



6611 W. Cross Creek Bend Lane
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.FulshearTexas.gov

CITY OF FULSHEAR DEVELOPMENT CORPORATION :

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

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

NOTICE IS HEREBY GIVEN OF A CITY OF FULSHEAR DEVELOPMENT CORPORATION REGULAR MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **Monday, March 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. **Presentation by Evangeline Curbo of the Fulshear Arts Alliance.**
- b. **Consideration and possible action on minutes of the corporation for the February 9, 2026, meeting.**
- c. **Consideration and action on financials and payables for the Corporation, for the period ending January 31, 2026.**
- d. **Update on EDC-Funded CIP Projects (Harris Street; Downtown Eastside Drainage)**
- e. **Discussion and possible action on the authorization of a Density Study by Ziegler Cooper to evaluate the viability and design of a downtown parking structure.**
- f. **Preliminary FY27 budget discussion.**
- g. **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)**
- h. **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, March 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:


 ANNEL GUADALUPE, EDC Director

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

AGENDA OF: March 9, 2026
DEPARTMENT: Economic Development
PRESENTER:

ITEMS: IV.a
PREPARED BY: Haden Farr

SUBJECT: PRESENTATION BY EVANGELINE CURBO OF THE FULSHEAR ARTS ALLIANCE.

Expenditure Required:
Amount Budgeted:

At the request of the CDC President, this item has been included to introduce the Fulshear Arts Alliance and its ongoing efforts to expand public art opportunities within our community.

The Fulshear Arts Alliance is currently building a regional database of muralists, sculptors, fabricators, and public artists to support future art initiatives and creative placemaking efforts throughout the City. As Fulshear continues to grow, there is strong interest in incorporating murals, painted infrastructure, sculpture, and community-driven installations that reflect the character and identity of our residents.

To ensure local and regional artists are included from the very beginning, the Alliance is inviting working muralists and public artists to submit their information for consideration in future projects and commissions. By developing this resource network now, we can proactively support thoughtful, well-executed public art that enhances placemaking, strengthens community identity, and contributes to Fulshear's overall vibrancy.

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: March 9, 2026

DEPARTMENT: Economic Development

PRESENTER:

ITEMS: IV.b

PREPARED BY: Haden Farr

SUBJECT: CONSIDERATION AND POSSIBLE ACTION ON MINUTES OF THE CORPORATION FOR THE FEBRUARY 9, 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-2.9.2026-Meeting Minutes](#)

b. Consideration and action on financials and payables for the Corporation, for the period ending January 31, 2026.

Bonnie Tyler asked if the sales tax collection can be broken down by categories (e.g. retail, restaurants).

Kaye Kahlich mentioned it would also be helpful to have the breakdown of online vs. brick-and-mortar collections.

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

– Kahlich; Second – Nobile
Ayes: 4 Nays: 0 Abstentions: 0

c. Discussion on the City Council decision regarding funding mechanisms for Police Department salary increases.

Annel Guadalupe discussed the decision made by City Council to seek voter approval for the reallocation of half of CDC sales tax revenue into the City's general fund. She then shared what the board is allowed to do say while representing the City/Board throughout the election process. Encouraging Directors to make sure they are not speaking in their capacity as a board member when stating their opinions on election matters. They are, however, allowed to speak as a resident with their own opinion.

Kaye Kahlich asked if it would be in one ballot proposition. Annel confirmed that it would be a single proposition.

Bryan White asked for clarification as to why the Board is not able to have a position. Legal counsel explained what they are able to share and the difference from being a board vs. as a resident. Annel further shared that factual information on the subject may be shared.

Bonnie Tyler asked what happens when "facts" are different from one person or body to another. Legal counsel advised that any statement stay based in evidence.

Bryan asked for Annel's opinion on what should be done next, further clarifying on if the next few meetings should be related to the budget and the consequences of the ballot proposition passing. Annel shared that they could include budget items should the Board request that.

Kaye noted that she doesn't want the ASA to be a 50-50 split between the Boards. She would have the FDC pick up more so that the CDC could reduce costs. Bryan added that he would like the entire ASA to be reconsidered, adding that he wants to ensure every dollar spent ties to an EDC priority.

Bryan also added that he wants to make sure the CDC incentive agreement with Fulshear Central LLC is being evaluated by EDC Legal Counsel for any changes that may arise with voter approval of this proposition. Kaye added that the THP ILA should also be looked at.

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)

Entered Executive Session at 6:30 p.m.



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

Returned from Executive Session at 6:58 p.m.

- 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)**

No action taken.

V. Recurring Items

a. Economic Development Report

- 1. CIP Update

Matthew Riley presented an update on the Harris Street and 4th Street projects including new milestones and updated timelines.

- 2. Gateway Sign Update

Annel provided an update on the Gateway signage project with KGA DeForest. She informed the Board that engineered plans have been received and are under review. She informed the Board that prior to going out for bid, several logistical questions needed to be answered but any information would be presented as it was made available.

- 3. ICSC Red River

Annel announced that she and Haden will be at ICSC Red River in San Antonio next week alongside the EDC's Retail Strategies team.

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
Bryan White	<ul style="list-style-type: none"> • Introduce Evangeline of the Fulshear Arts Alliance at the March or April meeting. Have her introduce the Arts Alliance to the EDC-A.
Kaye Kahlich	

Annel Guadalupe	<ul style="list-style-type: none"> • Discussion on the strategic plan and how to move forward. • Reintroduced the previous request of scheduling a meeting with EDCs and Council. Asked the Board to help set an agenda.
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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 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
Bonnie Tyler	<ul style="list-style-type: none"> • Early voting starts February 17th

VI. ADJOURNMENT

Motion to adjourn at 7:12 p.m.

– Kahlich; Second – Tyler

Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 9th of March 2026.

President **ATTEST:** SECRETARY

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

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

ITEMS: IV.c
PREPARED BY: Haden Farr

SUBJECT: CONSIDERATION AND ACTION ON FINANCIALS AND PAYABLES FOR THE CORPORATION, FOR THE PERIOD ENDING JANUARY 31, 2026.

Expenditure Required: \$18,682.34
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 February 2026 (December 2025 remittances) were down 8.77% from the same period the previous year, totaling \$252,539.19. Each Corporation's sales tax revenues total \$613,716.97 or 26.12% of budget for 25% (3/12) of the year (FY26) complete.

Note: FY25 December remittances were up 31% over FY24. The YOY decrease in FY26 is to be expected and is in line with our neighboring communities in both FY25 and FY26. (Katy: -17.4%, Richmond: -22.37%, Rosenberg: -6.49%, Sugarland: 1.85%.

Sales Tax revenues for March 2026 (January 2026) remittances have not yet been reported.

Financials - There were \$958.19 in CDC Operating Fund (600) expenditures. There were \$0.00 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 \$18,682.34 for the CDC.

RECOMMENDATION

Approve financials and payables for the Corporation, for the period ending January 31, 2026.

ATTACHMENTS:

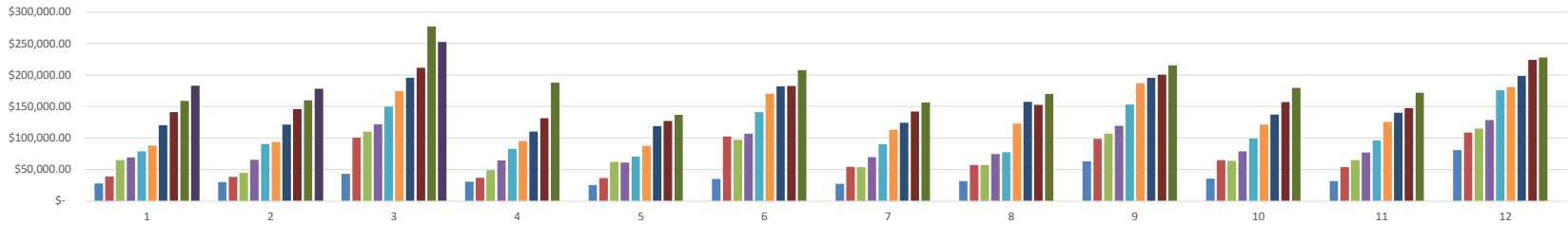
[EDC Sales Tax Monthly Report-December 2025](#)
[A Corp- January 2026 Development Corp Monthly Financial Memo](#)
[600 & 601 EDC Budget Report January 2026](#)
[600 & 601 Fund Balance Report January 2026](#)
[Department 180 Budget Report January 2026](#)

**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	\$ 252,539.19	-9%
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%
TOTALS		\$461,608.45	\$789,832.11	\$887,937.40	\$1,036,970.51	\$1,304,241.89	\$1,559,244.40	\$1,801,022.29	\$1,962,811.71	\$2,248,879.23	\$613,716.97	
Variance Year Over		38%	71%	12%	17%	26%	20%	16%	9%	15%	-73%	

Budget FY 24/25	\$ 2,350,000.00
% of Year Complete	25%
FYTD	\$613,716.97
% of Year Collected	26.12%

Sales Tax Revenue





CITY OF FULSHEAR
Finance Department

PO Box 279 / 6611 W Cross Creek Bend Lane
Fulshear, Texas 77441
www.fulsheartexas.gov

MEMORANDUM

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

Attached you will find the Type A City of Fulshear Development Corp. Financial Reports for the period January **2026** for both the operating fund and capital projects fund. This period represents 33% 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: 01/31/2026

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 600 - 4/A OPERATING FUND						
Revenue						
Type: 41 - TAX & FRANCHISE FEES						
600-41301 Sales & Use Tax Revenue	2,300,000.00	2,300,000.00	178,000.84	361,177.78	-1,938,822.22	15.70 %
Type: 41 - TAX & FRANCHISE FEES Total:	2,300,000.00	2,300,000.00	178,000.84	361,177.78	-1,938,822.22	15.70 %
Type: 46 - INTEREST REVENUE						
600-46000 Interest Revenue	50,000.00	50,000.00	5,759.45	22,533.74	-27,466.26	45.07 %
Type: 46 - INTEREST REVENUE Total:	50,000.00	50,000.00	5,759.45	22,533.74	-27,466.26	45.07 %
Type: 47 - OTHER REVENUE						
600-47101 Bicentennial Vendors	0.00	0.00	0.00	50.00	50.00	0.00 %
Type: 47 - OTHER REVENUE Total:	0.00	0.00	0.00	50.00	50.00	0.00 %
Revenue Total:	2,350,000.00	2,350,000.00	183,760.29	383,761.52	-1,966,238.48	16.33 %
Expense						
Department: 100 - Administration & Operations						
ExpCategory: 53 - SUPPLIES						
600-100-5311-00 Supplies	500.00	500.00	0.00	154.24	345.76	30.85 %
ExpCategory: 53 - SUPPLIES Total:	500.00	500.00	0.00	154.24	345.76	30.85 %
ExpCategory: 54 - CONTRACTUAL SERVICES						
600-100-5411-00 Admin Prof. Serv. - Legal	30,000.00	30,000.00	208.00	2,593.70	27,406.30	8.65 %
600-100-5413-00 Meeting Security	1,000.00	1,000.00	123.94	123.94	876.06	12.39 %
600-100-5414-00 Community Events	50,000.00	50,000.00	0.00	6,488.52	43,511.48	12.98 %
600-100-5415-00 Fulshear Business Entrepreneurshi	25,000.00	61,571.41	0.00	18,481.38	43,090.03	30.02 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:	106,000.00	142,571.41	331.94	27,687.54	114,883.87	19.42 %
ExpCategory: 55 - OTHER CHARGES						
600-100-5526-00 Admin - Public Notices	500.00	500.00	0.00	0.00	500.00	0.00 %
600-100-5527-00 Dues & Memberships	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
600-100-5528-00 Travel & Training	5,000.00	5,000.00	0.00	553.53	4,446.47	11.07 %
ExpCategory: 55 - OTHER CHARGES Total:	6,500.00	6,500.00	0.00	553.53	5,946.47	8.52 %
Department: 100 - Administration & Operations Total:	113,000.00	149,571.41	331.94	28,395.31	121,176.10	18.98 %
Department: 900 - Transfers						
ExpCategory: 59 - TRANSFERS						
600-900-5900-10 Xfer Out - ASA Reimbursement	198,346.00	198,346.00	0.00	19,284.45	179,061.55	9.72 %
600-900-5900-12 Xfer Out - ASA Shared Space Fee	7,515.00	7,515.00	626.25	2,505.00	5,010.00	33.33 %
600-900-5900-61 Xfer Out - 4/A Project Fund 601	569,688.00	569,688.00	0.00	0.00	569,688.00	0.00 %
600-900-5901-10 Xfer Out - ASA Shared Service	102,500.00	102,500.00	0.00	0.00	102,500.00	0.00 %
ExpCategory: 59 - TRANSFERS Total:	878,049.00	878,049.00	626.25	21,789.45	856,259.55	2.48 %
Department: 900 - Transfers Total:	878,049.00	878,049.00	626.25	21,789.45	856,259.55	2.48 %
Expense Total:	991,049.00	1,027,620.41	958.19	50,184.76	977,435.65	4.88 %
Fund: 600 - 4/A OPERATING FUND Surplus (Deficit):	1,358,951.00	1,322,379.59	182,802.10	333,576.76	-988,802.83	25.23 %
Fund: 601 - 4/A - PROJECTS FUND						
Revenue						
Type: 46 - INTEREST REVENUE						
601-46000 Interest Revenue	50,000.00	50,000.00	3,025.70	12,789.04	-37,210.96	25.58 %
Type: 46 - INTEREST REVENUE Total:	50,000.00	50,000.00	3,025.70	12,789.04	-37,210.96	25.58 %

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Type: 49 - TRANSFERS							
601-49560	Xfer In - 4/A EDC Fund 600	569,688.00	569,688.00	0.00	0.00	-569,688.00	0.00 %
	Type: 49 - TRANSFERS Total:	569,688.00	569,688.00	0.00	0.00	-569,688.00	0.00 %
	Revenue Total:	619,688.00	619,688.00	3,025.70	12,789.04	-606,898.96	2.06 %
Expense							
Department: 000 - Non-Departmental							
ExpCategory: 54 - CONTRACTUAL SERVICES							
601-000-5470-01	Targeted Incentives	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00 %
601-000-5470-02	Promotional Expenses	414,765.00	424,390.00	0.00	1,410.13	422,979.87	0.33 %
601-000-5470-03	Studies Expense	75,000.00	113,534.60	0.00	0.00	113,534.60	0.00 %
	ExpCategory: 54 - CONTRACTUAL SERVICES Total:	539,765.00	587,924.60	0.00	1,410.13	586,514.47	0.24 %
	Department: 000 - Non-Departmental Total:	539,765.00	587,924.60	0.00	1,410.13	586,514.47	0.24 %
Department: 900 - Transfers							
ExpCategory: 59 - TRANSFERS							
601-900-5906-30	Xfer Out - #300 D22A Eastside Drai	1,115,000.00	1,115,000.00	0.00	0.00	1,115,000.00	0.00 %
601-900-5906-40	Xfer Out - #400 Texas Heritage Park	91,667.00	91,667.00	0.00	0.00	91,667.00	0.00 %
601-900-5906-50	Xfer Out- WW25 Harris Street Grav	478,021.00	478,021.00	0.00	0.00	478,021.00	0.00 %
	ExpCategory: 59 - TRANSFERS Total:	1,684,688.00	1,684,688.00	0.00	0.00	1,684,688.00	0.00 %
	Department: 900 - Transfers Total:	1,684,688.00	1,684,688.00	0.00	0.00	1,684,688.00	0.00 %
	Expense Total:	2,224,453.00	2,272,612.60	0.00	1,410.13	2,271,202.47	0.06 %
	Fund: 601 - 4/A - PROJECTS FUND Surplus (Deficit):	-1,604,765.00	-1,652,924.60	3,025.70	11,378.91	1,664,303.51	-0.69 %
	Report Surplus (Deficit):	-245,814.00	-330,545.01	185,827.80	344,955.67	675,500.68	-104.36 %

Group Summary

ExpCategory	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 600 - 4/A OPERATING FUND						
Revenue						
Type: 41 - TAX & FRANCHISE FEES						
	2,300,000.00	2,300,000.00	178,000.84	361,177.78	-1,938,822.22	15.70 %
Type: 41 - TAX & FRANCHISE FEES Total:	2,300,000.00	2,300,000.00	178,000.84	361,177.78	-1,938,822.22	15.70 %
Type: 46 - INTEREST REVENUE						
	50,000.00	50,000.00	5,759.45	22,533.74	-27,466.26	45.07 %
Type: 46 - INTEREST REVENUE Total:	50,000.00	50,000.00	5,759.45	22,533.74	-27,466.26	45.07 %
Type: 47 - OTHER REVENUE						
	0.00	0.00	0.00	50.00	50.00	0.00 %
Type: 47 - OTHER REVENUE Total:	0.00	0.00	0.00	50.00	50.00	0.00 %
Revenue Total:	2,350,000.00	2,350,000.00	183,760.29	383,761.52	-1,966,238.48	16.33 %
Expense						
Department: 100 - Administration & Operations						
53 - SUPPLIES	500.00	500.00	0.00	154.24	345.76	30.85 %
54 - CONTRACTUAL SERVICES	106,000.00	142,571.41	331.94	27,687.54	114,883.87	19.42 %
55 - OTHER CHARGES	6,500.00	6,500.00	0.00	553.53	5,946.47	8.52 %
Department: 100 - Administration & Operations Total:	113,000.00	149,571.41	331.94	28,395.31	121,176.10	18.98 %
Department: 900 - Transfers						
59 - TRANSFERS	878,049.00	878,049.00	626.25	21,789.45	856,259.55	2.48 %
Department: 900 - Transfers Total:	878,049.00	878,049.00	626.25	21,789.45	856,259.55	2.48 %
Expense Total:	991,049.00	1,027,620.41	958.19	50,184.76	977,435.65	4.88 %
Fund: 600 - 4/A OPERATING FUND Surplus (Deficit):	1,358,951.00	1,322,379.59	182,802.10	333,576.76	-988,802.83	25.23 %
Fund: 601 - 4/A - PROJECTS FUND						
Revenue						
Type: 46 - INTEREST REVENUE						
	50,000.00	50,000.00	3,025.70	12,789.04	-37,210.96	25.58 %
Type: 46 - INTEREST REVENUE Total:	50,000.00	50,000.00	3,025.70	12,789.04	-37,210.96	25.58 %
Type: 49 - TRANSFERS						
	569,688.00	569,688.00	0.00	0.00	-569,688.00	0.00 %
Type: 49 - TRANSFERS Total:	569,688.00	569,688.00	0.00	0.00	-569,688.00	0.00 %
Revenue Total:	619,688.00	619,688.00	3,025.70	12,789.04	-606,898.96	2.06 %
Expense						
Department: 000 - Non-Departmental						
54 - CONTRACTUAL SERVICES	539,765.00	587,924.60	0.00	1,410.13	586,514.47	0.24 %
Department: 000 - Non-Departmental Total:	539,765.00	587,924.60	0.00	1,410.13	586,514.47	0.24 %
Department: 900 - Transfers						
59 - TRANSFERS	1,684,688.00	1,684,688.00	0.00	0.00	1,684,688.00	0.00 %
Department: 900 - Transfers Total:	1,684,688.00	1,684,688.00	0.00	0.00	1,684,688.00	0.00 %
Expense Total:	2,224,453.00	2,272,612.60	0.00	1,410.13	2,271,202.47	0.06 %
Fund: 601 - 4/A - PROJECTS FUND Surplus (Deficit):	-1,604,765.00	-1,652,924.60	3,025.70	11,378.91	1,664,303.51	-0.69 %
Report Surplus (Deficit):	-245,814.00	-330,545.01	185,827.80	344,955.67	675,500.68	-104.36 %

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
600 - 4/A OPERATING FUND	1,358,951.00	1,322,379.59	182,802.10	333,576.76	-988,802.83
601 - 4/A - PROJECTS FUND	-1,604,765.00	-1,652,924.60	3,025.70	11,378.91	1,664,303.51
Report Surplus (Deficit):	-245,814.00	-330,545.01	185,827.80	344,955.67	675,500.68



Fulshear, TX

Fund Balance Report

As Of 02/28/2026

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
600 - 4/A OPERATING FUND	3,503,456.86	383,761.52	53,194.49	3,834,023.89
601 - 4/A - PROJECTS FUND	2,810,000.19	12,789.04	2,685.13	2,820,104.10
Report Total:	6,313,457.05	396,550.56	55,879.62	6,654,127.99



Fulshear, TX

Budget Report Account Summary

For Fiscal: 2025-2026 Period Ending: 01/31/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 100 - GENERAL FUND							
Expense							
Department: 180 - Economic Development							
ExpCategory: 52 - PERSONNEL COSTS							
100-180-5210-00	Salaries & Wages	220,832.00	220,832.00	25,600.06	70,214.34	150,617.66	31.80 %
100-180-5230-00	Payroll Tax Expense	16,894.00	16,894.00	1,917.57	5,651.90	11,242.10	33.46 %
100-180-5235-00	Employee Health Benefits	25,000.00	25,000.00	2,799.04	9,378.28	15,621.72	37.51 %
100-180-5238-00	Retirement Contribution	17,667.00	17,667.00	2,048.01	6,080.52	11,586.48	34.42 %
ExpCategory: 52 - PERSONNEL COSTS Total:		280,393.00	280,393.00	32,364.68	91,325.04	189,067.96	32.57 %
ExpCategory: 53 - SUPPLIES							
100-180-5311-00	Supplies	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00 %
100-180-5314-00	Publications/Ref Material	500.00	500.00	0.00	0.00	500.00	0.00 %
100-180-5326-00	Uniforms/Shirts	300.00	300.00	0.00	215.91	84.09	71.97 %
100-180-5381-00	Meeting Expenses	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00 %
ExpCategory: 53 - SUPPLIES Total:		3,800.00	3,800.00	0.00	215.91	3,584.09	5.68 %
ExpCategory: 54 - CONTRACTUAL SERVICES							
100-180-5411-10	Prof. Services - Consulting	50,000.00	50,000.00	0.00	5,052.84	44,947.16	10.11 %
100-180-5440-00	Marketing	3,000.00	3,000.00	0.00	319.56	2,680.44	10.65 %
100-180-5472-00	Business Devlpmnt & Retention	25,000.00	25,000.00	0.00	0.00	25,000.00	0.00 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:		78,000.00	78,000.00	0.00	5,372.40	72,627.60	6.89 %
ExpCategory: 55 - OTHER CHARGES							
100-180-5527-00	Dues & Memberships	3,500.00	3,500.00	0.00	175.00	3,325.00	5.00 %
100-180-5527-01	Dues & Memberships - Org.	15,000.00	15,000.00	5,000.00	7,568.00	7,432.00	50.45 %
100-180-5528-00	Travel & Training	20,000.00	20,000.00	0.00	4,287.73	15,712.27	21.44 %
100-180-5530-00	Technology Maintenance	21,000.00	21,000.00	0.00	0.00	21,000.00	0.00 %
ExpCategory: 55 - OTHER CHARGES Total:		59,500.00	59,500.00	5,000.00	12,030.73	47,469.27	20.22 %
Department: 180 - Economic Development Total:		421,693.00	421,693.00	37,364.68	108,944.08	312,748.92	25.83 %
Expense Total:		421,693.00	421,693.00	37,364.68	108,944.08	312,748.92	25.83 %
Fund: 100 - GENERAL FUND Total:		421,693.00	421,693.00	37,364.68	108,944.08	312,748.92	25.83 %
Report Total:		421,693.00	421,693.00	37,364.68	108,944.08	312,748.92	25.83 %

Group Summary

ExpCategory	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 100 - GENERAL FUND						
Expense						
Department: 180 - Economic Development						
52 - PERSONNEL COSTS	280,393.00	280,393.00	32,364.68	91,325.04	189,067.96	32.57 %
53 - SUPPLIES	3,800.00	3,800.00	0.00	215.91	3,584.09	5.68 %
54 - CONTRACTUAL SERVICES	78,000.00	78,000.00	0.00	5,372.40	72,627.60	6.89 %
55 - OTHER CHARGES	59,500.00	59,500.00	5,000.00	12,030.73	47,469.27	20.22 %
Department: 180 - Economic Development Total:	421,693.00	421,693.00	37,364.68	108,944.08	312,748.92	25.83 %
Expense Total:	421,693.00	421,693.00	37,364.68	108,944.08	312,748.92	25.83 %
Fund: 100 - GENERAL FUND Total:	421,693.00	421,693.00	37,364.68	108,944.08	312,748.92	25.83 %
Report Total:	421,693.00	421,693.00	37,364.68	108,944.08	312,748.92	25.83 %

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	37,364.68	108,944.08	312,748.92	25.83 %
Report Total:	421,693.00	421,693.00	37,364.68	108,944.08	312,748.92	25.83 %

Reimbursable to the City:

CDC-600-900-5900-10

\$18,682.34 Approved: _____ Date: _____

FDC-700-900-5900-10

\$18,682.34 Approved: _____ Date: _____

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

AGENDA OF: March 9, 2026
DEPARTMENT: Economic Development
PRESENTER: David Licon & Matthew Riley

ITEMS: IV.d
PREPARED BY: Haden Farr

SUBJECT: UPDATE ON EDC-FUNDED CIP PROJECTS (HARRIS STREET; DOWNTOWN EASTSIDE DRAINAGE)

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

EXECUTIVE SUMMARY

Staff representatives from the Public Works Department will present an update on EDC-supported CIP projects and answer any questions brought forward by the Board.

RECOMMENDATION

ATTACHMENTS:

[EDC Update_202603](#)



Public Works - CIP Project Update

EDC - March Meeting

I. ST22B: Harris Street

A. Project Summary/Update

Current Update:

- City Staff will be conducting an informal solicitation for the landscaping labor of Phase 1. The material will be procured using a BuyBoard vendor, Siteone. The landscaping installation is still on schedule to be completed within 1 month of Notice to Proceed.
- City Staff anticipates bidding out the Remaining portion of Harris Street Construction this week (3/2- 3/6). There will be a 30 day Solicitation period with City Staff expecting to have this contract awarded at the May Regular City Council Meeting.
- City Staff is currently processing Pay App 10 for DG Medina, which will close out all payment for their portion of the project.

Upcoming Items:

- Project Planned Milestone
 - Project Solicitation: Beginning of March 2026
 - Project Award: May 2026
 - Construction Notice to Proceed: June 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	
Current Contract	\$ 4,227,816.10		561	

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

A. Project Summary/Update

Current Update:

- Construction Contract was awarded to Conrad Construction on November 18th 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 7th. Notice to proceed is anticipated for March 2026, due to delivery lead times for the Storm Sewer Boxes. City Staff has been in contact with Conrad for pre-mobilization items since award.

B. Funding Update

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

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

AGENDA OF: March 9, 2026
DEPARTMENT: Economic Development
PRESENTER: Annel Guadalupe

ITEMS: IV.e
PREPARED BY: Haden Farr

SUBJECT: DISCUSSION AND POSSIBLE ACTION ON THE AUTHORIZATION OF A DENSITY STUDY BY ZIEGLER COOPER TO EVALUATE THE VIABILITY AND DESIGN OF A DOWNTOWN PARKING STRUCTURE.

Expenditure Required: \$6,000 (Total Cost-\$12,000)

Amount Budgeted: \$75,000

Funding Account: 601-000-5470-03

Additional Appropriation Required: \$6,000

Funding Account: 701-000-5470-03

EXECUTIVE SUMMARY

We have received a request to fund a density study for a proposed mixed-use parking structure on approximately 2.28 acres along Highway 359, bounded by 2nd and 3rd Streets. The concept includes a structured garage with approximately 170 parking spaces and 18,000 square feet of ground-floor retail designed to align with the Fulshear Livable Centers Study.

The proposal was submitted by Ziegler Cooper Architects in partnership with Paradigm Construction Company and will include an illustrative site plan, parking layout, massing analysis, vehicular access review, and a comprehensive construction cost estimate. The anticipated timeline is four weeks from authorization and includes a presentation to the Fulshear EDC. The total cost of the study is \$12,000.

RECOMMENDATION

ATTACHMENTS:

[1140041_City_of_Fulshear_Density_Study_20260223](#)



DENSITY STUDY SERVICES AUTHORIZATION (“SA”)

CLIENT: City of Fulshear Fulshear, TX	AGREEMENT DATE: Date: February 20, 2026	SA INFORMATION: ZCA Project Number: 1140041 Date: Revised February 23, 2026
PROJECT: Design Density Study for New Mixed-Use Garage	ZCA: Ziegler-Cooper, Inc. dba Ziegler Cooper Architects 700 Louisiana Houston, TX 77002	

Work Authorized:

ZCA is proceeding with architectural services as requested by Owner and summarized in the Services Description detailed below. Should there be any questions regarding this Services Authorization and/or the Description of Services, please notify ZCA as soon as possible.

Project Scope:

The project is located the approx. 2.28-acre site located on the western side of HWY 359, bounded by 3rd and 2nd Streets. The project shall consist of the following components:

- 01 Mixed-use Parking Structure Containing:
 - a. Approx. 170 parking spaces
 - b. Approx. 18,000sf GSF cold dark shell retail along Main Street
 - c. Design consistency with the Fulshear Livable Centers Study

Services Description:

ZCA’s Density Study Services include the following deliverables

- 01 Define building components and area requirements
- 02 Illustrative site plan
- 03 Parking Layout and parking counts
- 04 Building area synopsis
- 05 Evaluate vehicular access, service, and parking requirements
- 06 Massing Study
- 07 Comprehensive Project Cost Estimate by Paradigm Construction Company

Project Schedule:

Design and Construction Cost Estimating service is estimated to take 4 weeks and will include:

- **Two Meetings**
 - First meeting – to review and discuss design options (MS Teams)
 - Second Meeting – To present plan to Fulshear EDC (in person)
- **Anticipated Timeline**
 - 4 weeks after receipt of a written authorization



DENSITY STUDY SERVICES AUTHORIZATION ("SA")

Professional Fees:

PHASE	Lump Sum Fee
Density Study Total	\$ 12,000.00
Ziegler Cooper Architects	(\$ 8,500.00)
Paradigm Construction Company	(\$ 3,500.00)

Compensation Notes:

- 01 ZCA's services shall be billed on a lump sum basis.
- 02 Revisions after the delivery of initial density study shall be provided on an hourly basis.
- 03 Reimbursable expenses for these services or travel beyond the included in-person presentation are not included in this professional fee estimate.
- 04 Reimbursable expenses will be invoiced with a 10% markup.

CONCLUSION

If this service authorization meets with your approval, please return an executed copy of this SA for our files.

ZIEGLER COOPER ARCHITECTS

APPROVED BY:

Printed Name: Chandler Johnson, AIA
 Title: Associate Principal
 Firm: Ziegler Cooper Architects
 Date: February 23, 2026

Printed Name: _____
 Title: _____
 Firm: _____
 Date: _____

Cc: Stephanie Kaup, AIA | Associate Principal, Ziegler Cooper Architects

G:\St-6\Studio 6 Marketing\In pursuit of 2026\City of Fulshear - Garage Density Study

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

AGENDA OF: March 9, 2026
DEPARTMENT: Economic Development
PRESENTER:

ITEMS: IV.f
PREPARED BY: Haden Farr

SUBJECT: PRELIMINARY FY27 BUDGET DISCUSSION.

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

EXECUTIVE SUMMARY

At the February 9th board meeting, the Board requested that staff begin preparing for the upcoming budget cycle by evaluating organizational priorities and ensuring those priorities are clearly reflected in the proposed budget framework.

In response, staff has prepared preliminary financial projections and outlined key focus areas that have guided our work to date and will continue to shape our efforts moving forward. These priorities are grounded in the adopted Economic Development Strategic Plan and align with the Board's previously identified goals related to business development, strategic investment, organizational capacity, and transformative projects.

This item is intended to provide the Board with a high-level overview of projected revenues and expenditures, while also creating an opportunity for discussion regarding strategic emphasis, program investments, and resource allocation as we move into formal budget development. The goal is to ensure that our financial planning remains proactive, aligned, and reflective of the Board's vision for Fulshear's continued growth and long-term economic vitality.

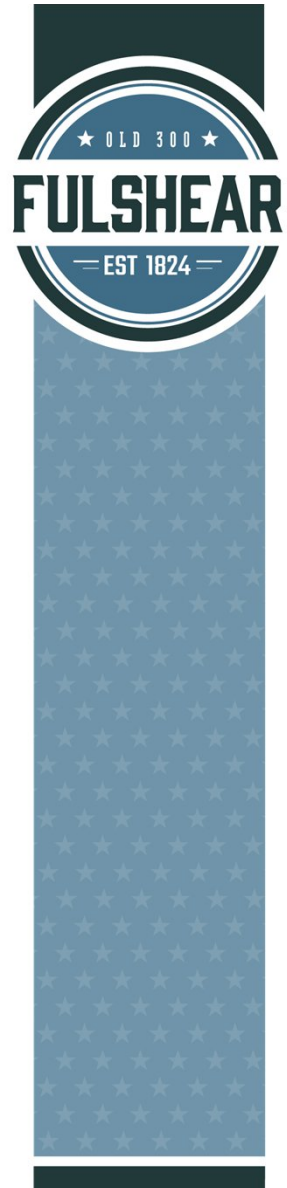
RECOMMENDATION

ATTACHMENTS:
[EDC- Budget Workshop](#)
[Sales Tax Data Charts-Dec 2025](#)

FY 27 Budget Considerations

MARCH 9, 2026





ECONOMIC DEVELOPMENT

○ Strategic Plan

○ Business Development

- Attraction and retention, grant program
- In person, virtual, conferences

○ Strategic Investment

- Incentive policy, exploring public private partnerships

○ Transformative Projects

- Major catalytic developments
- Downtown corridor development, including parking garage
- Placemaking

○ Organizational Alignment

- Internal coordination
- Joint meeting with City Council
- Local Voices Campaign and Facebook page re-launch





ECONOMIC DEVELOPMENT

- **Fulshear Fast Track/ Small Business Support**

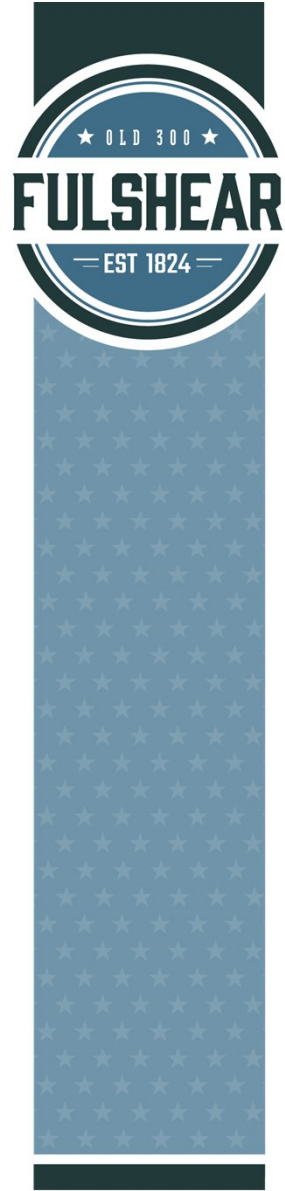
- Business Depot Luncheon
- Advisory Sessions
- Workshops etc.

- **Events**

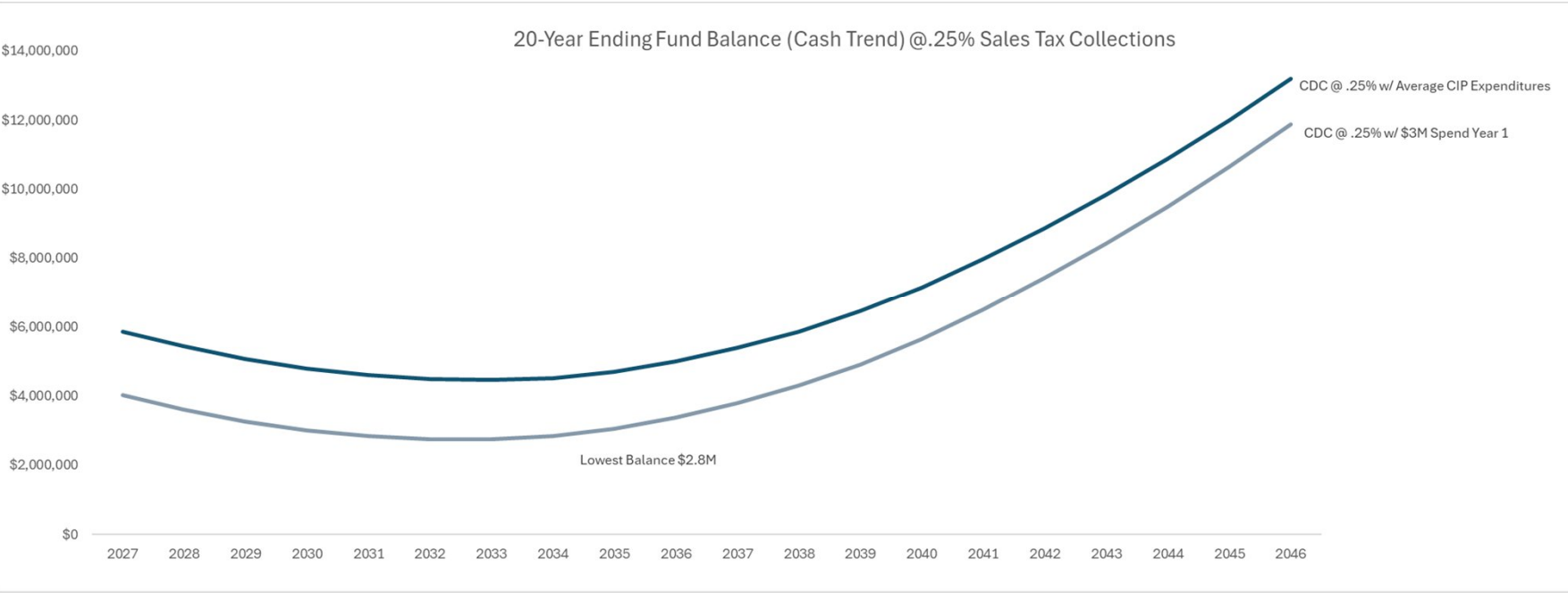
- Community Events
 - Fulshear's Folly
 - Christmas Tree Lighting
 - Holiday Micro Events
 - Partnerships- as needed/ as available
- Industry Specific

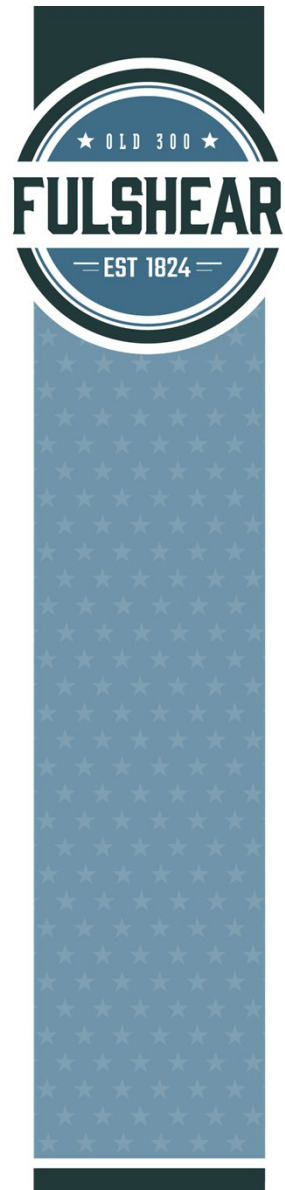
- **Sale of City Hall**





Preliminary FY27 Budget Considerations (CDC)



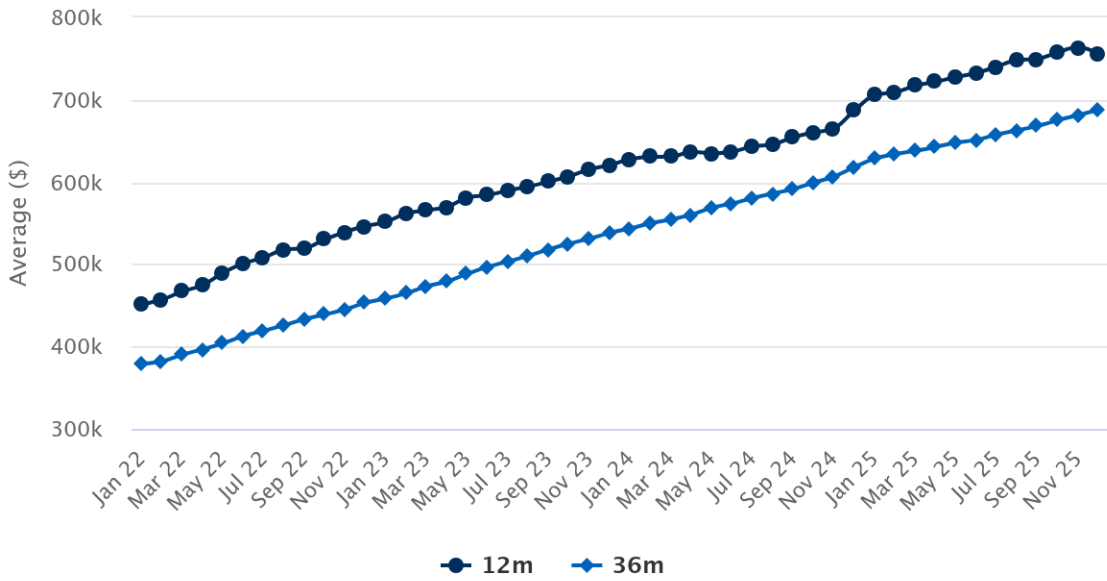


Assumptions Made

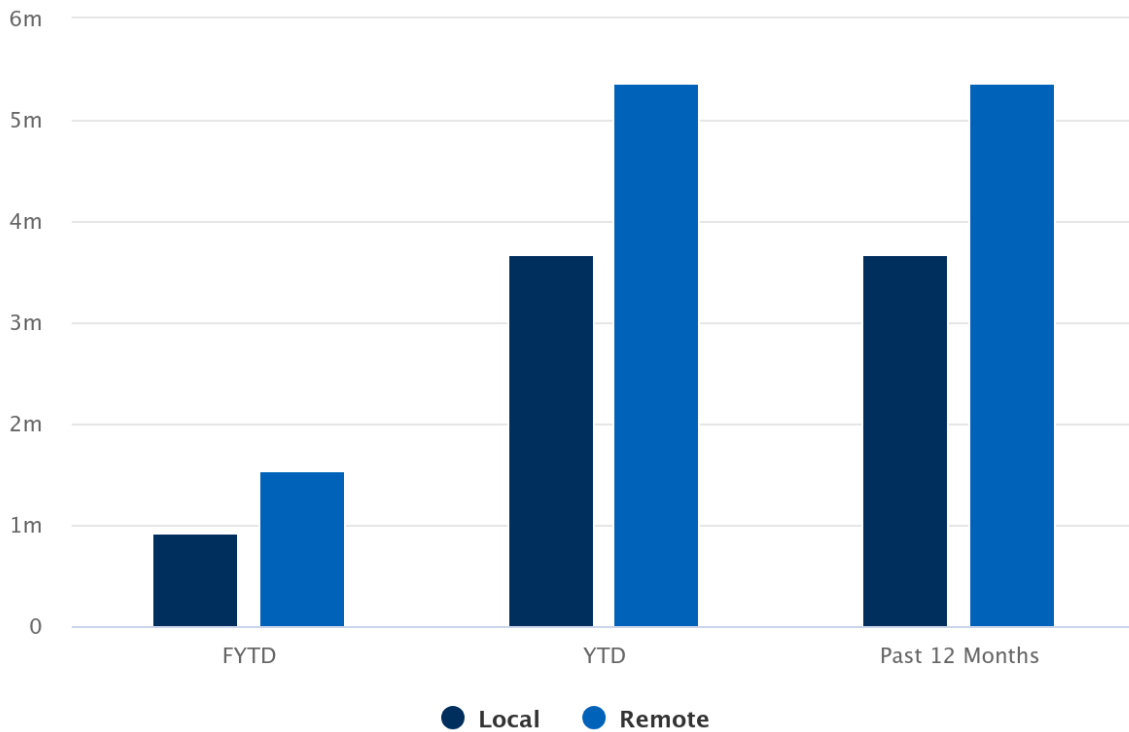
- .25% sales tax revenues
- FY27 sales tax revenues start at a 10% increase over FY26
 - Every 5 years the sales tax growth rate drops by 2%
- OpEx + Promotions + THP ILA
 - OpEx: \$371,361 is the FY26 Budget for all Fund 600 (Operations) expenditures minus community events and transfers to Fund 601 (Projects); this acts as the baseline
 - Promotional expenditures (including community events) have been capped at 5% of revenue rather than 10%
 - THP ILA increases (around \$6,000 per year until 2042) & increases to OpEx have been estimated at an additional \$50,000 each year (likely a high estimate)
- Both models reflect the same data other than CIP/ Major Project expenditures
- CIP/Major Project Expenditure
 - Dark Blue: represents an average CIP expenditure from FY24-FY26 of \$1,151,500 in FY27 with an increase of 2% each year
 - Light Blue: represents a major spend in FY27 of \$3M, then moving to an average CIP expenditure from FY24-FY26 of \$1,151,500 in FY28 with an increase of 2% each year

City of Fulshear Sales Tax Collections Through Dec. 2025

Moving Collection Averages

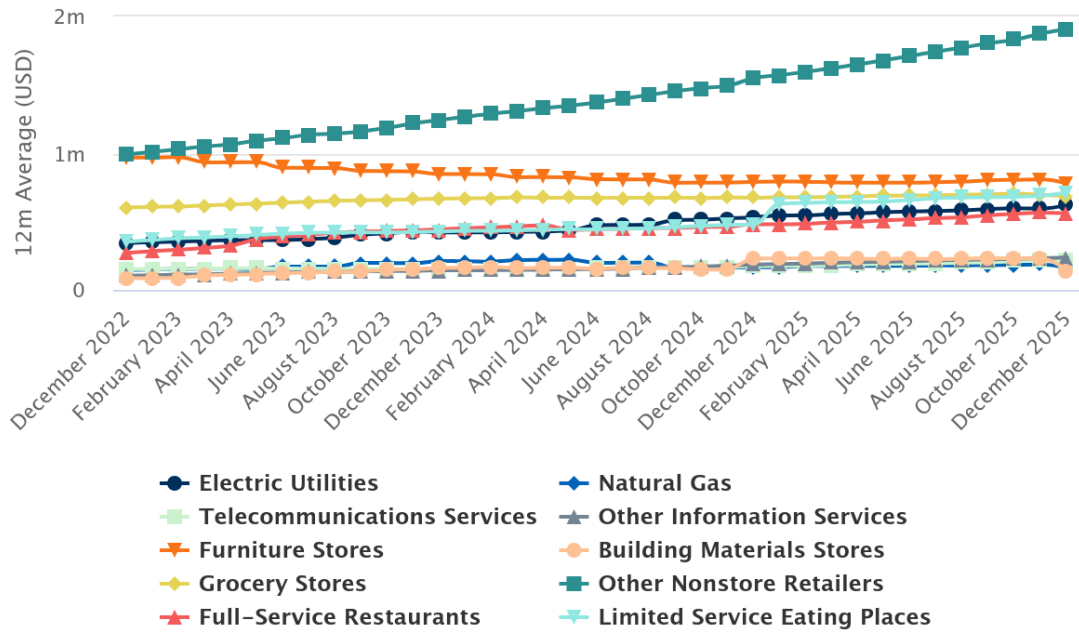


Local vs Remote Sales Tax Collection



City of Fulshear Sales Tax Collections Through Dec. 2025

Top Industry Codes (rolling 12m totals)



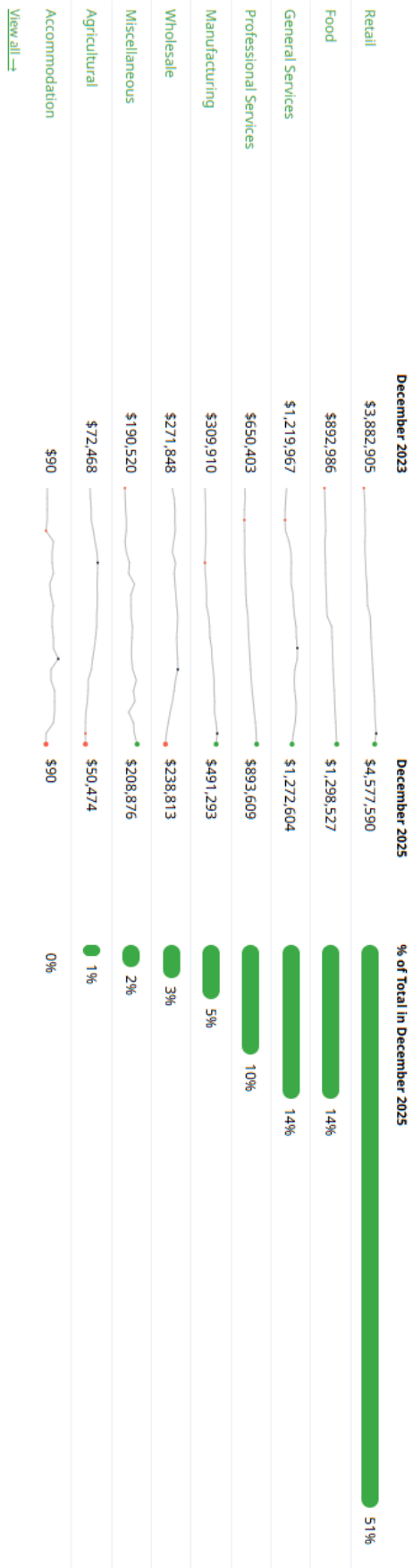
Top 10 Industry Codes (January 2025-December 2025)

Industry Performance

Industry	Amount	% Change
Retail	\$4,577,590	6.72%
Food	\$1,298,527	32.08%
General Services	\$1,272,604	-1.83%
Professional Services	\$893,609	25.49%
Manufacturing	\$491,293	32.92%
Wholesale	\$238,813	-20.04%
Miscellaneous	\$208,876	4.48%
Agricultural	\$50,474	-51.18%
Accommodation	\$90	-37.77%

City of Fulshear Sales Tax Collections Through Dec. 2025

How have the annual collections of our industries changed over the past two years?



[View all](#)

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

AGENDA OF: March 9, 2026

DEPARTMENT: Economic Development

PRESENTER:

ITEMS: IV.g

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: March 9, 2026
DEPARTMENT: Economic Development
PRESENTER:

ITEMS: IV.h
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: March 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. ICSC Red River
2. BEDC Course
3. TEDC Sales Tax Course
4. Greater Fort Bend Partnership
5. F.A.C.T.S.
6. Fulshear Fast Track
7. Fulshear's Folly

RECOMMENDATION

ATTACHMENTS:

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

AGENDA OF: March 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.

Agenda Item	Anticipated Date
THP Gateway Sign Update	April 2025
Executive Session-EDC-Owned Property	April 2025
FY27 Budget Discussions	TBD
City-Wide CIP Update	TBD

RECOMMENDATION

ATTACHMENTS:

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

AGENDA OF: March 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: