



6611 W. Cross Creek Bend Lane  
Fulshear, Texas 77441  
Phone: 281-346-1796 ~ Fax: 281-346-2556  
[www.FulshearTexas.gov](http://www.FulshearTexas.gov)

**CITY OF FULSHEAR DEVELOPMENT CORPORATION :**

**PRESIDENT:** Bryan White      **VICE PRESIDENT:** Kaye Kahlich      **SECRETARY:** Bonnie Tyler  
**TREASURER:** Carlos Wallace      **DIRECTOR:** Nichelle Nobile

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**REGULAR CITY OF FULSHEAR DEVELOPMENT  
CORPORATION MEETING AGENDA  
Monday, February 9, 2026  
6:00 PM**

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NOTICE IS HEREBY GIVEN OF A CITY OF FULSHEAR DEVELOPMENT CORPORATION REGULAR MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **Monday, February 9, 2026** IN THE FULSHEAR MUNICIPAL COMPLEX 6611 W. CROSS CREEK BEND LANE FULSHEAR, TX 77441 FOR CONSIDERING THE FOLLOWING ITEMS. THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY MATTERS LISTED ON THE AGENDA, AS AUTHORIZED BY 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), 551.087 (ECONOMIC DEVELOPMENT), 418.175.183 (DELIBERATIONS ABOUT HOMELAND SECURITY ISSUES) AND AS AUTHORIZED BY THE TEXAS TAX CODE, INCLUDING, BUT NOT LIMITED TO, SECTION 321.3022 (SALES TAX INFORMATION).

INCIDENTAL MEETING NOTICE: A QUORUM OF THE CITY OF FULSHEAR CITY COUNCIL, PLANNING AND ZONING COMMISSION, CITY OF FULSHEAR DEVELOPMENT CORPORATION (TYPE A), FULSHEAR DEVELOPMENT CORPORATION (TYPE B), PARKS AND RECREATION COMMISSION, YOUTH ADVISORY COMMISSION, ZONING BOARD OF ADJUSTMENT, CHARTER REVIEW COMMISSION, OR ANY OF THESE, MAY BE IN ATTENDANCE AT THE MEETING SPECIFIED IN THE FOREGOING NOTICE, WHICH ATTENDANCE MAY CONSTITUTE A MEETING OF SUCH GOVERNMENTAL BODY OR BODIES AS DEFINED BY THE TEXAS OPEN MEETINGS ACT, CHAPTER 551, TEXAS GOVERNMENT CODE. THEREFORE IN ADDITION TO THE FOREGOING NOTICE, NOTICE IS HEREBY GIVEN OF A MEETING OF EACH OF THE ABOVE-NAMED GOVERNMENTAL BODIES, THE DATE, HOUR, PLACE, AND SUBJECT OF WHICH IS THE SAME AS SPECIFIED IN THE FOREGOING NOTICE.

**I. Call to Order**

**II. Citizen's Comments**

Citizens who desire to address the Corporation making either general comments (i.e., matters not on the agenda) or regarding matters on the agenda will be received at this time. Citizens desiring to make comments must register with the Corporation prior to the meeting being called to order. Each speaker is limited to three (3) minutes. Discussion by directors regarding matters on the agenda will only be made at the time the subject is scheduled for consideration.

**III. Council Comment**

*Council Liaison Abhi Utturkar may provide updates from City Council or share input related to the agenda or Corporation activities.*

**IV. Business**

- a. **Consideration and possible action on minutes of the corporation for the January 12, 2026, meeting**
- b. **Consideration and action on financials and payables for the Corporation, for the period ending December 31, 2025**
- c. **Discussion on the City Council decision regarding funding mechanisms for Police Department salary increases.**
- d. **Executive Session: Pursuant to Section 551.072 of the Texas Open Meetings Act- Discuss the purchase, exchange, lease, or value of real property. (EDC-Owned Property: 30603 FM 1093 & 30619 FM 1093, Fulshear, TX 77441)**
- e. **Action on Executive Session Items: Pursuant to Section 551.072 of the Texas Open Meetings Act- Discuss the purchase, exchange, lease, or value of real property. (EDC-Owned Property: 30603 FM 1093 & 30619 FM 1093, Fulshear, TX 77441)**

**V. Recurring Items**

- a. **Economic Development Report**
- b. **Future Agenda Items**
- c. **Announcements**

**VI. Adjournment**

*Note: In compliance with the American Disabilities Act, and to extent applicable, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services 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 do hereby certify that the above Notice of Meeting and Agenda was posted on, or before ***Tuesday, February 3, 2026, before 5 p.m.***, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE:

  
ANNE GUADALUPE, EDC Director

**AGENDA MEMO  
BUSINESS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION  
CITY OF FULSHEAR, TEXAS**

**AGENDA OF:** February 9, 2026  
**DEPARTMENT:** Economic Development  
**PRESENTER:**

**ITEMS:** IV.a  
**PREPARED BY:** Haden Farr

**SUBJECT:** CONSIDERATION AND POSSIBLE ACTION ON MINUTES OF THE CORPORATION FOR THE JANUARY 12, 2026, MEETING

**Expenditure Required:**  
**Amount Budgeted:**  
**Funding Account:**  
**Additional Appropriation Required:**

**EXECUTIVE SUMMARY**  
**RECOMMENDATION**

Approve the minutes of the Corporation for the January 12, 2026, meeting.

**ATTACHMENTS:**  
[DRAFT CDC-1.12.2026-Meeting Minutes](#)



# CITY OF FULSHEAR DEVELOPMENT CORPORATION

A TYPE "A" ECONOMIC DEVELOPMENT SALES TAX CORPORATION

PO BOX 279 · 6611 WEST CROSS CREEK BEND LANE · FULSHEAR, TEXAS 77441 · (281) 346-1796 · [WWW.FULSHEARTEXAS.GOV](http://WWW.FULSHEARTEXAS.GOV)

## Meeting Minutes January 12, 2026 6:00 PM

- Board Members Present:** Kaye Kahlich; Nichelle Nobile; Bonnie Tyler; Carlos Wallace
- Board Members Absent:** Bryan White
- Staff:** Annel Guadalupe; Haden Farr; Matthew Riley; David Licon
- Attendees:** Abhi Utturkar

### I. CALL TO ORDER

Kaye Kahlich called the meeting to order at 6:01 p.m.

- II. PUBLIC COMMENTS - Citizens who desire to address the Corporation making either general comments (i.e., matters not on the agenda) or regarding matters on the agenda will be received at this time. Citizens desiring to make comments must register with the Corporation prior to the meeting being called to order. Each speaker is limited to three (3) minutes. Discussion by directors regarding matters on the agenda will only be made at the time the subject is scheduled for consideration.**

Abhi Utturkar asked for the inclusion of a standing item on the CDC agenda to allow the City Council Liaison an opportunity to share information to the Board.

### III. BUSINESS ITEMS

- a. Consideration and possible action on minutes of the corporation for the November 10, 2025, meeting**

Motion to approve the minutes of the Corporation for the November 10, 2025, meeting.

– Tyler; Second – Nobile

Ayes:4                      Nays: 0                      Abstentions: 0

- b. Consideration and action on financials and payables for the Corporation, for the period ending October 31, 2025**

Motion to approve the financials and payables for the Corporation, for the period ending October 31, 2025.

– Tyler; Second – Wallace

Ayes: 4                      Nays: 0                      Abstentions: 0

**c. Consideration and action on financials and payables for the Corporation, for the period ending November 30, 2025**

Motion to approve the financials and payables for the Corporation, for the period ending November 30, 2025.

Ayes: 3                      – Kahlich; Second – Tyler  
Nays: 0                      Abstentions: 1 (White)

**d. Update on EDC-Funded CIP Projects (Harris Street; Downtown Eastside Drainage)  
David- provided an update on the status of the Harris Street project; sealant, streetlights, landscaping, smaller contract components**

David Licon provided an update on the status of the Harris Street project, noting that the City has elected to terminate the contract with DG Medina, and would be opening the remainder of the project for bid. He also noted that in the interim some smaller components would be completed, such as landscaping and sealant.

Bonnie Tyler asked for clarification on the current contractors that are completing the smaller components of the project. David noted that their services came from the Buy Board and the City has used them for multiple projects around the city.

Kaye Kahlich asked for clarification on why the project waws being resurveyed. David noted that this was for verifying the work done and making sure newer projects will align with Harris St.

Kaye asked for clarification on the landscaping component. David commented that irrigation sleeving is going to be placed by the contractors.

Bonnie Tyler asked for a new estimated completion date. David noted that it is still too early to estimate with the change of contractors.

Kaye asked if the city was pursuing penalties for the delay or reward for an early finish. David noted that both are being explored.

Matthew Riley provided an update to the downtown eastside drainage project.

**e. Executive Session: Pursuant to Section 551.072 of the Texas Open Meetings Act-  
Discuss the purchase, exchange, lease, or value of real property. (EDC-Owned  
Property: 30603 FM 1093 & 30619 FM 1093, Fulshear, TX 77441)**

Motion to adjourn to executive session at 6:26 p.m.

Ayes: 4                      – Tyler; Second – Wallace  
Nays: 0                      Abstentions: 0



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Return from executive session at 7:04 p.m.

- f. Action on Executive Session Items: Pursuant to Section 551.072 of the Texas Open Meetings Act- Discuss the purchase, exchange, lease, or value of real property. (EDC-Owned Property: 30603 FM 1093 & 30619 FM 1093, Fulshear, TX 77441)**

No action taken.

## IV. RECURRING ITEMS

### A. Economic Development Report

#### 1. Update on Westpark Tollway Study

Haden Farr provided an update on the status of the Westpark Tollway Study, provided an overview of the findings provided in the packet, and detailed next steps.

Bonnie Tyler and Kaye Kahlich asked if there were any proposed methods for addressing the difference in cost between the underpass and overpass option. Haden noted that there is nothing set in stone, but all options are being considered.

Bonnie noted that depending on the timeline for completion, the Boards may be able to play a role in supporting that cost offset. She also noted the inclusion of a rail easement seems completely unnecessary and urges staff to be in communication with the tollway authority and Metro to see if there is a method for abandoning that easement's inclusion.

#### 2. Strategic Plan Update

Annel Guadalupe provided an update on the City Council decision to deny the Boards' pursuit of an updated EDC Strategic Plan.

Bonnie Tyler noted that some of the concerns of the Council matched those that the Boards had also expressed, though they elected that those concerns outweighed the benefits the Boards saw.

Annel Guadalupe provided clarification on the options suggested by council instead of a revamped plan. These included current staff completing the update, Board Directors completing the update, and a suggestion for the Boards to request additional personnel in FY27 whose job would be data analysis and an update of the plan.

Kaye Kahlich asked if it would be beneficial for the CDC to have a joint meeting with both the FDC and City Council. Annel agreed that it would be beneficial.

Bonnie Tyler noted the importance of having document outlining the value of commercial and economic development in contrast with residential and multifamily is vital for Fulshear.

Nichelle Nobile commented on the three options that Council suggested, noting that a new employee would greatly exceed the cost of a plan, and be a carried cost rather than one time. Bonnie agreed and suggested that numbers be put together for the addition of that potential employee.

3. ICSC Red River

Annel informed the Board that staff will be attending ICSC in San Antonio in early February. She noted that meetings have already been set with the Retail Strategies team during that conference.

4. Bylaws Revision

Annel notified the Board that both Type A and B bylaws had been approved by City Council.

5. Small Business Grant

Annel informed the Board that City Council had approved the FDC’s Small Business Grant Program.

6. Fulshear Fast Track

Annel discussed future event planning for Fulshear Fast Track including the regular Business Depot luncheons, and weekend bootcamps done in collaboration with Founder Institute.

7. Transparency Portal

Annel shared with the Board that the City had developed a transparency portal for CIP which would allow for a clear picture of the progress and timelines of the various projects in the city.

**B. Future agenda items**

**The Board of Directors of the Corporation will have the opportunity to inquire about subjects for which notice has not been given but which individual members of the Board of Directors of the Corporation wish to place on the agenda for a subsequent meeting. At this time, only statements of specific factual information and a recitation of existing policy may be made in response to the inquiry. In accordance with Section 551.042 of the Texas Open Meetings Act, the only deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.**

Director	Suggestion or comment made by director
Haden Farr	<ul style="list-style-type: none"> <li>• Addition of City Council Liaison update to future agendas</li> </ul>
Kaye Kahlich	<ul style="list-style-type: none"> <li>• Update on cell tower progress</li> </ul>

**C. Announcements**

**The Board of Directors of the Corporation will have the opportunity to address items of community interest, which – as aligned with Section 551.0415 of the Texas Open Meetings Act – specifically includes (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) an honorary or salutary recognition of a public official, public employee, or other citizen; (4) a reminder about an upcoming event organized or sponsored by the Corporation; (5) information regarding an event organized or sponsored by an entity other than the Corporation that was attended or is scheduled to be attended by a member of the Board of Directors of the Corporation; and, (6) announcements involving an imminent threat to**



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**the public health and safety of people in the City of Fulshear that has arisen after the posting of the agenda.**

Director	Announcement or comment made by director
Haden Farr	<ul style="list-style-type: none"> <li>• City Hall will be closed January 19<sup>th</sup> for the MLK Holiday</li> </ul>
Bonnie Tyler	<ul style="list-style-type: none"> <li>• City Council ballot applications are open Jan 14<sup>th</sup>-Feb 13<sup>th</sup></li> </ul>

## V. ADJOURNMENT

Motion to adjourn at 7:45 p.m.

– Tyler; Second – Wallace

Ayes: 4                      Nays: 0                      Abstentions: 0

**Passed and approved this 9<sup>th</sup> of February 2026.**

\_\_\_\_\_  
President

\_\_\_\_\_  
**ATTEST:** SECRETARY

**AGENDA MEMO**  
**BUSINESS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION**  
**CITY OF FULSHEAR, TEXAS**

**AGENDA OF:** February 9, 2026  
**DEPARTMENT:** Economic Development  
**PRESENTER:** Haden Farr

**ITEMS:** IV.b  
**PREPARED BY:** Haden Farr

**SUBJECT:** CONSIDERATION AND ACTION ON FINANCIALS AND PAYABLES FOR THE CORPORATION, FOR THE PERIOD ENDING DECEMBER 31, 2025

**Expenditure Required:** \$13,384.78  
**Amount Budgeted:** \$198,346.00  
**Funding Account:** 600-900-5900-10  
**Additional Appropriation Required:** None  
**Funding Account:** 700-900-5900-10

**EXECUTIVE SUMMARY**

Sales tax revenues received in January 2025 (November 2025 remittances) were up 11% from the same period the previous year, totaling \$178,000.84. Each Corporation's sales tax revenues total \$361,177.78 or 15.4% of budget for 17% (2/12) of the year (FY26) complete.

Sales tax revenues received in February 2026 (December 2025 remittances) have not yet been received, these will be reported in the March Agenda.

Financials - There were \$25,072.57 in CDC Operating Fund (600) expenditures. There were \$1,833.54 of CDC Projects Fund (601) expenditures.

Payables - The reimbursement register for the Boards' consideration includes funds to be paid to the City for expenditures (100) pursuant to the Administrative Services Agreement amounting to \$13,384.78 for the CDC.

**RECOMMENDATION**

Approve financials and payables for the Corporation, for the period ending December 31, 2025.

**ATTACHMENTS:**

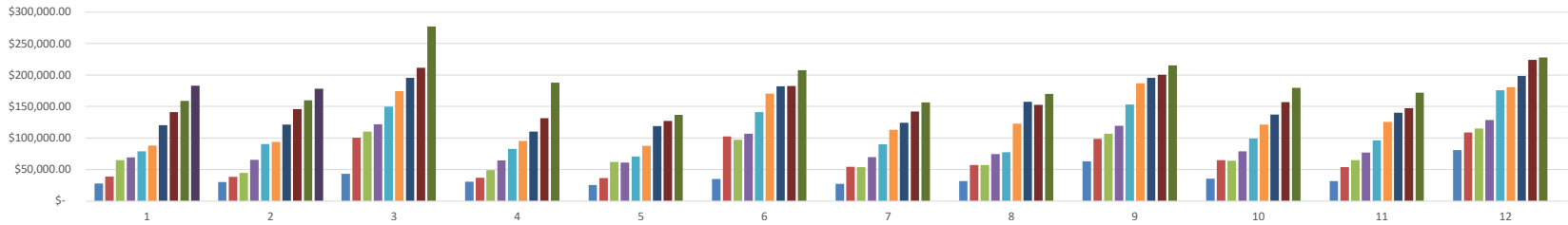
[EDC Sales Tax Monthly Report-November Collections](#)  
[A Corp- December 2025 Development Corp Monthly Financial memo](#)  
[600 & 601 EDC Budget Report December 2025](#)  
[600 & 601 Fund Balance Report December 2025](#)  
[Department 180 Budget Report December 2025](#)

**ECONOMIC DEVELOPMENT CORPORATION  
SALES TAX REVENUE**

SALES TAX MONTH	DEPOSIT MONTH	FY 2016/2017	FY 2017/2018	FY 2018/2019	FY 2019/2020	FY 2020/2021	FY 2021/2022	FY 2022/2023	FY 2023/2024	FY 2024/2025	FY 2025/2026	% VARIANCE OVER Month to Month Prior
OCTOBER	DECEMBER	\$ 27,844.44	\$ 38,912.05	\$ 64,576.54	\$ 69,062.91	\$ 78,843.94	\$ 88,155.69	\$ 120,317.15	\$ 140,923.38	\$ 158,825.82	\$ 183,176.94	15%
NOVEMBER	JANUARY	\$ 30,012.50	\$ 38,166.92	\$ 44,562.54	\$ 65,252.59	\$ 90,181.30	\$ 93,732.84	\$ 121,048.97	\$ 145,847.82	\$ 159,939.14	\$ 178,000.84	11%
DECEMBER	FEBRUARY	\$ 43,261.02	\$ 100,448.96	\$ 110,209.12	\$ 121,814.02	\$ 149,488.01	\$ 174,393.09	\$ 195,540.00	\$ 211,342.28	\$ 276,802.48		-100%
JANUARY	MARCH	\$ 30,468.96	\$ 36,714.24	\$ 48,826.21	\$ 64,540.33	\$ 82,498.99	\$ 94,996.35	\$ 110,201.77	\$ 131,384.54	\$ 187,837.59		-100%
FEBRUARY	APRIL	\$ 25,311.44	\$ 36,506.17	\$ 61,791.72	\$ 61,066.35	\$ 70,656.15	\$ 87,578.32	\$ 118,924.93	\$ 127,097.47	\$ 136,848.79		-100%
MARCH	MAY	\$ 34,864.26	\$ 102,248.16	\$ 97,050.30	\$ 106,935.82	\$ 140,792.11	\$ 170,618.79	\$ 182,120.57	\$ 182,631.05	\$ 207,415.75		-100%
APRIL	JUNE	\$ 27,239.61	\$ 54,050.26	\$ 53,804.60	\$ 69,844.64	\$ 90,113.40	\$ 112,888.89	\$ 124,330.51	\$ 142,015.95	\$ 156,284.01		-100%
MAY	JULY	\$ 31,616.43	\$ 56,915.43	\$ 56,998.88	\$ 74,655.54	\$ 77,458.08	\$ 122,778.90	\$ 157,547.06	\$ 152,672.73	\$ 170,145.41		-100%
JUNE	AUGUST	\$ 62,945.44	\$ 98,542.60	\$ 106,620.01	\$ 119,481.71	\$ 153,190.20	\$ 186,699.45	\$ 195,260.00	\$ 200,519.28	\$ 215,337.36		-100%
JULY	SEPTEMBER	\$ 35,548.90	\$ 64,614.17	\$ 63,803.64	\$ 78,918.29	\$ 99,097.91	\$ 121,126.44	\$ 137,382.62	\$ 156,962.64	\$ 179,709.18		-100%
AUGUST	OCTOBER	\$ 31,687.63	\$ 53,844.78	\$ 64,710.64	\$ 76,734.63	\$ 96,248.50	\$ 125,575.31	\$ 140,097.23	\$ 147,443.59	\$ 171,948.35		-100%
SEPTEMBER	NOVEMBER	\$ 80,807.83	\$ 108,868.40	\$ 114,983.23	\$ 128,663.70	\$ 175,673.32	\$ 180,700.34	\$ 198,251.48	\$ 223,970.98	\$ 227,785.35		-100%
<b>TOTALS</b>		<b>\$461,608.45</b>	<b>\$789,832.11</b>	<b>\$887,937.40</b>	<b>\$1,036,970.51</b>	<b>\$1,304,241.89</b>	<b>\$1,559,244.40</b>	<b>\$1,801,022.29</b>	<b>\$1,962,811.71</b>	<b>\$2,248,879.23</b>	<b>\$361,177.78</b>	
Variance Year Over		<b>38%</b>	<b>71%</b>	<b>12%</b>	<b>17%</b>	<b>26%</b>	<b>20%</b>	<b>16%</b>	<b>9%</b>	<b>15%</b>	<b>-84%</b>	

Budget FY 24/25	\$ 2,350,000.00
% of Year Complete	17%
<b>FYTD</b>	<b>\$361,177.78</b>
<b>% of Year Collected</b>	<b>15.37%</b>

Sales Tax Revenue





CITY OF FULSHEAR  
Finance Department

PO Box 279 / 6611 W Cross Creek Bend Lane  
Fulshear, Texas 77441  
[www.fulsheartexas.gov](http://www.fulsheartexas.gov)

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**MEMORANDUM**

To: Type A - Development Corporation  
From: Ramie Garcia, Accountant, City of Fulshear  
Date: February 2, 2026  
Subject: Monthly Financial Reports

Attached you will find the Type A City of Fulshear Development Corp. Financial Reports for the period December **2025** for both the operating fund and capital projects fund. This period represents 25% of the operating period.

If you have any questions, please don't hesitate to call me at 281.346.1796.



Fulshear, TX

# Budget Report Account Summary

For Fiscal: 2025-2026 Period Ending: 12/31/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
<b>Fund: 600 - 4/A OPERATING FUND</b>						
<b>Revenue</b>						
<b>Type: 41 - TAX &amp; FRANCHISE FEES</b>						
<a href="#">600-41301</a> Sales & Use Tax Revenue	2,300,000.00	2,300,000.00	183,176.94	183,176.94	-2,116,823.06	7.96 %
<b>Type: 41 - TAX &amp; FRANCHISE FEES Total:</b>	<b>2,300,000.00</b>	<b>2,300,000.00</b>	<b>183,176.94</b>	<b>183,176.94</b>	<b>-2,116,823.06</b>	<b>7.96 %</b>
<b>Type: 46 - INTEREST REVENUE</b>						
<a href="#">600-46000</a> Interest Revenue	50,000.00	50,000.00	5,278.03	16,774.29	-33,225.71	33.55 %
<b>Type: 46 - INTEREST REVENUE Total:</b>	<b>50,000.00</b>	<b>50,000.00</b>	<b>5,278.03</b>	<b>16,774.29</b>	<b>-33,225.71</b>	<b>33.55 %</b>
<b>Type: 47 - OTHER REVENUE</b>						
<a href="#">600-47101</a> Bicentennial Vendors	0.00	0.00	0.00	50.00	50.00	0.00 %
<b>Type: 47 - OTHER REVENUE Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>50.00</b>	<b>50.00</b>	<b>0.00 %</b>
<b>Revenue Total:</b>	<b>2,350,000.00</b>	<b>2,350,000.00</b>	<b>188,454.97</b>	<b>200,001.23</b>	<b>-2,149,998.77</b>	<b>8.51 %</b>
<b>Expense</b>						
<b>Department: 100 - Administration &amp; Operations</b>						
<b>ExpCategory: 53 - SUPPLIES</b>						
<a href="#">600-100-5311-00</a> Supplies	500.00	500.00	154.24	154.24	345.76	30.85 %
<b>ExpCategory: 53 - SUPPLIES Total:</b>	<b>500.00</b>	<b>500.00</b>	<b>154.24</b>	<b>154.24</b>	<b>345.76</b>	<b>30.85 %</b>
<b>ExpCategory: 54 - CONTRACTUAL SERVICES</b>						
<a href="#">600-100-5411-00</a> Admin Prof. Serv. - Legal	30,000.00	30,000.00	2,385.70	2,385.70	27,614.30	7.95 %
<a href="#">600-100-5413-00</a> Meeting Security	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
<a href="#">600-100-5414-00</a> Community Events	50,000.00	50,000.00	3,425.00	6,488.52	43,511.48	12.98 %
<a href="#">600-100-5415-00</a> Fulshear Business Entrepreneurshi	25,000.00	61,571.41	18,481.38	18,481.38	43,090.03	30.02 %
<b>ExpCategory: 54 - CONTRACTUAL SERVICES Total:</b>	<b>106,000.00</b>	<b>142,571.41</b>	<b>24,292.08</b>	<b>27,355.60</b>	<b>115,215.81</b>	<b>19.19 %</b>
<b>ExpCategory: 55 - OTHER CHARGES</b>						
<a href="#">600-100-5526-00</a> Admin - Public Notices	500.00	500.00	0.00	0.00	500.00	0.00 %
<a href="#">600-100-5527-00</a> Dues & Memberships	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
<a href="#">600-100-5528-00</a> Travel & Training	5,000.00	5,000.00	0.00	553.53	4,446.47	11.07 %
<b>ExpCategory: 55 - OTHER CHARGES Total:</b>	<b>6,500.00</b>	<b>6,500.00</b>	<b>0.00</b>	<b>553.53</b>	<b>5,946.47</b>	<b>8.52 %</b>
<b>Department: 100 - Administration &amp; Operations Total:</b>	<b>113,000.00</b>	<b>149,571.41</b>	<b>24,446.32</b>	<b>28,063.37</b>	<b>121,508.04</b>	<b>18.76 %</b>
<b>Department: 900 - Transfers</b>						
<b>ExpCategory: 59 - TRANSFERS</b>						
<a href="#">600-900-5900-10</a> Xfer Out - ASA Reimbursement	198,346.00	198,346.00	0.00	19,284.45	179,061.55	9.72 %
<a href="#">600-900-5900-12</a> Xfer Out - ASA Shared Space Fee	7,515.00	7,515.00	626.25	1,878.75	5,636.25	25.00 %
<a href="#">600-900-5900-61</a> Xfer Out - 4/A Project Fund 601	569,688.00	569,688.00	0.00	0.00	569,688.00	0.00 %
<a href="#">600-900-5901-10</a> Xfer Out - ASA Shared Service	102,500.00	102,500.00	0.00	0.00	102,500.00	0.00 %
<b>ExpCategory: 59 - TRANSFERS Total:</b>	<b>878,049.00</b>	<b>878,049.00</b>	<b>626.25</b>	<b>21,163.20</b>	<b>856,885.80</b>	<b>2.41 %</b>
<b>Department: 900 - Transfers Total:</b>	<b>878,049.00</b>	<b>878,049.00</b>	<b>626.25</b>	<b>21,163.20</b>	<b>856,885.80</b>	<b>2.41 %</b>
<b>Expense Total:</b>	<b>991,049.00</b>	<b>1,027,620.41</b>	<b>25,072.57</b>	<b>49,226.57</b>	<b>978,393.84</b>	<b>4.79 %</b>
<b>Fund: 600 - 4/A OPERATING FUND Surplus (Deficit):</b>	<b>1,358,951.00</b>	<b>1,322,379.59</b>	<b>163,382.40</b>	<b>150,774.66</b>	<b>-1,171,604.93</b>	<b>11.40 %</b>
<b>Fund: 601 - 4/A - PROJECTS FUND</b>						
<b>Revenue</b>						
<b>Type: 46 - INTEREST REVENUE</b>						
<a href="#">601-46000</a> Interest Revenue	50,000.00	50,000.00	2,906.17	9,763.34	-40,236.66	19.53 %
<b>Type: 46 - INTEREST REVENUE Total:</b>	<b>50,000.00</b>	<b>50,000.00</b>	<b>2,906.17</b>	<b>9,763.34</b>	<b>-40,236.66</b>	<b>19.53 %</b>

Budget Report

For Fiscal: 2025-2026 Period Ending: 12/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
<b>Type: 49 - TRANSFERS</b>							
<a href="#">601-49560</a>	Xfer In - 4/A EDC Fund 600	569,688.00	569,688.00	0.00	0.00	-569,688.00	0.00 %
	<b>Type: 49 - TRANSFERS Total:</b>	<b>569,688.00</b>	<b>569,688.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-569,688.00</b>	<b>0.00 %</b>
	<b>Revenue Total:</b>	<b>619,688.00</b>	<b>619,688.00</b>	<b>2,906.17</b>	<b>9,763.34</b>	<b>-609,924.66</b>	<b>1.58 %</b>
<b>Expense</b>							
<b>Department: 000 - Non-Departmental</b>							
<b>ExpCategory: 54 - CONTRACTUAL SERVICES</b>							
<a href="#">601-000-5470-01</a>	Targeted Incentives	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00 %
<a href="#">601-000-5470-02</a>	Promotional Expenses	414,765.00	424,390.00	1,072.63	1,410.13	422,979.87	0.33 %
<a href="#">601-000-5470-03</a>	Studies Expense	75,000.00	113,534.60	0.00	0.00	113,534.60	0.00 %
	<b>ExpCategory: 54 - CONTRACTUAL SERVICES Total:</b>	<b>539,765.00</b>	<b>587,924.60</b>	<b>1,072.63</b>	<b>1,410.13</b>	<b>586,514.47</b>	<b>0.24 %</b>
	<b>Department: 000 - Non-Departmental Total:</b>	<b>539,765.00</b>	<b>587,924.60</b>	<b>1,072.63</b>	<b>1,410.13</b>	<b>586,514.47</b>	<b>0.24 %</b>
<b>Department: 900 - Transfers</b>							
<b>ExpCategory: 59 - TRANSFERS</b>							
<a href="#">601-900-5906-30</a>	Xfer Out - #300 D22A Eastside Drai	1,115,000.00	1,115,000.00	0.00	0.00	1,115,000.00	0.00 %
<a href="#">601-900-5906-40</a>	Xfer Out - #400 Texas Heritage Park	91,667.00	91,667.00	0.00	0.00	91,667.00	0.00 %
<a href="#">601-900-5906-50</a>	Xfer Out- WW25 Harris Street Grav	478,021.00	478,021.00	0.00	0.00	478,021.00	0.00 %
	<b>ExpCategory: 59 - TRANSFERS Total:</b>	<b>1,684,688.00</b>	<b>1,684,688.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,684,688.00</b>	<b>0.00 %</b>
	<b>Department: 900 - Transfers Total:</b>	<b>1,684,688.00</b>	<b>1,684,688.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,684,688.00</b>	<b>0.00 %</b>
	<b>Expense Total:</b>	<b>2,224,453.00</b>	<b>2,272,612.60</b>	<b>1,072.63</b>	<b>1,410.13</b>	<b>2,271,202.47</b>	<b>0.06 %</b>
	<b>Fund: 601 - 4/A - PROJECTS FUND Surplus (Deficit):</b>	<b>-1,604,765.00</b>	<b>-1,652,924.60</b>	<b>1,833.54</b>	<b>8,353.21</b>	<b>1,661,277.81</b>	<b>-0.51 %</b>
	<b>Report Surplus (Deficit):</b>	<b>-245,814.00</b>	<b>-330,545.01</b>	<b>165,215.94</b>	<b>159,127.87</b>	<b>489,672.88</b>	<b>-48.14 %</b>

**Group Summary**

ExpCategory	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
<b>Fund: 600 - 4/A OPERATING FUND</b>						
<b>Revenue</b>						
<b>Type: 41 - TAX &amp; FRANCHISE FEES</b>						
	2,300,000.00	2,300,000.00	183,176.94	183,176.94	-2,116,823.06	7.96 %
<b>Type: 41 - TAX &amp; FRANCHISE FEES Total:</b>	<b>2,300,000.00</b>	<b>2,300,000.00</b>	<b>183,176.94</b>	<b>183,176.94</b>	<b>-2,116,823.06</b>	<b>7.96 %</b>
<b>Type: 46 - INTEREST REVENUE</b>						
	50,000.00	50,000.00	5,278.03	16,774.29	-33,225.71	33.55 %
<b>Type: 46 - INTEREST REVENUE Total:</b>	<b>50,000.00</b>	<b>50,000.00</b>	<b>5,278.03</b>	<b>16,774.29</b>	<b>-33,225.71</b>	<b>33.55 %</b>
<b>Type: 47 - OTHER REVENUE</b>						
	0.00	0.00	0.00	50.00	50.00	0.00 %
<b>Type: 47 - OTHER REVENUE Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>50.00</b>	<b>50.00</b>	<b>0.00 %</b>
<b>Revenue Total:</b>	<b>2,350,000.00</b>	<b>2,350,000.00</b>	<b>188,454.97</b>	<b>200,001.23</b>	<b>-2,149,998.77</b>	<b>8.51 %</b>
<b>Expense</b>						
<b>Department: 100 - Administration &amp; Operations</b>						
53 - SUPPLIES	500.00	500.00	154.24	154.24	345.76	30.85 %
54 - CONTRACTUAL SERVICES	106,000.00	142,571.41	24,292.08	27,355.60	115,215.81	19.19 %
55 - OTHER CHARGES	6,500.00	6,500.00	0.00	553.53	5,946.47	8.52 %
<b>Department: 100 - Administration &amp; Operations Total:</b>	<b>113,000.00</b>	<b>149,571.41</b>	<b>24,446.32</b>	<b>28,063.37</b>	<b>121,508.04</b>	<b>18.76 %</b>
<b>Department: 900 - Transfers</b>						
59 - TRANSFERS	878,049.00	878,049.00	626.25	21,163.20	856,885.80	2.41 %
<b>Department: 900 - Transfers Total:</b>	<b>878,049.00</b>	<b>878,049.00</b>	<b>626.25</b>	<b>21,163.20</b>	<b>856,885.80</b>	<b>2.41 %</b>
<b>Expense Total:</b>	<b>991,049.00</b>	<b>1,027,620.41</b>	<b>25,072.57</b>	<b>49,226.57</b>	<b>978,393.84</b>	<b>4.79 %</b>
<b>Fund: 600 - 4/A OPERATING FUND Surplus (Deficit):</b>	<b>1,358,951.00</b>	<b>1,322,379.59</b>	<b>163,382.40</b>	<b>150,774.66</b>	<b>-1,171,604.93</b>	<b>11.40 %</b>
<b>Fund: 601 - 4/A - PROJECTS FUND</b>						
<b>Revenue</b>						
<b>Type: 46 - INTEREST REVENUE</b>						
	50,000.00	50,000.00	2,906.17	9,763.34	-40,236.66	19.53 %
<b>Type: 46 - INTEREST REVENUE Total:</b>	<b>50,000.00</b>	<b>50,000.00</b>	<b>2,906.17</b>	<b>9,763.34</b>	<b>-40,236.66</b>	<b>19.53 %</b>
<b>Type: 49 - TRANSFERS</b>						
	569,688.00	569,688.00	0.00	0.00	-569,688.00	0.00 %
<b>Type: 49 - TRANSFERS Total:</b>	<b>569,688.00</b>	<b>569,688.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-569,688.00</b>	<b>0.00 %</b>
<b>Revenue Total:</b>	<b>619,688.00</b>	<b>619,688.00</b>	<b>2,906.17</b>	<b>9,763.34</b>	<b>-609,924.66</b>	<b>1.58 %</b>
<b>Expense</b>						
<b>Department: 000 - Non-Departmental</b>						
54 - CONTRACTUAL SERVICES	539,765.00	587,924.60	1,072.63	1,410.13	586,514.47	0.24 %
<b>Department: 000 - Non-Departmental Total:</b>	<b>539,765.00</b>	<b>587,924.60</b>	<b>1,072.63</b>	<b>1,410.13</b>	<b>586,514.47</b>	<b>0.24 %</b>
<b>Department: 900 - Transfers</b>						
59 - TRANSFERS	1,684,688.00	1,684,688.00	0.00	0.00	1,684,688.00	0.00 %
<b>Department: 900 - Transfers Total:</b>	<b>1,684,688.00</b>	<b>1,684,688.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,684,688.00</b>	<b>0.00 %</b>
<b>Expense Total:</b>	<b>2,224,453.00</b>	<b>2,272,612.60</b>	<b>1,072.63</b>	<b>1,410.13</b>	<b>2,271,202.47</b>	<b>0.06 %</b>
<b>Fund: 601 - 4/A - PROJECTS FUND Surplus (Deficit):</b>	<b>-1,604,765.00</b>	<b>-1,652,924.60</b>	<b>1,833.54</b>	<b>8,353.21</b>	<b>1,661,277.81</b>	<b>-0.51 %</b>
<b>Report Surplus (Deficit):</b>	<b>-245,814.00</b>	<b>-330,545.01</b>	<b>165,215.94</b>	<b>159,127.87</b>	<b>489,672.88</b>	<b>-48.14 %</b>

### Fund Summary

<b>Fund</b>	<b>Original Total Budget</b>	<b>Current Total Budget</b>	<b>Period Activity</b>	<b>Fiscal Activity</b>	<b>Variance Favorable (Unfavorable)</b>
600 - 4/A OPERATING FUND	1,358,951.00	1,322,379.59	163,382.40	150,774.66	-1,171,604.93
601 - 4/A - PROJECTS FUND	-1,604,765.00	-1,652,924.60	1,833.54	8,353.21	1,661,277.81
<b>Report Surplus (Deficit):</b>	<b>-245,814.00</b>	<b>-330,545.01</b>	<b>165,215.94</b>	<b>159,127.87</b>	<b>489,672.88</b>



Fulshear, TX

# Fund Balance Report

As Of 12/31/2025

<b>Fund</b>	<b>Beginning Balance</b>	<b>Total Revenues</b>	<b>Total Expenses</b>	<b>Ending Balance</b>
600 - 4/A OPERATING FUND	3,503,456.86	200,001.23	49,226.57	3,654,231.52
601 - 4/A - PROJECTS FUND	2,810,000.19	9,763.34	1,410.13	2,818,353.40
<b>Report Total:</b>	<b>6,313,457.05</b>	<b>209,764.57</b>	<b>50,636.70</b>	<b>6,472,584.92</b>



Fulshear, TX

# Budget Report Account Summary

For Fiscal: 2025-2026 Period Ending: 12/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
<b>Fund: 100 - GENERAL FUND</b>							
<b>Expense</b>							
<b>Department: 180 - Economic Development</b>							
<b>ExpCategory: 52 - PERSONNEL COSTS</b>							
<a href="#">100-180-5210-00</a>	Salaries & Wages	220,832.00	220,832.00	17,034.19	44,614.28	176,217.72	20.20 %
<a href="#">100-180-5230-00</a>	Payroll Tax Expense	16,894.00	16,894.00	1,260.13	3,734.33	13,159.67	22.10 %
<a href="#">100-180-5235-00</a>	Employee Health Benefits	25,000.00	25,000.00	1,843.75	6,579.24	18,420.76	26.32 %
<a href="#">100-180-5238-00</a>	Retirement Contribution	17,667.00	17,667.00	1,362.74	4,032.51	13,634.49	22.83 %
<b>ExpCategory: 52 - PERSONNEL COSTS Total:</b>		<b>280,393.00</b>	<b>280,393.00</b>	<b>21,500.81</b>	<b>58,960.36</b>	<b>221,432.64</b>	<b>21.03 %</b>
<b>ExpCategory: 53 - SUPPLIES</b>							
<a href="#">100-180-5311-00</a>	Supplies	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00 %
<a href="#">100-180-5314-00</a>	Publications/Ref Material	500.00	500.00	0.00	0.00	500.00	0.00 %
<a href="#">100-180-5326-00</a>	Uniforms/Shirts	300.00	300.00	215.91	215.91	84.09	71.97 %
<a href="#">100-180-5381-00</a>	Meeting Expenses	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00 %
<b>ExpCategory: 53 - SUPPLIES Total:</b>		<b>3,800.00</b>	<b>3,800.00</b>	<b>215.91</b>	<b>215.91</b>	<b>3,584.09</b>	<b>5.68 %</b>
<b>ExpCategory: 54 - CONTRACTUAL SERVICES</b>							
<a href="#">100-180-5411-10</a>	Prof. Services - Consulting	50,000.00	50,000.00	5,052.84	5,052.84	44,947.16	10.11 %
<a href="#">100-180-5440-00</a>	Marketing	3,000.00	3,000.00	0.00	319.56	2,680.44	10.65 %
<a href="#">100-180-5472-00</a>	Business Devlpmnt & Retention	25,000.00	25,000.00	0.00	0.00	25,000.00	0.00 %
<b>ExpCategory: 54 - CONTRACTUAL SERVICES Total:</b>		<b>78,000.00</b>	<b>78,000.00</b>	<b>5,052.84</b>	<b>5,372.40</b>	<b>72,627.60</b>	<b>6.89 %</b>
<b>ExpCategory: 55 - OTHER CHARGES</b>							
<a href="#">100-180-5527-00</a>	Dues & Memberships	3,500.00	3,500.00	0.00	175.00	3,325.00	5.00 %
<a href="#">100-180-5527-01</a>	Dues & Memberships - Org.	15,000.00	15,000.00	0.00	2,568.00	12,432.00	17.12 %
<a href="#">100-180-5528-00</a>	Travel & Training	20,000.00	20,000.00	0.00	4,287.73	15,712.27	21.44 %
<a href="#">100-180-5530-00</a>	Technology Maintenance	21,000.00	21,000.00	0.00	0.00	21,000.00	0.00 %
<b>ExpCategory: 55 - OTHER CHARGES Total:</b>		<b>59,500.00</b>	<b>59,500.00</b>	<b>0.00</b>	<b>7,030.73</b>	<b>52,469.27</b>	<b>11.82 %</b>
<b>Department: 180 - Economic Development Total:</b>		<b>421,693.00</b>	<b>421,693.00</b>	<b>26,769.56</b>	<b>71,579.40</b>	<b>350,113.60</b>	<b>16.97 %</b>
<b>Expense Total:</b>		<b>421,693.00</b>	<b>421,693.00</b>	<b>26,769.56</b>	<b>71,579.40</b>	<b>350,113.60</b>	<b>16.97 %</b>
<b>Fund: 100 - GENERAL FUND Total:</b>		<b>421,693.00</b>	<b>421,693.00</b>	<b>26,769.56</b>	<b>71,579.40</b>	<b>350,113.60</b>	<b>16.97 %</b>
<b>Report Total:</b>		<b>421,693.00</b>	<b>421,693.00</b>	<b>26,769.56</b>	<b>71,579.40</b>	<b>350,113.60</b>	<b>16.97 %</b>

**Group Summary**

ExpCategory	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
<b>Fund: 100 - GENERAL FUND</b>						
<b>Expense</b>						
<b>Department: 180 - Economic Development</b>						
52 - PERSONNEL COSTS	280,393.00	280,393.00	21,500.81	58,960.36	221,432.64	21.03 %
53 - SUPPLIES	3,800.00	3,800.00	215.91	215.91	3,584.09	5.68 %
54 - CONTRACTUAL SERVICES	78,000.00	78,000.00	5,052.84	5,372.40	72,627.60	6.89 %
55 - OTHER CHARGES	59,500.00	59,500.00	0.00	7,030.73	52,469.27	11.82 %
<b>Department: 180 - Economic Development Total:</b>	<b>421,693.00</b>	<b>421,693.00</b>	<b>26,769.56</b>	<b>71,579.40</b>	<b>350,113.60</b>	<b>16.97 %</b>
<b>Expense Total:</b>	<b>421,693.00</b>	<b>421,693.00</b>	<b>26,769.56</b>	<b>71,579.40</b>	<b>350,113.60</b>	<b>16.97 %</b>
<b>Fund: 100 - GENERAL FUND Total:</b>	<b>421,693.00</b>	<b>421,693.00</b>	<b>26,769.56</b>	<b>71,579.40</b>	<b>350,113.60</b>	<b>16.97 %</b>
<b>Report Total:</b>	<b>421,693.00</b>	<b>421,693.00</b>	<b>26,769.56</b>	<b>71,579.40</b>	<b>350,113.60</b>	<b>16.97 %</b>

### Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
100 - GENERAL FUND	421,693.00	421,693.00	26,769.56	71,579.40	350,113.60	16.97 %
<b>Report Total:</b>	<b>421,693.00</b>	<b>421,693.00</b>	<b>26,769.56</b>	<b>71,579.40</b>	<b>350,113.60</b>	<b>16.97 %</b>

Reimbursable to the City:

CDC-600-900-5900-10 \$13,384.78

Approved:\_\_\_\_\_ Date:\_\_\_\_\_

FDC-700-900-5900-10 \$13,384.78

Approved:\_\_\_\_\_ Date:\_\_\_\_\_

**AGENDA MEMO**  
**BUSINESS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION**  
**CITY OF FULSHEAR, TEXAS**

**AGENDA OF:** February 9, 2026  
**DEPARTMENT:** Economic Development  
**PRESENTER:**

**ITEMS:** IV.c  
**PREPARED BY:** Haden Farr

**SUBJECT:** DISCUSSION ON THE CITY COUNCIL DECISION REGARDING FUNDING MECHANISMS FOR POLICE DEPARTMENT SALARY INCREASES.

**Expenditure Required:**  
**Amount Budgeted:**  
**Funding Account:**  
**Additional Appropriation Required:**

**EXECUTIVE SUMMARY**  
**RECOMMENDATION**

On January 20th, City Council heard a recommendation from the Police Salary Evaluation Committee to consider reallocating sales tax revenue from the City of Fulshear Development Corporation (Type A) in order to support funding for the Police Department. As part of that discussion, a request was made for the President of the City of Fulshear Development Corporation to provide an overview of what that would mean for the CDC and what the potential impacts it would have to include this measure on the ballot and approved by voters.

The City of Fulshear Development Corporation (Type A) operates under the authority of Texas Local Government Code Chapters 501, 502, and 504. Type A sales tax revenues are specifically intended to support primary job creation through manufacturing, industrial development, research and development, corporate headquarters, and other qualifying economic development facilities. In addition to these uses, Type A funds may also be applied to certain infrastructure improvement projects, including streets, utilities, drainage, site improvements, and telecommunications enhancements that directly support eligible development.

Since 2019, Type A has invested \$6,689,938 into projects that strengthen the City's economic foundation. These investments have supported city studies, capital improvement projects, community events, and interlocal agreements that align with Fulshear's long-term growth strategy and quality of life goals. For FY26, Type A anticipates \$2,350,000 in revenues against \$2,167,793 in expenditures, including operational costs and project obligations across Funds 600 and 601. Each year, the Public Works Department presents capital improvement funding requests to the EDC in April, averaging \$1.15 million over the past three years. This structured process aligns with the City's broader budget development timeline, allowing the EDC to evaluate priorities, review the Annual Service Agreement (ASA), and adopt project declarations alongside the City's annual budget in July.

Several major infrastructure investments have recently been supported through Type A funding, including: Harris Street Project – \$3,653,000 in EDC funding plus \$478,021 for a gravity line Eastside Drainage Improvements – \$1,740,000 (approximately 50% of total project cost) Katy-Fulshear Lift Station Expansion – \$600,000 to double capacity and install a new force main Looking ahead, anticipated projects include a downtown parking structure, west

side streets and drainage improvements, and citywide branding initiatives all of which contribute to Fulshear's readiness for continued growth and economic vitality.

**ATTACHMENTS:**

**AGENDA MEMO**  
**BUSINESS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION**  
**CITY OF FULSHEAR, TEXAS**

**AGENDA OF:** February 9, 2026  
**DEPARTMENT:** Economic Development  
**PRESENTER:**

**ITEMS:** IV.d  
**PREPARED BY:** Haden Farr

**SUBJECT:** EXECUTIVE SESSION: PURSUANT TO SECTION 551.072 OF THE TEXAS OPEN MEETINGS ACT- DISCUSS THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY. (EDC-OWNED PROPERTY: 30603 FM 1093 & 30619 FM 1093, FULSHEAR, TX 77441)

**Expenditure Required:**  
**Amount Budgeted:**  
**Funding Account:**  
**Additional Appropriation Required:**

**EXECUTIVE SUMMARY**  
**RECOMMENDATION**

**ATTACHMENTS:**

**AGENDA MEMO  
BUSINESS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION  
CITY OF FULSHEAR, TEXAS**

**AGENDA OF:** February 9, 2026  
**DEPARTMENT:** Economic Development  
**PRESENTER:**

**ITEMS:** IV.e  
**PREPARED BY:** Haden Farr

**SUBJECT:** ACTION ON EXECUTIVE SESSION ITEMS: PURSUANT TO SECTION 551.072 OF THE TEXAS OPEN MEETINGS ACT- DISCUSS THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY. (EDC-OWNED PROPERTY: 30603 FM 1093 & 30619 FM 1093, FULSHEAR, TX 77441)

**Expenditure Required:**  
**Amount Budgeted:**  
**Funding Account:**  
**Additional Appropriation Required:**

**EXECUTIVE SUMMARY**  
**RECOMMENDATION**

**ATTACHMENTS:**

**AGENDA MEMO**  
**BUSINESS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION**  
**CITY OF FULSHEAR, TEXAS**

**AGENDA OF:** February 9, 2026  
**DEPARTMENT:** Economic Development  
**PRESENTER:** Haden Farr

**ITEMS:** V.a  
**PREPARED BY:** Haden Farr

**SUBJECT:** ECONOMIC DEVELOPMENT REPORT

**Expenditure Required:**  
**Amount Budgeted:**  
**Funding Account:**  
**Additional Appropriation Required:**

**EXECUTIVE SUMMARY**

Briefings or updates may be provided regarding City and Economic Development projects and programs, certificates of occupancy, conferences and meetings attended, upcoming meetings and events, business contacts and announcements, economic indicators, and administrative items.

- 1.CIP Update
- 2.Gateway Sign Update
- 3.ICSC Red River

**RECOMMENDATION**

**ATTACHMENTS:**  
[CIP Update February 26](#)



# Public Works - CIP Project Update

EDC - February Meeting

## I. ST22B: Harris Street

### A. Project Summary/Update

Current Update:

- The Construction contact for DG Medina (GC) was terminated by convenience on 12/5/2025. City Staff have coordinated with the contractor for demobilization that will be completed January 10, 2026.
- Cedros Paving completed their list of items in January that included the concrete apron at Harris & 1093, expansion joint re-sealing, and installation of a storm inlet.
- City Staff is working with Tron Electric to install light poles on Ph.1, Construction **has** begun with only receptacles pending to be installed.
- Landscaping for Ph. 1 (FM 1093 – 2<sup>nd</sup> Street) Notice to Proceed is being finalized, with work anticipated to begin mid-February and completed by the beginning of March.

Upcoming Items:

- MBCO Inc. has scheduled a new survey to begin the week of Jan. 5<sup>th</sup>. MBCO is currently working on revised plans for the Harris Street project and anticipates completion by February 13<sup>th</sup>.
- Project Planned Milestone
  - Project Solicitation: end of Feb 2026
  - Project Award: April 2026
  - Construction Notice to Proceed: May 2026

### B. Funding Update

Task	Amount	CO Description	PoP	CO Funding
Awarded Contract	\$ 3,749,795.03		300	
CO 1 -8	\$ 478,021.07		261	
<b>Current Contract</b>	<b>\$ 4,227,816.10</b>		<b>561</b>	

## II. D20B: Downtown Eastside Drainage (4th Street)

### A. Project Summary/Update

#### Current Update:

- Construction Contract was awarded to Conrad Construction on November 18<sup>th</sup> Council Meeting for \$2,335,868, with 330 calendar days for construction. With an anticipated start on Jan 7, 2026, the construction period will end December 3, 2026.
- EDC A Board has allocated \$1,115,000 for this project.
- EDC B Boars has allocated \$625,000 for this project.

#### Upcoming Items:

- Held Pre-Con January 7<sup>th</sup>. Construction is anticipated for March 2026, due to delivery lead times for the Storm Sewer Boxes.

### B. Funding Update

Task	Amount	CO Description	PoP	CO Funding
Awarded Contract	\$ 2,335,868		330	
<b>Current Contract</b>	<b>\$ 2,335,868</b>		<b>330</b>	

**AGENDA MEMO**  
**BUSINESS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION**  
**CITY OF FULSHEAR, TEXAS**

**AGENDA OF:** February 9, 2026  
**DEPARTMENT:** Economic Development  
**PRESENTER:**

**ITEMS:** V.b  
**PREPARED BY:** Haden Farr

**SUBJECT:** FUTURE AGENDA ITEMS

**Expenditure Required:**  
**Amount Budgeted:**  
**Funding Account:**  
**Additional Appropriation Required:**

**EXECUTIVE SUMMARY**

The Board of Directors of the Corporation will have the opportunity to inquire about subjects for which notice has not been given but which individual members of the Board of Directors of the Corporation wish to place on the agenda for a subsequent meeting. At this time, only statements of specific factual information and a recitation of existing policy may be made in response to the inquiry. In accordance with Section 551.042 of the Texas Open Meetings Act, the only deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

<b>Agenda Item</b>	<b>Anticipated Date</b>
THP Gateway Sign Update	February 2025
Executive Session-EDC-Owned Property	February 2025
City-Wide CIP Update	TBD

**RECOMMENDATION**

**ATTACHMENTS:**

**AGENDA MEMO**  
**BUSINESS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION**  
**CITY OF FULSHEAR, TEXAS**

**AGENDA OF:** February 9, 2026  
**DEPARTMENT:** Economic Development  
**PRESENTER:**

**ITEMS:** V.c  
**PREPARED BY:** Haden Farr

**SUBJECT:** ANNOUNCEMENTS

**Expenditure Required:**  
**Amount Budgeted:**  
**Funding Account:**  
**Additional Appropriation Required:**

**EXECUTIVE SUMMARY**

The Board of Directors of the Corporation will have the opportunity to address items of community interest, which – as aligned with Section 551.0415 of the Texas Open Meetings Act – specifically includes (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) an honorary or salutary recognition of a public official, public employee, or other citizen; (4) a reminder about an upcoming event organized or sponsored by the Corporation; (5) information regarding an event organized or sponsored by an entity other than the Corporation that was attended or is scheduled to be attended by a member of the Board of Directors of the Corporation; and, (6) announcements involving an imminent threat to the public health and safety of people in the City of Fulshear that has arisen after the posting of the agenda.

**RECOMMENDATION**

**ATTACHMENTS:**