



# City of Fulshear Development Corporation

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441  
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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                      2<sup>nd</sup>: 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

2<sup>nd</sup>: 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

2<sup>nd</sup>: 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.

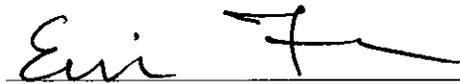
Motion: Gill

2<sup>nd</sup>: Gilmore

Ayes: 3

Nays: 0

Prepared by: Bobbi Martin, City of Fulshear Accountant



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Ewelina Forker, City of Fulshear Development Corporation Secretary



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Bill Archer, City of Fulshear Development Corporation President