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: Kaye Kahlich **VICE PRESIDENT:** Carlos Wallace **TREASURER:** Nichelle Nobile
SECRETARY: Bonnie Tyler Buell **DIRECTOR:** Debra Drescher

REGULAR CITY OF FULSHEAR DEVELOPMENT CORPORATION MEETING AGENDA
Monday, August 10, 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, August 10, 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 CORPROATION (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, Omar Peña may provide updates from City Council or share input related to the agenda or Commission activities.

IV. Business

a. **Consideration and possible action on minutes of the corporation for the July 13, 2026, meeting.**

b. **Consideration and action on financials and payables for the Corporation, for the period ending June 30, 2026.**

c. **Update on EDC-Funded CIP Projects (Harris Street; Downtown Eastside Drainage; Katy Fulshear Lift Station)**

d. **Discussion on the EDC Business Retention and Expansion Program.**

e. **Review of the Boards, Committees, and Commissions Code of Conduct.**

f. **Executive Session: Pursuant to Section 551.072 of the Texas Open Meetings Act-Discuss the purchase, exchange, lease, or value of real property & 551.087-Economic Development.(EDC-Owned Property: 30603 FM 1093 & 30619 FM 1093, Fulshear, TX 77441; Downtown Parking Structure)**

g. **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 & 551.087-Economic Development. (EDC-Owned Property: 30603 FM 1093 & 30619 FM 1093, Fulshear, TX 77441; Downtown Parking Structure)**

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, August 4, 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

ANNEL GUADALUPE, EDC Director

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

AGENDA OF: August 10, 2026
DEPARTMENT: Economic Development
PRESENTER:

ITEMS: IV.a
PREPARED BY: Haden Farr

SUBJECT: CONSIDERATION AND POSSIBLE ACTION ON MINUTES OF THE CORPORATION FOR THE JULY 13, 2026, MEETING.

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

EXECUTIVE SUMMARY
RECOMMENDATION

Approve the minutes of the Corporation for the July 13, 2026, meeting.

ATTACHMENTS:
DRAFT CDC-7.13.2026-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

Meeting Minutes
July 13, 2026
6:00 PM

Board Members Present:	Kaye Kahlich; Bonnie Tyler; Carlos Wallace; Nichelle Nobile Debra Drescher
Board Members Absent:	None
Staff:	Annel Guadalupe; Haden Farr; Matthew Riley; David Licon; Kevin Zieschang
Attendees:	William Dampier

I. Call to Order

Kaye Kahlich called the meeting to order at 6:00 p.m.

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.

None

III. Council Comment

Council Liaison Omar Pena may provide updates from City Council or share input related to the agenda or Corporation activities.

None

IV. Business

a. Consideration and possible action on minutes of the corporation for the June 8, 2026, meeting.

Motion to approve the minutes of the Corporation for the June 8, 2026, meeting.

– Tyler; Second – Wallace

Ayes:5 Nays: 0 Abstentions: 0

b. Consideration and possible action on minutes of the corporation for the June 25, 2026, meeting.

Motion to approve the minutes of the Corporation for the June 25, 2026, meeting.

– Tyler; Second – Wallace
Ayes:5 Nays: 0 Abstentions: 0

c. Consideration and action on financials and payables for the Corporation, for the period ending May 31, 2026.

Motion to approve the financials and payables for the Corporation, for the period ending May 31, 2026.

– Tyler; Second – Nobile
Ayes: 5 Nays: 0 Abstentions: 0

d. Review and discuss the FY27 budget process, schedule, and development.

Annel Guadalupe introduced the item by reviewing the remaining budget season schedule, discussing the proposed funding priorities, and presenting the proposed Administrative Services Agreement.

Kaye Kahlich questioned the proposed funding for the Fulshear Fast Track program, noting that a significant portion of the current fiscal year's budget had already been expended. Haden Farr explained that many of those expenditures were carryover costs associated with the remaining obligations under the previous Cannon contract for services, and that the proposed budget allocation was intended to ensure the continued operation of the program.

Debra Drescher emphasized that updating the Corporation's strategic plan should be a priority during the upcoming fiscal year. Haden Farr responded that the planned joint board meeting would provide an opportunity to begin those discussions and noted that funding for a strategic plan update had already been incorporated into the proposed budget.

During discussion of the proposed ASA cost allocation, Kaye Kahlich expressed concern that the recommended percentage distribution among the organizations was arbitrary. She proposed revising the allocation so that 25% of shared services costs would be assigned to the CDC, 50% to the FDC, and the remaining 25% funded through the City's General Fund. The Board reached consensus in support of this revised allocation.

e. Consideration and possible action on approval of the FY27 Administrative Services Agreement (ASA) by and between the City of Fulshear Development Corporation and the City of Fulshear.

Motion to approve the FY27 Administrative Services Agreement (ASA) by and between the City of Fulshear Development Corporation and the City of Fulshear.

– Tyler; Second – Wallace
Ayes: 5 Nays: 0 Abstentions: 0

f. Consideration and possible action on approval of the FY27 City of Fulshear Development Corporation budgets (600 & 601).

Motion to reduce ASA Shared Services by 50%

– Kahlich; Second – Wallace

Discussion occurred regarding the appropriate procedure for approving the item with the proposed amendment rather than through a separate motion. Natalie Thamm advised that the Board would first need to approve a motion to amend the original motion before voting on the amended motion as presented.

Motion to amend the previous motion to read "motion to approve the FY27 City of Fulshear Development Corporation budgets (600 & 601) as amended."

– Kahlich; Second – Wallace
Ayes: 5 Nays: 0 Abstentions: 0

Motion to approve the FY27 City of Fulshear Development Corporation budgets (600 & 601) as amended.

– Kahlich; Second – Wallace
Ayes: 5 Nays: 0 Abstentions: 0

g. Consideration and possible action on CDC Resolution 2026-01 a resolution of the City of Fulshear Development Corporation declaring projects of the Corporation for FY26, directing staff to publish notice of the same, and setting a public hearing.

Motion to approve CDC Resolution 2026-01 a resolution of the City of Fulshear Development Corporation declaring projects of the Corporation for FY26, directing staff to publish notice of the same, and setting a public hearing.

– Tyler; Second – Nobile
Ayes: 4 Nays: 1 (Wallace) Abstentions: 0

V. Recurring Items

a. Update on EDC-Funded CIP Projects (Harris Street; Downtown Eastside Drainage)

Matthew Riley provided an update on the status of the Harris Street project, noting that the NTP had been issued to complete the construction of the street from 2nd to 5th street.

Bonnie Tyler asked for clarification on the length of the parallel spots along Harris noting that they seemed too short for larger trucks. David Licon noted that they are the correct size as demonstrated on the plans, but would be able to provide details on their length at the next meeting. Bonnie asked

that longer spots be considered for the other downtown streets.

Matthew then transitioned to Eastside Drainage noting that the project is moving ahead of schedule and paving has been completed and opened for the first section of the project.

b. Economic Development Report

1. 2026 EDC Photo Contest Winners

Annel announced that Raymond Choo had been declared the winner of the 2026 EDC photo contest and thanked all participants for their entries.

2. Katy Area EDC Economic Development Outlook Summit

Annel informed the Boar that several City staff, Councilmembers, and Board members had attended the Katy Area EDC Economic Development Outlook Summit and commented on the benefit of regional economic growth.

3. Franchisee Workshop

Annel discussed the recent Franchisee workshop, noting its' excellent attendance and great information as provided by FranNet and the Fort Bend SBDC office. She invited Bonnie Tyler to share her experience at the event which she noted was well organized and attended.

c. 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
Kaye Kahlich	• Upcoming developments & new certificates of occupancy • Events update • Parking structure next steps
Debra Drescher	• Strategic plan discussion
Nichelle Nobile	• Look into different times for entrepreneurship workshops

d. 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
Annel Guadalupe	• Fulshear Fit Fest on July 18th at Irene Stern 10:45-1

VI. ADJOURNMENT

Motion to adjourn at 7:16 p.m.

– Drescher; Second – Wallace
Ayes: 5 Nays: 0 Abstentions: 0

Passed and approved this 10th of August 2026.

_____ President

ATTEST: _____ SECRETARY

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

AGENDA OF: August 10, 2026
ITEMS: IV.b
DEPARTMENT: Economic Development
PREPARED BY: Haden Farr
PRESENTER: Haden Farr

SUBJECT: CONSIDERATION AND ACTION ON FINANCIALS AND PAYABLES FOR THE CORPORATION, FOR THE PERIOD ENDING JUNE 30, 2026.

Expenditure Required: $12,600.28
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 July 2026 (May 2026 remittances) were up 7.7% from the same period the previous year, totaling $183,245.36. Each Corporation's sales tax revenues total $1,526,966.90 or 66.39% of budget for 67% (7/12) of the year (FY26) complete.

June 2026 remittances have not yet been reported.

Financials - There were $15,403.51 in CDC Operating Fund (600) expenditures. There were $10.00 of CDC Projects Fund (601) expenditures.

Payables - The reimbursement register for the Boards' consideration includes funds to be paid to the City for expenditures pursuant to the Administrative Services Agreement amounting to $12,600.28 for the CDC.

RECOMMENDATION

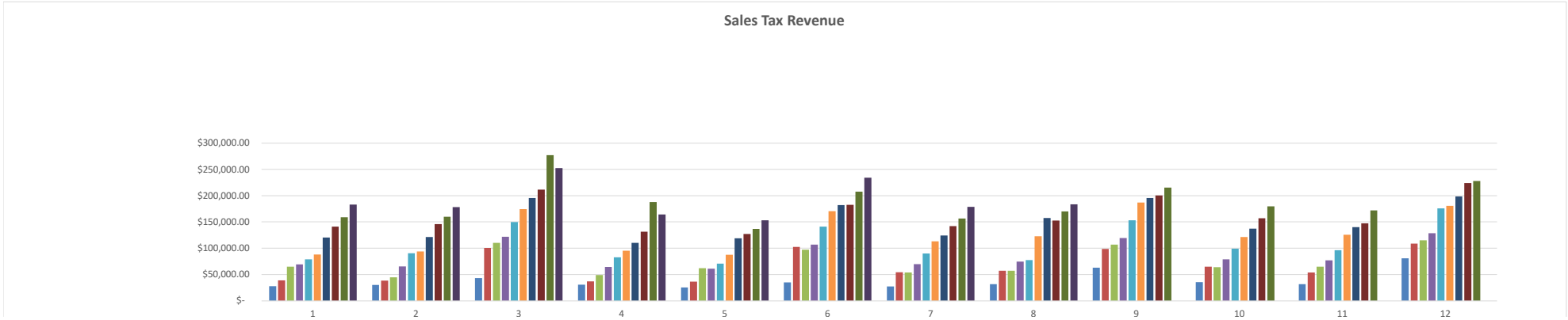
Approve financials and payables for the Corporation, for the period ending June 30, 2026.

ATTACHMENTS:
EDC Sales Tax Monthly Report-May Collections
June 2026 Monthly Budget Memo
600 601 June Budget Report
600 601 June Fund Balance Report
Department 180-Budget Report June 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	15.3%
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	11.3%
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	-8.8%
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	$ 164,107.45	-12.6%
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	$ 152,973.68	11.8%
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	$ 234,189.67	12.9%
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	$ 178,733.77	14.4%
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	$ 183,245.36	7.7%
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		-100.0%
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		-100.0%
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		-100.0%
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		-100.0%
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**	**$ 1,526,966.90**	
Variance Year Over		**38%**	**71%**	**12%**	**17%**	**26%**	**20%**	**16%**	**9%**	**15%**	**-32%**	

Budget FY 24/25	$ 2,300,000.00
% of Year Complete	67%
FYTD	**$1,526,966.90**
% of Year Collected	**66.39%**



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: Amryn Jeffrey, Budget, City of Fulshear
Date: August 3, 2026
Subject: Monthly Financial Reports

Attached you will find the Type A City of Fulshear Development Corp. Financial Reports for the period **June 2026** for both the operating fund and capital projects fund. This period represents 75% 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: 06/30/2026

		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	178,733.77	1,343,721.54	-956,278.46	58.42 %
	Type: 41 - TAX & FRANCHISE FEES Total:	**2,300,000.00**	**2,300,000.00**	**178,733.77**	**1,343,721.54**	**-956,278.46**	**58.42 %**
Type: 46 - INTEREST REVENUE							
600-46000	Interest Revenue	50,000.00	50,000.00	6,520.19	59,867.57	9,867.57	119.74 %
	Type: 46 - INTEREST REVENUE Total:	**50,000.00**	**50,000.00**	**6,520.19**	**59,867.57**	**9,867.57**	**119.74 %**
Type: 47 - OTHER REVENUE							
600-47101	Bicentennial Vendors	0.00	0.00	0.00	50.00	50.00	0.00 %
600-47102	Registration Fees	0.00	0.00	0.00	25.00	25.00	0.00 %
	Type: 47 - OTHER REVENUE Total:	**0.00**	**0.00**	**0.00**	**75.00**	**75.00**	**0.00 %**
	Revenue Total:	**2,350,000.00**	**2,350,000.00**	**185,253.96**	**1,403,664.11**	**-946,335.89**	**59.73 %**
Expense							
Department: 100 - Administration & Operations							
ExpCategory: 53 - SUPPLIES							
600-100-5311-00	Supplies	500.00	500.00	25.97	180.21	319.79	36.04 %
	ExpCategory: 53 - SUPPLIES Total:	**500.00**	**500.00**	**25.97**	**180.21**	**319.79**	**36.04 %**
ExpCategory: 54 - CONTRACTUAL SERVICES							
600-100-5411-00	Admin Prof. Serv. - Legal	30,000.00	30,000.00	0.00	7,835.16	22,164.84	26.12 %
600-100-5413-00	Meeting Security	1,000.00	1,000.00	0.00	498.17	501.83	49.82 %
600-100-5414-00	Community Events	50,000.00	50,000.00	10.00	13,757.74	36,242.26	27.52 %
600-100-5415-00	Fulshear Business Entrepreneurshi	25,000.00	61,571.41	216.57	19,492.51	42,078.90	31.66 %
	ExpCategory: 54 - CONTRACTUAL SERVICES Total:	**106,000.00**	**142,571.41**	**226.57**	**41,583.58**	**100,987.83**	**29.17 %**
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	750.00	1,303.53	3,696.47	26.07 %
	ExpCategory: 55 - OTHER CHARGES Total:	**6,500.00**	**6,500.00**	**750.00**	**1,303.53**	**5,196.47**	**20.05 %**
	Department: 100 - Administration & Operations Total:	**113,000.00**	**149,571.41**	**1,002.54**	**43,067.32**	**106,504.09**	**28.79 %**
Department: 900 - Transfers							
ExpCategory: 59 - TRANSFERS							
600-900-5900-10	Xfer Out - ASA Reimbursement	198,346.00	198,346.00	13,774.72	191,996.12	6,349.88	96.80 %
600-900-5900-12	Xfer Out - ASA Shared Space Fee	7,515.00	7,515.00	626.25	5,636.25	1,878.75	75.00 %
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	25,625.00	76,875.00	25.00 %
	ExpCategory: 59 - TRANSFERS Total:	**878,049.00**	**878,049.00**	**14,400.97**	**223,257.37**	**654,791.63**	**25.43 %**
	Department: 900 - Transfers Total:	**878,049.00**	**878,049.00**	**14,400.97**	**223,257.37**	**654,791.63**	**25.43 %**
	Expense Total:	**991,049.00**	**1,027,620.41**	**15,403.51**	**266,324.69**	**761,295.72**	**25.92 %**
	Fund: 600 - 4/A OPERATING FUND Surplus (Deficit):	**1,358,951.00**	**1,322,379.59**	**169,850.45**	**1,137,339.42**	**-185,040.17**	**86.01 %**
Fund: 601 - 4/A - PROJECTS FUND							
Revenue							
Type: 46 - INTEREST REVENUE							
601-46000	Interest Revenue	50,000.00	50,000.00	0.00	25,094.61	-24,905.39	50.19 %
	Type: 46 - INTEREST REVENUE Total:	**50,000.00**	**50,000.00**	**0.00**	**25,094.61**	**-24,905.39**	**50.19 %**

		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**	**0.00**	**25,094.61**	**-594,593.39**	**4.05 %**
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	10.00	31,554.94	392,835.06	7.44 %
601-000-5470-03	Studies Expense	75,000.00	113,534.60	0.00	38,534.60	75,000.00	33.94 %
	ExpCategory: 54 - CONTRACTUAL SERVICES Total:	**539,765.00**	**587,924.60**	**10.00**	**70,089.54**	**517,835.06**	**11.92 %**
	Department: 000 - Non-Departmental Total:	**539,765.00**	**587,924.60**	**10.00**	**70,089.54**	**517,835.06**	**11.92 %**
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	1,115,000.00	0.00	100.00 %
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	956,042.00	-478,021.00	200.00 %
	ExpCategory: 59 - TRANSFERS Total:	**1,684,688.00**	**1,684,688.00**	**0.00**	**2,071,042.00**	**-386,354.00**	**122.93 %**
	Department: 900 - Transfers Total:	**1,684,688.00**	**1,684,688.00**	**0.00**	**2,071,042.00**	**-386,354.00**	**122.93 %**
	Expense Total:	**2,224,453.00**	**2,272,612.60**	**10.00**	**2,141,131.54**	**131,481.06**	**94.21 %**
	Fund: 601 - 4/A - PROJECTS FUND Surplus (Deficit):	**-1,604,765.00**	**-1,652,924.60**	**-10.00**	**-2,116,036.93**	**-463,112.33**	**128.02 %**
	Report Surplus (Deficit):	**-245,814.00**	**-330,545.01**	**169,840.45**	**-978,697.51**	**-648,152.50**	**296.09 %**

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	178,733.77	1,343,721.54	-956,278.46	58.42 %
Type: 41 - TAX & FRANCHISE FEES Total:	**2,300,000.00**	**2,300,000.00**	**178,733.77**	**1,343,721.54**	**-956,278.46**	**58.42 %**
Type: 46 - INTEREST REVENUE						
	50,000.00	50,000.00	6,520.19	59,867.57	9,867.57	119.74 %
Type: 46 - INTEREST REVENUE Total:	**50,000.00**	**50,000.00**	**6,520.19**	**59,867.57**	**9,867.57**	**119.74 %**
Type: 47 - OTHER REVENUE						
	0.00	0.00	0.00	75.00	75.00	0.00 %
Type: 47 - OTHER REVENUE Total:	**0.00**	**0.00**	**0.00**	**75.00**	**75.00**	**0.00 %**
Revenue Total:	**2,350,000.00**	**2,350,000.00**	**185,253.96**	**1,403,664.11**	**-946,335.89**	**59.73 %**
Expense						
Department: 100 - Administration & Operations						
53 - SUPPLIES	500.00	500.00	25.97	180.21	319.79	36.04 %
54 - CONTRACTUAL SERVICES	106,000.00	142,571.41	226.57	41,583.58	100,987.83	29.17 %
55 - OTHER CHARGES	6,500.00	6,500.00	750.00	1,303.53	5,196.47	20.05 %
Department: 100 - Administration & Operations Total:	**113,000.00**	**149,571.41**	**1,002.54**	**43,067.32**	**106,504.09**	**28.79 %**
Department: 900 - Transfers						
59 - TRANSFERS	878,049.00	878,049.00	14,400.97	223,257.37	654,791.63	25.43 %
Department: 900 - Transfers Total:	**878,049.00**	**878,049.00**	**14,400.97**	**223,257.37**	**654,791.63**	**25.43 %**
Expense Total:	**991,049.00**	**1,027,620.41**	**15,403.51**	**266,324.69**	**761,295.72**	**25.92 %**
Fund: 600 - 4/A OPERATING FUND Surplus (Deficit):	**1,358,951.00**	**1,322,379.59**	**169,850.45**	**1,137,339.42**	**-185,040.17**	**86.01 %**
Fund: 601 - 4/A - PROJECTS FUND						
Revenue						
Type: 46 - INTEREST REVENUE						
	50,000.00	50,000.00	0.00	25,094.61	-24,905.39	50.19 %
Type: 46 - INTEREST REVENUE Total:	**50,000.00**	**50,000.00**	**0.00**	**25,094.61**	**-24,905.39**	**50.19 %**
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**	**0.00**	**25,094.61**	**-594,593.39**	**4.05 %**
Expense						
Department: 000 - Non-Departmental						
54 - CONTRACTUAL SERVICES	539,765.00	587,924.60	10.00	70,089.54	517,835.06	11.92 %
Department: 000 - Non-Departmental Total:	**539,765.00**	**587,924.60**	**10.00**	**70,089.54**	**517,835.06**	**11.92 %**
Department: 900 - Transfers						
59 - TRANSFERS	1,684,688.00	1,684,688.00	0.00	2,071,042.00	-386,354.00	122.93 %
Department: 900 - Transfers Total:	**1,684,688.00**	**1,684,688.00**	**0.00**	**2,071,042.00**	**-386,354.00**	**122.93 %**
Expense Total:	**2,224,453.00**	**2,272,612.60**	**10.00**	**2,141,131.54**	**131,481.06**	**94.21 %**
Fund: 601 - 4/A - PROJECTS FUND Surplus (Deficit):	**-1,604,765.00**	**-1,652,924.60**	**-10.00**	**-2,116,036.93**	**-463,112.33**	**128.02 %**
Report Surplus (Deficit):	**-245,814.00**	**-330,545.01**	**169,840.45**	**-978,697.51**	**-648,152.50**	**296.09 %**

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	169,850.45	1,137,339.42	-185,040.17
601 - 4/A - PROJECTS FUND	-1,604,765.00	-1,652,924.60	-10.00	-2,116,036.93	-463,112.33
Report Surplus (Deficit):	**-245,814.00**	**-330,545.01**	**169,840.45**	**-978,697.51**	**-648,152.50**

Fulshear, TX

Fund Balance Report

As Of 06/30/2026

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
600 - 4/A OPERATING FUND	3,503,456.86	1,403,664.11	266,324.69	4,640,796.28
601 - 4/A - PROJECTS FUND	2,810,000.19	25,094.61	2,141,131.54	693,963.26
Report Total:	**6,313,457.05**	**1,428,758.72**	**2,407,456.23**	**5,334,759.54**

		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	18,264.91	156,353.44	64,478.56	70.80 %
100-180-5230-00	Payroll Tax Expense	16,894.00	16,894.00	1,354.97	12,030.07	4,863.93	71.21 %
100-180-5235-00	Employee Health Benefits	25,000.00	25,000.00	3,957.06	27,149.63	-2,149.63	108.60 %
100-180-5238-00	Retirement Contribution	17,667.00	17,667.00	1,367.60	12,878.08	4,788.92	72.89 %
	ExpCategory: 52 - PERSONNEL COSTS Total:	**280,393.00**	**280,393.00**	**24,944.54**	**208,411.22**	**71,981.78**	**74.33 %**
ExpCategory: 53 - SUPPLIES							
100-180-5311-00	Supplies	1,500.00	1,500.00	0.00	93.48	1,406.52	6.23 %
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	23.94	239.85	60.15	79.95 %
100-180-5381-00	Meeting Expenses	1,500.00	1,500.00	78.71	175.06	1,324.94	11.67 %
	ExpCategory: 53 - SUPPLIES Total:	**3,800.00**	**3,800.00**	**102.65**	**508.39**	**3,291.61**	**13.38 %**
ExpCategory: 54 - CONTRACTUAL SERVICES							
100-180-5411-10	Prof. Services - Consulting	50,000.00	50,000.00	-312.84	10,396.44	39,603.56	20.79 %
100-180-5440-00	Marketing	3,000.00	3,000.00	0.00	402.40	2,597.60	13.41 %
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**	**-312.84**	**10,798.84**	**67,201.16**	**13.84 %**
ExpCategory: 55 - OTHER CHARGES							
100-180-5527-00	Dues & Memberships	3,500.00	3,500.00	0.00	2,848.75	651.25	81.39 %
100-180-5527-01	Dues & Memberships - Org.	15,000.00	15,000.00	0.00	8,403.00	6,597.00	56.02 %
100-180-5528-00	Travel & Training	20,000.00	20,000.00	466.21	13,923.47	6,076.53	69.62 %
100-180-5530-00	Technology Maintenance	21,000.00	21,000.00	0.00	3,936.28	17,063.72	18.74 %
	ExpCategory: 55 - OTHER CHARGES Total:	**59,500.00**	**59,500.00**	**466.21**	**29,111.50**	**30,388.50**	**48.93 %**
	Department: 180 - Economic Development Total:	**421,693.00**	**421,693.00**	**25,200.56**	**248,829.95**	**172,863.05**	**59.01 %**
	Expense Total:	**421,693.00**	**421,693.00**	**25,200.56**	**248,829.95**	**172,863.05**	**59.01 %**
	Fund: 100 - GENERAL FUND Total:	**421,693.00**	**421,693.00**	**25,200.56**	**248,829.95**	**172,863.05**	**59.01 %**
	Report Total:	**421,693.00**	**421,693.00**	**25,200.56**	**248,829.95**	**172,863.05**	**59.01 %**

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	24,944.54	208,411.22	71,981.78	74.33 %
53 - SUPPLIES	3,800.00	3,800.00	102.65	508.39	3,291.61	13.38 %
54 - CONTRACTUAL SERVICES	78,000.00	78,000.00	-312.84	10,798.84	67,201.16	13.84 %
55 - OTHER CHARGES	59,500.00	59,500.00	466.21	29,111.50	30,388.50	48.93 %
Department: 180 - Economic Development Total:	**421,693.00**	**421,693.00**	**25,200.56**	**248,829.95**	**172,863.05**	**59.01 %**
Expense Total:	**421,693.00**	**421,693.00**	**25,200.56**	**248,829.95**	**172,863.05**	**59.01 %**
Fund: 100 - GENERAL FUND Total:	**421,693.00**	**421,693.00**	**25,200.56**	**248,829.95**	**172,863.05**	**59.01 %**
Report Total:	**421,693.00**	**421,693.00**	**25,200.56**	**248,829.95**	**172,863.05**	**59.01 %**

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	25,200.56	248,829.95	172,863.05	59.01 %
Report Total:	**421,693.00**	**421,693.00**	**25,200.56**	**248,829.95**	**172,863.05**	**59.01 %**

Reimbursable to the City:

CDC-600-900-5900-10 $12,600.28

Approved:_____ Date:_____

FDC-700-900-5900-10 $12,600.28

Approved:_____ Date:_____

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

AGENDA OF: August 10, 2026
ITEMS: IV.c
DEPARTMENT: Economic Development
PREPARED BY: Haden Farr
PRESENTER: David Licon & Matthew Riley

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

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:

CIP Update-August

Public Works - CIP Project Update

EDC - Aug Meetings

I. ST22B: Harris Street

A. Project Summary (Construction)

Original Contract Amount:	$ 2,177,337.90	**Contract Time:**	290 days
Processed Change Orders:	$ 215,257.00	**Notice to Proceed:**	07/06/2026
Contract Total:	$ 2,392,594.90	**Anticipated Completion:**	04/22/2027
Paid to Date	$ 0	**Calendar Time Expended:**	10%
% Complete (Pay App 1):	0%	**% Complete (Progress)**	15%

B. Project Update

Current Update:

- Contractor will continue with Submittals
- Contractor has begun work by demolishing old asphalt roadway
- Contractor is installing Stormwater Pump @ 5th
- Contractor has installed temporary driveways at 3 locations

Upcoming Items:

- Stormwater Pipe Installation
- Water Pipe Installation

C. Funds Summary

Fund Source	Amount ($)	Description
General Fund	481,233.00	FY25-26
EDC -A	2,304,521.00	FY25-26
EDC -B	1,826,500.00	FY25-26
Fund 300	82,000.00	FY26
Residual Funds (ST25B)	306,574.00	FY26
Current Funding	**5,000,828.00**	

D. Contract Summary

MBCO (Design)

Task	Amount ($)	Description
Awarded Contract	254,280.00	

Amendment	64,475.00	Contract Repackage (DG Medina)
Current Contract	**318,755.00**	

DG Medina (Terminated)

Task	Amount ($)	Description	PoP
Awarded Contract	3,749,795.03		300
CO 1-10	(1,728,375.16)		261
Final Contract	**2,021,419.87**		**561**

Deficiencies & Additional Work

Task	Amount ($)	CO Description
SiteOne	63,907.60	Landscaping Material
SilverSands	45,012.65	Landscaping Install
Cedros Paving LLC	73,890.00	Deficiencies (Paving)
Tron Electric	7,801.25	Deficiencies (Street Lights)
Current Contract	**190,611.50**	

iCON Construction Services

Task	Amount ($)	CO Description	PoP
Awarded Contract	2,177,337.90		290
Alt A & D	215,257.00	Landscaping	
Current Contract	**2,392,594.90**		**290**

Construction Material Testing (Terracon)

Task	Amount ($)	CO Description
Awarded Contract	195,174.00	CMT
Current Contract	**195,174.00**	

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

A. Project Summary

Original Contract Amount:	$ 2,325,848.00	**Contract Time:**	337 days
Processed Change Orders:	$ 207,876.49	**Notice to Proceed:**	03/16/2026
Contract Total:	$ 2,533,724.49	**Anticipated Completion:**	02/11/2027
Paid to Date	$ 1,302,800.24	**Calendar Time Expended:**	42%
% Complete (Pay App 4):	51.2%	**% Complete (Progress)**	60%

B. Project Update

Current Update:

- Contractor will complete concrete aprons and sidewalks of the Syms/4th intersection within the next 2 weeks.
- Forming of the Concrete headwall near the Tributary outfall will occur this week.
- Syms Street was opened

Upcoming Items:

- Insert-a-valve installation at Wilson St.
- Install Stormwater Piping
- Install Sanitary Sewer Piping

C. Funding Update

Fund Source	Amount ($)	Description
General Fund	630,146.00	FY24-25
EDC -A	1,115,000.00	FY26
EDC -B	625,000.00	FY26
Fund 300	1,782,181.00	FY26
Current Funding	**4,212,327.00**	

D. Contract Summary

Pape Dawson (Design)

Task	Amount ($)	Description
Awarded Contract	254,280.00	
Current Contract	**338,488.72**	

Conrad Construction (Construction)

Task	Amount ($)	Description	PoP
Awarded Contract	2,325,848.00		330

CO 1-2	207,876.49	7
Final Contract	**2,533,724.49**	**337**

III. WW25C: Katy-Fulshear Lift Station Expansion, Force Main & Waterline Improvement

A. Project Summary

Original Contract Amount:	$ 3,200,320.00	**Contract Time:**	365 days
Processed Change Orders:	$ 0	**Notice to Proceed:**	07/15/2026
Contract Total:	$ 3,200,320.00	**Anticipated Completion:**	07/26/2027
Paid to Date	$ 0.00	**Calendar Time Expended:**	5%
% Complete (Pay App 1):	0%	**% Complete (Progress)**	10%

B. Project Update

Current Update:

- Notice to Proceed was issued July 26th.
- Contractor has begun work on the Sanitary Gravity line at Katy-Fulshear
- Contractor has provided Proposal to add FM1093 Waterline to scope of work.

Upcoming Items:

- Trenchless boring under Katy-Fulshear
- Continue providing submittals

C. Funding Update

Fund Source	Amount ($)	Description
Bond (FY25)	430,199.00	FY25
EDC -B	600,000.00	FY26
Excess Fund Balance	3,721,300.00	FY26
Current Funding	**4,751,499.00**	

D. Contract Summary

Freese & Nichols Inc. (Design)

Task	Amount ($)	Description
Awarded Contract	601,938.00	
Current Contract	**601,938.00**	

Expert Underground Solutions, LLC. (Construction)

Task	Amount ($)	Description	PoP
Awarded Contract	3,200,320.00		365
Final Contract	**3,200,320.00**		**365**

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

AGENDA OF: August 10, 2026
ITEMS: IV.d
DEPARTMENT: Economic Development
PREPARED BY: Haden Farr
PRESENTER: Annel Guadalupe

SUBJECT: DISCUSSION ON THE EDC BUSINESS RETENTION AND EXPANSION PROGRAM.

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

EXECUTIVE SUMMARY

The City of Fulshear Economic Development Business Retention and Expansion (BRE) Program provides a strategic framework for engaging existing businesses, identifying opportunities and challenges, and strengthening the local business climate. Through regular business visits, structured follow-up, and ongoing relationship building, the program helps inform future economic development initiatives while supporting business growth, retention, and investment throughout the community.

RECOMMENDATION

ATTACHMENTS:

Business Retention and Expansion Program-July 2026

CITY OF FULSHEAR ECONOMIC DEVELOPMENT

BUSINESS RETENTION AND EXPANSION PROGRAM

JULY 2026

CITY OF FULSHEAR

6611, WEST CROSS CREEK BEND LANE, FULSHEAR, TX 77441

CITY OF FULSHEAR ECONOMIC DEVELOPMENT BUSINESS RETENTION AND EXPANSION PROGRAM

Business Retention & Expansion Program Overview

A Business Retention and Expansion Program (BREP) is a community-based program used to open lines of communication and build relationships with local business. Its goals are a healthy local economy and an improved business climate. The program promotes job growth by helping communities identify concerns and barriers in the survival and growth of local businesses. The approach focuses on existing businesses because studies show that up to eighty percent of new job growth comes from existing businesses, rather than new firms that have been attracted to the area. In addition, business attraction efforts are also more likely to be successful when existing businesses are satisfied with the local business climate.

PROGRAM OBJECTIVES

Short Term

- Provide community support for local businesses
- Solve immediate individual business concerns
- Compile an inventory of existing businesses with contact information
- Increase awareness and utilization of available resources (including our grant program)

Long Term

- Improve the competitiveness of local businesses
- Use business feedback to inform policy, programs, and priorities

Program Structure

Please see: Attachment A- Timeline

1. **BREP Roll-Out**
   An integral step in the BREP strategic plan is going to be the introduction to the community. Because it is the community leaders who will be involved in the plan, the more they know about it, the more successful it will be. It is also important for businesses to know that the Economic Development Corporation (EDC) will be contacting them so they know to expect it. This will increase the response we are able to receive.
   a) **Presentation to EDC Board**
      After presentation to EDC Board of Directors and after all requested edits are made staff will begin to implement the program.

   b) **News & Community Coverage**
      A press release will be developed and distributed, inviting the community to the roll-out of the new BREP plan. And a notification will be sent out to our partner Chamber of Commerce organizations.

c) Establish team

Along with the introduction of the plan to the community, potential team members will be contacted concerning their participation. Members from the EDC Board will be considered key team members when contacting businesses, going on site visits and any needed follow-up communication. They will be trained on the process and will be called upon as needed during the implementation of the BREP plan.

2. **Business Visits**

The key factors in a BREP strategic plan are the visits made to as many area businesses as possible. These visits are meant to build a relationship between business leaders and the EDC, so that as problems or obstacles arise, they have a direct line of communication to the EDC for assistance. The annual goal will be to conduct 20-30 business visits annually targeting new businesses, major employers, small businesses, retail, restaurant, and service-based businesses.

a) Introductory Contact

Initial contact with the businesses will be made by going to the business (when appropriate) and making introductions. From there, a separate meeting will be scheduled to discuss the needs of the business.

b) Visit Schedule

A goal of 2-3 businesses per month will be set. The first businesses to be interviewed will be the major employers and key stakeholders in the community. As other needs from businesses arise, or new businesses come into town, they will be put into the visit schedule as well.

c) Survey Form

Please see: Attachment B – Business Survey

A standard survey will be used when performing site visits. The survey's main objective is to track the businesses that have been contacted and their major concerns. It is not meant to be restrictive, which will allow the visits to be laid-back and conversational.

d) EDC Gift

A token of appreciation will be given to each person interviewed and engaging with the EDC.

3. **Follow Up**

a) Record Information Gathered

There are several options for software that can be used in BREP plans. For the first year, intentions are to develop a contact list with information gathered in Microsoft Excel, then re-evaluate needs at the end of the year. We will work to identify if a CRM system is necessary going forward.

b) Send Thank You

A "thank you" card will be sent to each person interviewed after the meeting, and a follow-up will be done on any additional information needed.

c) Additional Follow-Up

If concerns are brought up during the initial interview, they will be addressed afterward with the appropriate persons, and actions taken will be relayed to the business. When needed, an additional visit will be made to the appropriate representatives from the BREP team to address the issues.

4. **Evaluation of Business Needs**

After the BREP plan has been active for six months, the information gathered will be evaluated for general needs the businesses may have. Then, other programs can be developed to address these needs. For example, if a general need by the community businesses is workforce training, the EDC can work with the community college to develop training programs to fit their needs.

5. **Long Term**

In addition to the business visits, there are other factors to the BREP plan that will be added.

a) Management Welcome Receptions

When a new manager comes to a business in Fulshear, the EDC Board of Directors will host a "Welcome" item on the agenda. The item will serve as immediate contact with the manager to develop a relationship with him from the beginning of his or her time in Fulshear. The frequency of the welcome receptions will be determined according to need.

b) Produce Annual BRE Insights Summary

Identify the key themes and action items from the information gathered.

Business Retention & Expansion Program Strategic Plan

Attachment A- Timeline

DATE	ITEM
July 2026	Draft to EDC A
July 2026	Draft to EDC B
August 2026	Begin Visits
May 2027, October 2027	Bi-Annual Update/Report

Business Survey

Attachment- B

General Topics

- Business and Contact Information
- How would you describe current business conditions?
- What are your top three challenges?
- Are you planning to expand in the next 1–3 years?
- What support would be most valuable?
- Workforce needs?
- Infrastructure concerns?
- Awareness of City/EDC programs?
- Interest in grant assistance?
- Interest in peer networking or workshops?
- How can the City better support your business?

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

AGENDA OF: August 10, 2026
ITEMS: IV.e
DEPARTMENT: Economic Development
PREPARED BY: Haden Farr
PRESENTER:

SUBJECT: REVIEW OF THE BOARDS, COMMITTEES, AND COMMISSIONS CODE OF CONDUCT.

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

EXECUTIVE SUMMARY
RECOMMENDATION

ATTACHMENTS:
Code of Conduct 2026

Code of Conduct
Boards, Committees, and Commissions

Purpose

The City of Fulshear's Boards, Committees, and Commissions play an important advisory role in shaping our community. This Code of Conduct establishes the standards of professionalism, integrity, collaboration, and public service expected of every appointed member. Its purpose is to foster respectful relationships, maintain public trust, support effective governance, and ensure members work collaboratively with City Council, city staff, and fellow volunteers in service to the residents of Fulshear.

Serving on a Board, Committee, or Commission for the City of Fulshear is a privilege and an opportunity to positively contribute to the future of our community. Individuals appointed to serve are expected to uphold the highest standards of professionalism, integrity, respect, and ethical conduct always. All appointed members are representatives of the city and are expected to conduct themselves accordingly both during meetings and in the community.

1. Representation of the City

Members serving on City Boards, Committees, and Commissions represent the City of Fulshear and are expected to maintain conduct that reflects positively on the city, its residents, elected officials, and staff.

Appointed members shall:

- Conduct themselves with professionalism, dignity, courtesy, and respect always.
- Foster productive and respectful dialogue.
- Support a collaborative environment focused on serving the best interests of the city and its residents.
- Recognize that appointment to a Board, Committee, or Commission carries a higher standard of public behavior and accountability.

2. Communication Protocols with City Staff/Elected Officials

To maintain proper organizational structure and chain of commands, Board, Committee, and Commission members shall:

- Work through designated staff liaisons at the direction of the City Manager.
- Escalate questions or concerns through the City Manager first and then designated Board or Committee City Council Liaison and/or the Mayor of Fulshear.
- Individual members shall not direct or supervise staff. Members should respect staff structure and expertise.
- Protect the confidentiality of Executive Sessions and only use city information for official purposes.

- Avoid lobbying individual council members, recognize policy authority rests with the City Council as a body, and respect final council decisions.

This policy exists to ensure consistency, transparency, accountability, and professionalism in city operations.

3. Public Conduct

Board, Committee, and Commission members shall:

- Treat all residents with respect and impartiality.
- Distinguish personal opinions from official statements.
- Comply with the Texas Open Meetings Act.
- Not make commitments on behalf of the city.
- Assume positive intent and seek understanding before responding to disagreement.

Members retain their rights as private citizens but shall not use their appointed position or title to advance personal advocacy and shall make clear when speaking for themselves rather than the City.

4. Social Media Conduct

Members shall exercise sound judgment and professionalism when using social media.

Board, Committee, and Commission members should not:

- Present personal opinions as official City positions.
- Engage in online conduct that damages public trust or reflects negatively on the city.

Members are encouraged to:

- Promote positive community engagement.
- Communicate respectfully and responsibly.
- Remember that public perception of their conduct reflects upon the City of Fulshear.

5. Conflicts of Interest and Ethics

Members are expected to prioritize community welfare over personal interests. Members shall:

- Comply with Texas Local Government Code Chapter 171.
- Disclose and recuse themselves when conflicts arise.

6. Meeting Conduct and Commitment to Service

All members shall:

- Comply with the Texas Open Meetings Act

- Read agendas, prepare for and attend meetings regularly, and complete required training.
- Participate constructively and professionally including listening respectfully to differing viewpoints. Constructive disagreement and respectful discussion are encouraged; personal attacks, divisive conduct, and public disparagement are not acceptable.
- Place the interests of the city above personal agendas.
- Demonstrate grace, patience, and respect in all interactions.
- Respect the outcome of votes.
- Shall not leave the dais during the meeting to appear as a private citizen during Citizens Comments or public hearings in order to circumvent communication protocols or advocate against the city, Staff, or governing body on matters connected to their service.

The City of Fulshear values volunteers who are solution-oriented, community-minded, and committed to helping move the city forward in a positive and professional manner.

7. Acknowledgement

Applicants and appointed members acknowledge that service on a Board, Committee, or Commission is voluntary and contingent upon adherence to this Code of Conduct. Failure to uphold these standards may result in review and possible removal from service in accordance with City policies and procedures.

Acknowledgement of Understanding

I have read and understand the City of Fulshear Boards, Committees, and Commissions Code of Conduct and agree to uphold these standards during my service.

Name: _____

Signature: _____

Date: _____

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

AGENDA OF: August 10, 2026
ITEMS: IV.f
DEPARTMENT: Economic Development
PREPARED BY: Haden Farr
PRESENTER:

SUBJECT: EXECUTIVE SESSION: PURSUANT TO SECTION 551.072 OF THE TEXAS OPEN MEETINGS ACT-DISCUSS THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY & 551.087-ECONOMIC DEVELOPMENT.(EDC-OWNED PROPERTY: 30603 FM 1093 & 30619 FM 1093, FULSHEAR, TX 77441; DOWNTOWN PARKING STRUCTURE)

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: August 10, 2026 **ITEMS:** IV.g
DEPARTMENT: Economic Development **PREPARED BY:** Haden Farr
PRESENTER:

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 & 551.087-ECONOMIC DEVELOPMENT. (EDC-OWNED PROPERTY: 30603 FM 1093 & 30619 FM 1093, FULSHEAR, TX 77441; DOWNTOWN PARKING STRUCTURE)

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: August 10, 2026
ITEMS: V.a
DEPARTMENT: Economic Development
PREPARED BY: Haden Farr
PRESENTER: Annel Guadalupe

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. New Businesses Q2 FY26
2. Bludot CRM/Business Database
3. Fulshear Entrepreneur Resource Fair (09/01)
4. Entrepreneur Workshops (9/12, 10/17)
5. Fulshear's Folly (10/10)

RECOMMENDATION

ATTACHMENTS:

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

AGENDA OF: August 10, 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
Strategic Plan Discussion	September 2026
Parking Structure Next Steps	TBD

RECOMMENDATION

ATTACHMENTS:

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

AGENDA OF: August 10, 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: