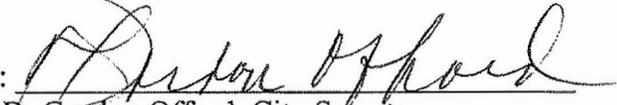
A motion was made by J. B. Collins to adjourn. It was seconded by Reverend Jackie Gilmore. The motion was carried by the following vote.

City of Fulshear Development Corporation (4A) Minutes
May 21, 2008
Page 3

Ayes: Collins, Gilmore, and Stalinsky
Nays: None

Approved: 

Bill Archer, President

Attest: 

D. Gordon Offord, City Secretary



**CITY OF FULSHEAR DEVELOPMENT CORPORATION
GROUP A- ANNUAL MEETING
P.O. BOX 279
FULSHEAR, TEXAS 77441**

MEETING NOTICE AND AGENDA

NOTICE IS HEREBY GIVEN OF A CITY OF FULSHEAR DEVELOPMENT CORPORATION MEETING TO BE HELD ON **MONDAY, JUNE 9, 2008 AT 6:30 P.M.** 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 CITY OF 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- Bill Archer, President
2. Invocation
3. Approval of Minutes
May 21, 2008
4. Discussion and Possible action for potential new projects
5. Discussion and possibly take action on authorizing preliminary study (ies) for new project (s)
6. Consider and possibly take action regarding bank account
7. Treasurer's Report: Denise Robbins
8. Consultant's Report: Bill Knesek
9. Consider and take action on the City of Fulshear Development Corporation (4A) budget for Fiscal Year 2007- 2008
10. Discussion and Possibly take action for the City of Fulshear Development Corporation (4A) budget for fiscal year 2008-2009
11. 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 City of Fulshear Development Corporation Board of Directors
12. Consider and take action on election of officers
13. Consider and take action regarding TML (Texas Municipal League) Liability Coverage
14. Comments by Board Members
15. Adjournment

Note: 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 City Council of the City of Fulshear, Texas was posted on June 6, 2008 by 5:00 p.m. in 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



CITY OF FULSHEAR DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes June 9, 2008 6:30PM

Present: Bill Archer, J.B. Collins, Jr., , Denise Robbins, Cheryl Stalinsky

Absent: Rev. Jackie Gilmore

Visitors: Bill Knesek, Becky Daves; Don Dulin

1. Call to Order: President, Bill Archer, 6:40PM.
2. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of May 21, 2008.

Motion: J.B. Collins, Jr., 2nd: Cheryl Stalinsky ayes:3 nays: 0
3. Discussion of Potential New Projects.
 - a. David Leyendecker is working on a new estimate proposal to extend the City's water/sewer system down 1093 for business development.
 - b. Don Dulin, the City's website design consultant, discussed design strategies that stress community spirit and methods of encouraging new business; also, the possibility of a GIS interface was introduced.
4. Authorize preliminary study(ies) for new project(s). Item Tabled.
5. Consider and take action to select a banking institution. Item Tabled. The Board asked Becky Daves to perform an interest rate comparison among local banks and the MBIA Texas Investment Pool to be presented at next meeting, The Board asked for a copy of the City's Investment Policy.
6. Presentation and discussion of financial statements to date – Denise Robbins. Consider and take action to approve.

Motion: Cheryl Stalinsky, 2nd: J.B. Collins, Jr. ayes: 3 nays:0
7. Consultant's Report: Bill Knesek.
8. Discussion of the City of Fulshear Development Corporation budget for Fiscal Year 2007 – 2008 with changes approved at the May 21, 2008 meeting. The budget is ready to be presented to City Council.
9. Consider and take action on the City of Fulshear Development Corporation budget for Fiscal Year 2008-2009.

Motion: Cheryl Stalinsky, 2nd: Denise Robbins ayes: 3 nays: 0
10. 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 City of Fulshear Development Corporation Board of Directors.

Motion: Denise Robbins, 2nd: .B. Collins, Jr. ayes: 3 nays: 0

11. Consider and take action to elect officers. Suggestion to keep officers in the same positions: President Bill Archer; Vice-President JB Collins, Jr.; Treasurer Denise Robbins; Secretary Jackie Gilmore.

Motion: Cheryl Stalinsky, 2nd: J.B. Collins, Jr. ayes: 3 nays 0

12. Consider and take action to approve expense for TMP (Texas Municipal League) liability insurance coverage pending City Council approval of 2007-2008 budget.

Motion: Cheryl Stalinsky, 2nd: Denise Robbins ayes: 3 nays 0

13. Comments

A. Officers

B. Directors

Cheryl Stalinsky requested funds for Fulshear Friday Nights, July 4th Celebration.

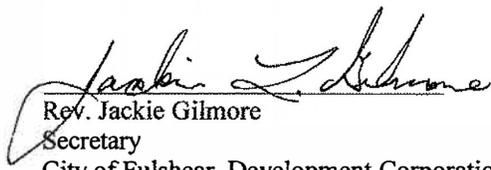
C. Consultant

14. Next regularly scheduled meeting July 14, 2008.

15. Adjournment: Approval to adjourn at 8:21PM

Motion: J.B. Collins, Jr., Cheryl Stalinsky ayes: 3 nays: 0

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


Rev. Jackie Gilmore
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 **AUGUST 11, 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. 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 June 9, 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 CDC4A_08-01 to adopt an Investment Policy for the Corporation.
8. Consider and take action to approve Resolution CDC4A_08-02 to appoint an Investment Officer for the Corporation.
9. Consider and take action to invest the Corporation's funds.
10. Discussion, consider and take action on Corporate projects.
11. City Community Development Director's Report. Consider and take action on report items.
12. Consider and take action on to approve conference and travel expenses for Cheryl Stalinsky to attend the Texas Downtown Association Revitalization Conference November 11 – 14, 2008 in Temple Texas.
13. Consultant's Report. Consider and take action on report items.

14. Comments

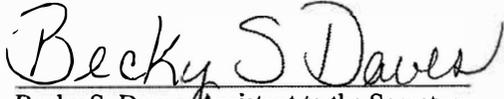
- A. Officers
- B. Directors

15. Next regularly scheduled meeting [September 8 or October 13 (Columbus Day)]

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 City of 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 8, 2008 at 9:00 AM, 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 11, 2008 6:30PM

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

Absent: Denise Robbins

Visitors: Bill Knesek, Becky S. Daves

1. Call to Order: Bill Archer, President at 6:44PM
2. Invocation: Cheryl Stalinsky
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of June 9, 2008.

Motion: J.B. Collins, 2nd: Cheryl Stalinsky ayes: 2 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: Cheryl Stalinsky, 2nd: J.B. Collins, Jr. ayes: 2 nays: 0

7. Consider and take action to approve Resolution CDC4A_08-01 to adopt an Investment Policy for the Corporation.

Motion: J.B. Collins, 2nd: Cheryl Stalinsky ayes: 2 nays: 0

8. Consider and take action to approve Resolution CDC4A_08-02 to appoint an Investment Policy for the Corporation.

Motion: Cheryl Stalinsky, 2nd: J. B. Collins, Jr. ayes:2 nays:0

9. Consider and take action to invest the Corporation's funds in Certificates of Deposit as follows:
3.85% \$10,000.00 21 month CSB
2.88% \$15,000.00 6 month CSB
3.10% \$15,000.00 1 year CSB
And move balance of checking account from Wallis State Bank to Commercial State Bank checking and money market account combination.

Motion: Rev. Jackie Gilmore, 2nd: J.B. Collins, Jr. ayes: 3 nays:0

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

Water/sewer system extension east 1093 - Bill Knesek discussed options for either an impact [fee] zone for connection to the water/sewer extension project or City Engineer has offered another option in lieu of impact fees that may be more efficient. Leyendecker has estimated \$715K.

CDC web page project.
Maps of city – map primarily driven by business advertisements

11. Discussion, consider and take action on Community Development Director's report item(s). Cheryl – looking for funds for master plan designed towards park – 4A cannot participate in this project.
Marketing – subsidize brochures
12. Consider and take action to approve conference and travel expenses for Cheryl Stalinsky to attend the Texas Downtown Association Revitalization Conference November 11 – 14, 2008 in Temple Texas not to exceed \$700.00.

Motion: J. B. Collins, Jr., 2nd: Rev. Jackie Gilmore ayes: 3 nays:0

13. Discussion, consider and take action on Consultant's Report item(s).
Advised Board that Bill Knesek has completed Economic Development Sales Tax Training Seminar presented by the Texas Economic Development Council which satisfies training requirement for Economic Development Corporations.

14. Comments

- a. Officers
Bill Archer thanked everyone for being here, good job we're moving in the right direction; thanks to Becky for getting documents & finances in order.
Rev. Gilmore asked about gateway signs.
- b. Directors
Cheryl Stalinsky is interested in naming Fulshear the Capital of _____

15. Next regularly scheduled meeting October 14.

16. Adjournment: Approval to adjourn at 8:36

Motion: Cheryl Stalinsky, 2nd: J. B. Collins, Jr. ayes: 3 nays:0

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



Rev. Jackie L. Gilmore, Sr.
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 **Monday, October 20, 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. 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 August 11, 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 hire Becky S. Daves as Assistant to the Secretary and Treasurer independent of working at the City.
8. Discussion, consider and take action on Corporate projects.
9. City Community Development Director's Report. Consider and take action on report items.
10. Consultant's Report. Consider and take action on report items.
11. Comments
 - A. Officers
 - B. Directors
12. Next regularly scheduled meeting November 20, 2008.
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 City of 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 17, 2008 at 3:00PM, 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 October 20, 2008 6:30PM

Present: Bill Archer, J.B. Collins, Jr., Cheryl Stalinsky, Denise Robbins,
Rev. Jackie Gilmore (arrived 7:00PM)

Absent:

Visitors: Bill Knesek, Becky S. Daves

1. Call to Order: Bill Archer, President at 6:38PM
2. Invocation: Rev. Jackie Gilmore postponed
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 11, 2008.

Motion: Cheryl Stalinsky, 2nd: J. B. Collins, Jr. ayes: 3 nays: 0

5. Presentation and discussion of financial statements to date. Bill Knesek suggested the Income Statement format be revised.
6. Consider and take action to approve Payables Due and Checks Paid Report(s). Request to list 50% of JoAnn Stefano's Texas Downtown Association annual conference registration on next agenda to reimburse Cheryl Stalinsky's personal expense. Bill Knesek presented invoice of \$938.22 for 3rd quarter services. Motion made to approve with addition of Bill Knesek's invoice to Payable Due Report.

Motion: Denise Robbins, 2nd: J. B. Collins, Jr. ayes: 3 nays: 0

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 approve retaining Becky Daves as Assistant to the Secretary and Treasurer independent of working at the City at a pay rate of \$100.00/month subject to acceptance of a contract.

Motion: Jackie Gilmore, 2nd: J. B. Collins, Jr. ayes: 4 nays: 0

8. Discussion, consider and take action on Corporate projects. No action taken. Bill Knesek reported:
 - Spoke before City Council to brief members regarding extending water/sewer service east of Fulshear on FM 1093
 - City Council response was positive
 - Fulshear Development Corporation is not yet on board
 - Next step is to discuss what portion would be fair for partners to pay; possibly four parties involved in the project – City of Fulshear Development Corporation, Fulshear Development Corporation, the City and private landowners
 - Suggested he would meet with David Leyendecker early December to begin planning stage
 - Will prepare a contract between City of Fulshear Development Corporation and Becky Daves

9. Discussion, consider and take action on Community Development Director's report item(s). No action taken. Cheryl Stalinsky reported:
- Two new pieces of land in the City have sold recently; the "Australians" purchased property north of the Post Office for three office buildings; and, 6.9 acres off Katy-Fulshear Road and FM 1093 for additional new business
 - Community Development is moving forward in marketing with new brochures
 - Fort Bend County Economic Development Council is putting Fulshear developments on their website
 - Fulshear Friday Night is scheduled for December 5, 2008
 - Website still needed to be updated

10. Discussion, consider and take action on Consultant's Report item(s). Combined with item 8.

11. Comments

A. Officers

JB Collins, Jr. expressed concern that the Corporation was investing funds properly.

Bill Archer congratulated Reverend Gilmore on the birth of another grandchild.

Mr. Archer also welcomed Becky Daves back.

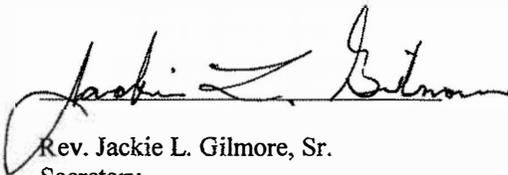
B. Directors

12. Next regularly scheduled meeting December 8, 2008.

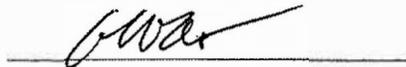
13. Adjournment: Approval to adjourn at 7:47PM

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

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



Rev. Jackie L. Gilmore, Sr.
Secretary
City of Fulshear Development Corporation



Bill Archer
President
City of Fulshear Development Corporation



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REGULAR MEETING AGENDA

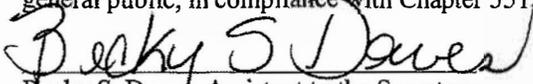
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **Monday, October 20, 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. 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 August 11, 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 hire Becky S. Daves as Assistant to the Secretary and Treasurer independent of working at the City.
8. Discussion, consider and take action on Corporate projects.
9. City Community Development Director's Report. Consider and take action on report items.
10. Consultant's Report. Consider and take action on report items.
11. Comments
 - A. Officers
 - B. Directors
12. Next regularly scheduled meeting November 20, 2008.
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 City of 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 17, 2008 at 3:00PM, 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 the printed name and title.

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

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Meeting Minutes October 20, 2008 6:30PM

Present: Bill Archer, J.B. Collins, Jr., , Cheryl Stalinsky, Denise Robbins,
Rev. Jackie Gilmore (arrived 7:00PM)

Absent:

Visitors: Bill Knesek, Becky S. Daves

1. Call to Order: Bill Archer, President at 6:38PM
2. Invocation: Rev. Jackie Gilmore postponed
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 11, 2008.

Motion: Cheryl Stalinsky, 2nd: J. B. Collins, Jr. ayes: 3 nays: 0

5. Presentation and discussion of financial statements to date. Bill Knesek suggested the Inc Stmt format be revised.
6. Consider and take action to approve Payables Due and Checks Paid Report(s). Put ½ of JoAnn Stefano TDA registration on next agenda to reimburse Cheryl. Bill Knesek presented invoice for 3rd quarter services \$938.22. Motion made to approve both reports with addition of Bill Knesek's invoice.

Motion: Denise, 2nd: JB ayes: 3 nays: 0

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 approve retaining Becky as Asst to the Secretary & Treasurer independent of working at the City subject to acceptance of a contract salary rate of \$100.00/month.

Motion: Gilmore, 2nd: JB ayes: 4 nays: 0

8. Discussion, consider and take action on Corporate projects. Bill Knesek went to City Council brief members regarding extending water/sewer service east of Fulshear down 1093. City Council response was positive. Fulshear Development Corporation is not yet on board. The next step is to discuss what portion would be fair for partners to pay; possibly four parties involved in the project – City of Fulshear Development Corporation, Fulshear Development Corporation, the City and private landowners. Mr. Knesek suggested he would meet with David Leyendecker early December to begin planning stage. Mr. Knesek will also prepare a contract between City of Fulshear Development Corporation and Becky Daves.
9. Discussion, consider and take action on Community Development Director's report item(s). Cheryl Stalinsky reported that two new pieces of land sold; the "Australians" purchased property north of the Post Office for three office buildings; and, 6.9 acres off Katy Fulshear Road & 1093 for additional new business. Community Development is moving forward in marketing, check out new brochures, Fort Bend County Economic Development Council is putting Fulshear developments on their website. Fulshear

Friday Night is scheduled for December 5, 2008. Mrs. Stalinsky also report the website still needed to be updatedd.

10. Discussion, consider and take action on Consultant's Report item(s). Combined with item 8.

11. Comments

A. Officers

JB Collins, Jr. expressed concern that the Corporation was investing funds properly.

Bill Archer congratulated Reverend Gilmore on the birth of another grandchild. Mr. Archer also welcomed Becky Daves back.

B. Directors

12. Next regularly scheduled meeting December 8, 2008.

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

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

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

Rev. Jackie L. Gilmore, Sr.
Secretary
City of Fulshear Development Corporation



Bill Archer
President
City of Fulshear Development Corporation