



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

SPECIAL JOINT MEETING AGENDA

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

Notice is hereby given of a meeting of the City of Fulshear Development Corporation (CDC) to be held on Monday, November 13, 2023, at 6:00 p.m., at the City of Fulshear Municipal Complex, 6611 West Cross Creek Bend Lane, Fulshear, Texas, to consider the below stated items.

Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, or any or all 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.

The Board of Directors of the Corporation reserves the right to meet in closed/executive session for any of the below listed items should the need arise, and if authorized under the provisions of Title 5, Chapter 551, of the Texas Government Code including, but not limited to, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development negotiations).

1. Call to Order
2. Public Comments - Citizens who desire to address the Corporation making either general comments (i.e., matters not on the agenda) or regarding matters on the agenda will be received at this time. Citizens desiring to make comments must register with the Corporation prior to the meeting being called to order. The number of speakers will be limited to the first ten (10) speakers and 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.
3. Presentation of a Proclamation honoring Reverend Jackie Lee Gilmore.
4. Presentation and discussion on the status of the Harris Street project.
5. Consideration and possible action on the adoption of an MOU between the City of Fulshear Development Corporation and the Fulshear Katy Chamber of Commerce for Special Community Events and integration of new local businesses into the business community of Fulshear.
6. Consideration and possible action on continued support of the Fulshear Farmers' Market for weekly entertainment.

7. Economic Development Report – 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.
 - a) October 9th – November 10th Activity Overview:
 1. The Retail Coach Update
 2. EDC Website Launch
 3. Scarecrow Festival Recap
 4. Rezoning Requests
 5. Fulshear Fast Track (The Cannon)
 6. Downtown Parking/Structure Information
 7. Bicentennial Update
8. Discussion and presentation on an update to City of Fulshear Economic Development Strategy.
9. Consideration and action on financials and payables for the Corporation for the period ending September 30, 2023.
10. Consideration and action on minutes of the Corporation for the October 9, 2023, meeting.
11. Presentation by City Council Liaison regarding relevant action taken at the previous City Council meeting(s).
12. 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.
13. 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.
14. Adjournment

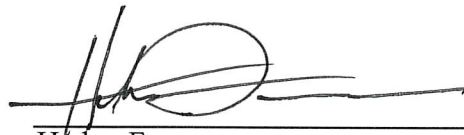
Approved for posting by:



Annel Guadalupe
Economic Development Director
City of Fulshear

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

I do hereby certify that the above Notice of Meeting and Agenda was posted on or before **Friday, November 10th, 2023, 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:



Haden Farr
Economic Development Coordinator
City of Fulshear



FULSHEAR DEVELOPMENT CORPORATION

A Type "B" Economic Development Sales Tax Corporation

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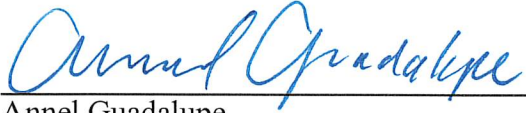
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10. Consideration and action on minutes of the Corporation for the October 16, 2023, meeting.
11. Presentation by City Council Liaison regarding relevant action taken at the previous City Council meeting(s).
12. Future agenda items -The Board of Directors 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.
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Approved for posting by:



Annel Guadalupe
Economic Development Director
City of Fulshear

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Haden Farr
Economic Development Coordinator
City of Fulshear



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
November 13, 2023

ITEM	TITLE
3	Presentation of a Proclamation Honoring Rev. Jackie Lee Gilmore
ITEM/MOTION	
Presentation of a proclamation honoring Rev. Jackie Lee Gilmore.	
ESTIMATED EXPENDITURE:	BUDGET ACCOUNT:

SUBMITTED BY:

Annel Guadalupe
EDC Director

SUPPORTING DOCUMENTS:

- Mayoral Proclamation

EXECUTIVE SUMMARY

In honor of Rev. Gilmore's long service to the community and City of Fulshear, a mayoral proclamation has been drafted to express our gratitude to both him and his family.



**PROCLAMATION
IN HONOR OF REVEREND DR. JACKIE LEE GILMORE**

WHEREAS, ON BEHALF OF THE CITY OF FULSHEAR, I WISH TO RECORD OUR SEEP SORROW OVER THE PASSING OF REVEREND DR. JACKIE LEE GILMORE ON OCTOBER 23, 2023; AND

WHEREAS, REVEREND GILMORE WAS A PROUD SON OF FULSHEAR, AND ADVOCATED TIRELESSLY FOR HIS COMMUNITY; AND

WHEREAS, HE WAS A DEDICATED MEMBER OF THE CITY'S ECONOMIC DEVELOPMENT CORPORATION BOARD FOR OVER 12 YEARS, ALWAYS PROVIDING CALM AND THOUGHTFUL PERSPECTIVE; AND

WHEREAS, HE FOR OVER 20 YEARS TENDED HIS FATHER'S FLOCK AND SERVED THE GREATER ZACHERY MISSIONARY BAPTIST CHURCH, OVERSEEING ITS RESTORATION AND GROWTH AS AN HISTORIC PILLAR OF THE COMMUNITY; AND,

WHEREAS, REVERED GILMORE ALSO WAS THE OVERSEER OF THE HISTORIC FULSHEAR BLACK CEMETERY AND DEDICATED TO ITS PERPETUAL CARE; AND,

WHEREAS, REVEREND DR. JACKIE LEE GILMORE THOUGH HAS PASSED ON TO THE PROMISED LAND, HIS EFFORTS ON BEHALF OF FULSHEAR, ALWAYS FROM A PLACE OF GRACE, ALWAYS FROM A DEEP LOVE OF COMMUNITY, WILL LONG BE REMEMBERED HERE, AND HIS LOSS LEAVES A DEEP VOID OF SADNESS.

NOW, THEREFORE, I AARON GROFF, MAYOR OF THE CITY OF FULSHEAR, ON BEHALF OF THE FULSHEAR CITY COUNCIL, DO HEREBY WISH TO HONOR THE SERVICE OF REVEREND DR. JACKIE LEE GILMORE TO THE CITIZENS OF THE CITY OF FULSHEAR, NOW AND TO THE FUTURE. WE EXPRESS OUR GRATITUDE TO MR. GILMORE AND HIS FAMILY FOR HIS SERVICE TO FULSHEAR.

PROCLAIMED AND SIGNED this 4th day of November 2023.

Attest:

Aaron Groff, Mayor

Mariela Rodriguez, City Secretary



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
November 13, 2023

ITEM	TITLE
4	Presentation and Discussion on the Status of the Harris Street Project
ITEM/MOTION	
Presentation and discussion on the Status of the Harris Street Project	
ESTIMATED EXPENDITURE:	BUDGET ACCOUNT:

SUBMITTED BY:

Annel Guadalupe
EDC Director

SUPPORTING DOCUMENTS:

- Option 5-Design and Estimate

EXECUTIVE SUMMARY

City of Fulshear staff will provide an update on the current status of the Harris Street Project.

CONSTRUCTION COST ESTIMATE

Project: Harris Street
Limit From: FM 1093
Limit To: 5th Street
Proj Length: Opt 5 (Plaza)
Precinct: NA
UPIN: NA
Job No: This is the number available when advertising project
Prepared By: MBCO Engineering
Date: 10/30/23

Summary of Estimate		
Stage:	Proposal	
Total Amount for Roadway:	\$2,497,472.50	
Total Amount for XXXX:	\$0.00	
Total Amount for XXXX:	\$0.00	
Total Amount for XXXX:	\$0.00	
Grand Total Amount:	\$2,497,472.50	
Contingencies:	10%	\$249,747.25
Grand Total Project:	\$2,747,219.75	

Note: * Priced with ADS pipe with cement stabilized backfill

ITEM NO.	SPEC NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
A SITE PREPARATION AND EARTHWORK						
1	DWG	Project Sign	EA	2.00	\$1,000.00	\$2,000.00
2	500-6001	Mobilization	LS	1.00	\$40,000.00	\$40,000.00
3	102	Clearing and Grubbing	LS	1.00	\$12,000.00	\$12,000.00
4	104	Removing Old Concrete (Pavement W/Curb)	SY	305.00	\$13.00	\$3,965.00
5	104	Removing Old Concrete (Curb)	LF	70.00	\$3.00	\$210.00
6	110	Roadway Excavation Including 3" Topsoil	CY	4,834.00	\$18.00	\$87,012.00
7	465	Remove and Dispose of Existing Concrete or Metal Pipe (All Sizes)	LF	660.00	\$13.00	\$8,580.00
8	495	Removing Old Structures – Inlets (All Depths)	EA	2.00	\$500.00	\$1,000.00
9	495	Removing Old Structures – Manholes (All Depths)	EA	1.00	\$400.00	\$400.00
10	500	Remove & Relocate Traffic Signs, Mail Boxes and Roadway Signs	LS	1.00	\$2,500.00	\$2,500.00
11	540	Remove and Dispose Existing Asphaltic Surface and Base Material (All Depths)	SY	4,620.00	\$5.00	\$23,100.00
12	550	Remove and Salvage Fence (All Types)	LF	0.00	\$3.00	\$0.00
Subtotal of Item A						\$180,767.00
B PAVING						
13	220	Lime Stabilized Subgrade (8" Depth)	SY	6,900.00	\$3.50	\$24,150.00
14	221	Hydrated Lime (Slurry) or Commercial Lime Slurry	TON	76.00	\$175.00	\$13,300.00
15	250	HMAC Base Course (Black Base)	TON	37.00	\$85.00	\$3,145.00
16	340	Hot Mix - Hot Laid Asphaltic Concrete	TON	99.00	\$100.00	\$9,900.00
17	360	Concrete Pavement (8")	SY	5,725.00	\$75.00	\$429,375.00
18	530	Reinforced Concrete Curb (6")	LF	2,048.00	\$4.25	\$8,704.00
19	530	Reinforced Concrete Sidewalks (4-1/2")	SY	2,790.00	\$50.00	\$139,500.00
20	530	Reinforced Concrete Driveways (6")	SY	590.00	\$75.00	\$44,250.00
21	530	ADA Ramp - Type 7	EA	37.00	\$1,500.00	\$55,500.00
22	DWG	Integral Colored Patterned Concrete for Crosswalk	SF	5,840.00	\$17.00	\$99,280.00
Subtotal of Item B						\$827,104.00
C STORM SEWER						
23	429	Trench Safety System (5' to 10')	LF	4,144.00	\$10.00	\$41,440.00
24	460	Reinforced Concrete Pipe, C76, Class III, Rubber Gasket (24")*	LF	582.00	\$85.00	\$49,470.00
25	460	Reinforced Concrete Pipe, C76, Class III, Rubber Gasket (30")*	LF	342.00	\$115.00	\$39,330.00
26	460	Reinforced Concrete Pipe, C76, Class III, Rubber Gasket (36")*	LF	3,220.00	\$135.00	\$434,700.00
27	471	Precast Concrete Standard Manhole (All Depths)	EA	11.00	\$6,500.00	\$71,500.00
28	471	Junction Box	EA	3.00	\$7,000.00	\$21,000.00
29	472	Type H2 Inlet	EA	10.00	\$8,200.00	\$82,000.00
30	472	Type A Inlet	EA	1.00	\$3,500.00	\$3,500.00
31	473	Adjusting Manhole	EA	10.00	\$600.00	\$6,000.00
32	480	Brick Plug (All Box Sizes)	EA	3.00	\$500.00	\$1,500.00
Subtotal of Item C						\$750,440.00
D TRAFFIC CONTROL PLAN						
33	671	Traffic Control - Barricades, Barriers, Barrels, Cones, and Signing	MO	4.00	\$6,000.00	\$24,000.00

CONSTRUCTION COST ESTIMATE

Project: Harris Street
Limit From: FM 1093
Limit To: 5th Street
Proj Length: Opt 5 (Plaza)
Precinct: NA
UPIN: NA
Job No: This is the number available when advertising project
Prepared By: MBCO Engineering
Date: 10/30/23

Summary of Estimate		
Stage:	Proposal	
Total Amount for Roadway:		\$2,497,472.50
Total Amount for XXXX:		\$0.00
Total Amount for XXXX:		\$0.00
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Grand Total Amount:		\$2,497,472.50
Contingencies:	10%	\$249,747.25
Grand Total Project:		\$2,747,219.75

Note: * Priced with ADS pipe with cement stabilized backfill

ITEM NO.	SPEC NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
34	671	Temporary Residential Driveways - Furnish-Install & Remove	EA	2.00	\$800.00	\$1,600.00
35	671	Temporary Commercial Driveways - Furnish-Install & Remove	EA	1.00	\$1,000.00	\$1,000.00
36	1555	Flagmen	LS	1.00	\$40,000.00	\$40,000.00
Subtotal of Item D						\$66,600.00
E	SIGNING AND PAVEMENT MARKINGS					
37	624	Aluminum Signs (Ground Mounted)- Furnish & Install	EA	18.00	\$600.00	\$10,800.00
38	660	ReflectORIZED Pavement Markings Type I (Thermoplastic) 4" Yellow/Dashed - Furnish & Applied (15' over 40')	LF	1,600.00	\$1.20	\$1,920.00
39	660	ReflectORIZED Pavement Markings Type I (Thermoplastic) 12" White/Solid - Furnish & Applied	LF	967.00	\$4.50	\$4,351.50
40	660	ReflectORIZED Pavement Markings Type I (Thermoplastic) 24" White/Solid - Furnish & Applied	LF	190.00	\$10.00	\$1,900.00
41	663	ReflectORIZED Pavement Markers Type II-A-A - Furnish & Install	EA	600.00	\$5.50	\$3,300.00
Subtotal of Item E						\$22,271.50
H	STORM WATER POLLUTION PREVENTION PLAN					
42	165	Hydro-Mulch Seeding	AC	0.50	\$1,500.00	\$750.00
43	713	Reinforced Filter Fabric Barrier (60% of unit cost for furnish and installation and 40% of unit cost for removal)	LF	3,200.00	\$1.50	\$4,800.00
44	719	Inlet Protection Barrier (Stage 1, With Fiber Rolls; 60% of unit cost for furnish and installation, and 40% of unit cost for removal)	LF	10.00	\$70.00	\$700.00
45	724	Stabilized Construction Access (Type 1-Rock; 60% of unit cost for furnish and installation, and 40% of unit cost for removal)	EA	2.00	\$1,000.00	\$2,000.00
46	730	Concrete Truck Washout Structures (60% of unit cost for furnish and installation, and 40% of unit cost for removal)	SY	1.00	\$1,200.00	\$1,200.00
47	741	Inlet Protection Barrier (For Stage II Inlets, Gravel Bags; 60% of unit cost for furnish and installation, and 40% of unit cost removal)	EA	19.00	\$50.00	\$950.00
48	750	Rock Filter Dam (Type 1; 60% of unit cost for furnish and installation, and 40% of unit cost for removal)	LF	50.00	\$36.00	\$1,800.00
49	751	SWPPP Inspection and Maintenance (Min. Bid - \$6,000.)	MO	4.00	\$6,000.00	\$24,000.00
Subtotal of Item H						\$36,200.00
I	LANDSCAPE					
50	162	Sodding (Disturbed Areas)	LS	1.00	\$10,000.00	\$10,000.00
51	192	Ground Covers (1 gal. 18" O.C.)	SF	12,505.00	\$7.80	\$97,539.00
52	192	Shrubs (3 gal. @ 3' O.C)	SF	1,255.00	\$7.50	\$9,412.50
53	192	Medium Shade Trees (65 gal.)	EA	29.00	\$650.00	\$18,850.00
54	192	Ornamental Trees (30 gal.)	EA	56.00	\$450.00	\$25,200.00
55	192	Mulch	SY	1,530.00	\$35.00	\$53,550.00
56	192	Landscape Bed Organic Soil	CY	510.00	\$45.00	\$22,950.00
57	193	Landscape Maintenance Period (1 Year/24 Visits/Vegetative Watering)	LS	24.00	\$4,000.00	\$96,000.00
58	1002	Bench	EA	39.00	\$1,615.50	\$63,004.50
59	1002	Litter Receptacle	EA	8.00	\$1,210.00	\$9,680.00
60	1002	Bike Rack	EA	5.00	\$378.00	\$1,890.00
61	1002	Bollard	EA	12.00	\$634.50	\$7,614.00
62	1004	Tree Preservation & Treatments	EA	2.00	\$650.00	\$1,300.00
63	1004	Tree Transplants (+/-16 transplant trees up to 6" cal.)	EA	16.00	\$5,000.00	\$80,000.00
Subtotal of Item I						\$496,990.00
J	** EXTRA WORK ITEMS					

CONSTRUCTION COST ESTIMATE

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64	400	Permitting (allowance**)	LS	1.00	\$25,000.00	\$25,000.00
65	400	Extra Cement Stabilized Sand	CY	100.00	\$25.00	\$2,500.00
66	DWG	Fire hydrant assembly, all depths, including 6-inch diameter gate valve and box	EA	3.00	\$2,500.00	\$7,500.00
67	436	Well Pointing (Min. Bid \$15/LF)	LF	100.00	\$15.00	\$1,500.00
68	559	Construction Safety Fence	LF	200.00	\$10.00	\$2,000.00
71	DWG	Stormwater Pump Station	EA	1.00	\$75,000.00	\$75,000.00
72	130	Borrow	CY	300.00	\$12.00	\$3,600.00
Subtotal of Item J						\$117,100.00

K:\1100 - ENG\City of Fulshear_008411-0084-2202 - Harris Street\07.00_CAD\07.01_Drawings\Xref\Opt_5.dwg Oct 30, 2023-3:44pm



MBCO
ENGINEERING + SURVEYING

1505 Highway 6 South, Suite 180
Houston, Texas 77077
281.750.1656
MBCOEngineering.com
SBE, WBE, DBE, HUB
TSP/ELS Engineering Firm No. F-16850
Land Surveying Firm No. 10194810

CITY OF FULSHEAR
HARRIS STREET IMPROVEMENTS

OPTION 5

Date:	October 25, 2023	Job No.:	0084-2202	SHEET
Drawn By:	DR	Scale:		01
Checked By:	SS	Horz:		OF
		Vert:		5



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**

November 13, 2023

ITEM	TITLE
5	Consideration and Possible Action on FY24 MOU with FKACC
ITEM/MOTION	
Consideration and possible action on the adoption of an MOU between the City of Fulshear Development Corporation/City of Fulshear Development Corporation and the Fulshear Katy Chamber of Commerce for Special Community Events and integration of new local businesses into the business community of Fulshear.	
ESTIMATED EXPENDITURE:	BUDGET ACCOUNT(S):

SUBMITTED BY:

Annel Guadalupe
EDC Director

SUPPORTING DOCUMENTS:

- Draft CDC-FKACC MOU
- Draft FDC-FKACC MOU
- Chamber Letter Regarding MOU

EXECUTIVE SUMMARY

These newly drafted MOUs provide for the roles and responsibilities of the Parties as those responsibilities relate to the certain Special Community Events and to coordinate and collaborate efforts to highlight new businesses and integrate them into the local business community during the current and future fiscal years.

After Chamber review, the President and Chairman of the Board of Directors have elected not to enter into a new agreement at this time.

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF FULSHEAR DEVELOPMENT CORPORATION AND THE
FULSHEAR KATY AREA CHAMBER OF COMMERCE**

THIS MEMORANDUM OF UNDERSTANDING (the "Agreement"), made and entered into on the day of _____, 2023, by and between the City of Fulshear Development Corporation (the "CDC"), and the Fulshear Katy Area Chamber of Commerce (the "FKACC"), which may hereinafter collectively be referred to as the "Parties," provides for the roles and responsibilities of the Parties as those responsibilities relate to the certain Special Community Events and to coordinate and collaborate efforts to highlight new businesses and integrate them into the local business community during the current and future fiscal years. Nothing contained herein shall bind any future City of Fulshear Development Corporation nor any future FKACC Board of Directors to the terms of this Agreement.

The "Term" of this Agreement shall be for a one-year period beginning on the Effective Date and ending on September 30, 2024. This Agreement maybe renewed on a year-to-year basis upon agreement of the Parties and appropriation of funds by the CDC.

I. Roles and Responsibilities of the CDC

To meet its obligations under this Agreement, The CDC shall provide the following:

- a. **Funding.** The CDC agrees to annually fund up to \$3,000 throughout the Term of this Agreement from the CDC Marketing and Promotion funds for the provision of a Bronze Business level membership for any new business in the City of Fulshear during the term of the Agreement.
- b. **Approved Community Events.** In cooperation with the City of Fulshear, the CDC shall make a good faith effort to designate booth spaces reserved for the Chamber's use at any City hosted event. CDC shall reserve a minimum booth allocation of 20, with the allocation not to exceed a maximum of 40 booth spaces for the FKACC to rent to business who are members or prospective members of the FKACC.
- c. **Staff.** Under the direction of the Economic Development Director, or designee, the CDC shall provide staffing for various approved community events anticipated herein as well as groundbreaking and ribbon cutting ceremonies, when possible. The Economic Development Director, or designee, shall coordinate such approved community events with FKACC staff. The Economic Development Director or designee shall ensure that all aspects of the approved community event are managed in accordance with City policies and procedures. Economic Development Director or designee shall serve as the primary point of contact for the FKACC regarding the matters set forth in this Agreement and shall approve/disapprove of all functional elements.

II. Roles and Responsibilities of FKACC

To meet its obligations under this Agreement, FKACC shall provide the following:

- a. *First Year Memberships.* FKACC shall notify CDC of each new business groundbreaking, ribbon-cutting or inquiry for a new membership. FKACC shall coordinate with the Economic Development Director to secure a Bronze Business level membership for each new business. FKACC shall coordinate the presentation of the membership at the ribbon cutting ceremony of possible.
- b. *Approved Community Events.* For those community events, other than groundbreaking and ribbon cutting ceremonies that are hosted by the City of Fulshear, FKACC shall be allocated booth space for fundraising efforts as stated in I(b) above. In participating in such events, the FKACC shall meet the following requirements:
 1. The FKACC shall be solely responsible for soliciting and organizing those businesses who occupy the allocated booth spaces.
 2. The deadline to claim allocated booths shall be at least one week prior to the scheduled event.
 3. The FKACC shall be allowed to charge for the allocated space and retain the funds earned from the rental of the allocated booth spaces.
 4. The FKACC shall ensure that all forms required by the City of Fulshear for the occupancy of the allocated booths are executed by the occupants.
 5. The FKACC shall, within 30 days after the event, provide the CDC with an accounting for the allocated booth rentals that includes the names of each business and the amount of funds collected for each allocated booth rental.
- c. Staff FKACC shall provide the services of both employees and volunteer staff ("FKACC Staff") to ensure the safe and efficient execution of the approved community events.

III. Modification, Amendment, or Termination

This Agreement may be modified or amendment only in writing, with a minimum of thirty (30) days' notice, and only after consideration and approval of both The CDC and the Board of Directors of the Fulshear Katy Area Chamber of Commerce. This Agreement can be terminated by either party, with or without cause, on thirty (30) days' written notice.

IV. Notices

Notices of proposed modifications, amendments, or terminations shall be provided, in writing, to the CDC President, EDC Director and the Chairperson and Executive Director of the FKACC.

Duly passed, approved, and adopted by The CDC Board of Fulshear, Texas, this _____ day of _____, 2023.

Duly passed, approved, and adopted by The FKACC Board of Directors, this _____ day of _____, 2023.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Understanding the _____ day of _____, 2023.

CDC

FKACC

BY: _____
President

BY: _____
President

Date: _____

Date: _____

ATTEST:

ATTEST:

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE FULSHEAR DEVELOPMENT CORPORATION AND THE
FULSHEAR KATY AREA CHAMBER OF COMMERCE**

THIS MEMORANDUM OF UNDERSTANDING (the "Agreement"), made and entered into on the day of _____, 2023, by and between the Fulshear Development Corporation (the "FDC"), and the Fulshear Katy Area Chamber of Commerce (the "FKACC"), which may hereinafter collectively be referred to as the "Parties," provides for the roles and responsibilities of the Parties as those responsibilities relate to the certain Special Community Events and to coordinate and collaborate efforts to highlight new businesses and integrate them into the local business community during the current and future fiscal years. Nothing contained herein shall bind any future City of Fulshear Development Corporation nor any future FKACC Board of Directors to the terms of this Agreement.

The "Term" of this Agreement shall be for a one-year period beginning on the Effective Date and ending on September 30, 2024. This Agreement maybe renewed on a year-to-year basis upon agreement of the Parties and appropriation of funds by the FDC.

I. Roles and Responsibilities of the FDC

To meet its obligations under this Agreement, The CDC shall provide the following:

- a. **Funding.** The FDC agrees to annually fund up to \$3,000 throughout the Term of this Agreement from the FDC Marketing and Promotion funds for the provision of a Bronze Business level membership for any new business in the City of Fulshear during the term of the Agreement.
- b. **Approved Community Events.** In cooperation with the City of Fulshear, the FDC shall make a good faith effort to designate booth spaces reserved for the Chamber's use at any City hosted event. FDC shall reserve a minimum booth allocation of 20, with the allocation not to exceed a maximum of 40 booth spaces for the FKACC to rent to business who are members or prospective members of the FKACC.
- c. **Staff.** Under the direction of the Economic Development Director, or designee, the FDC shall provide staffing for various approved community events anticipated herein as well as groundbreaking and ribbon cutting ceremonies, when possible. The Economic Development Director, or designee, shall coordinate such approved community events with FKACC staff. The Economic Development Director or designee shall ensure that all aspects of the approved community event are managed in accordance with City policies and procedures. Economic Development Director or designee shall serve as the primary point of contact for the FKACC regarding the matters set forth in this Agreement and shall approve/disapprove of all functional elements.

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To meet its obligations under this Agreement, FKACC shall provide the following:

- a. *First Year Memberships.* FKACC shall notify FDC of each new business groundbreaking, ribbon-cutting or inquiry for a new membership. FKACC shall coordinate with the Economic Development Director to secure a Bronze Business level membership for each new business. FKACC shall coordinate the presentation of the membership at the ribbon cutting ceremony of possible.
- b. *Approved Community Events.* For those community events, other than groundbreaking and ribbon cutting ceremonies that are hosted by the City of Fulshear, FKACC shall be allocated booth space for fundraising efforts as stated in I(b) above. In participating in such events, the FKACC shall meet the following requirements:
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 4. The FKACC shall ensure that all forms required by the City of Fulshear for the occupancy of the allocated booths are executed by the occupants.
 5. The FKACC shall, within 30 days after the event, provide the FDC with an accounting for the allocated booth rentals that includes the names of each business and the amount of funds collected for each allocated booth rental.
- c. Staff FKACC shall provide the services of both employees and volunteer staff ("FKACC Staff") to ensure the safe and efficient execution of the approved community events.

III. Modification, Amendment, or Termination

This Agreement may be modified or amendment only in writing, with a minimum of thirty (30) days' notice, and only after consideration and approval of both The FDC and the Board of Directors of the Fulshear Katy Area Chamber of Commerce. This Agreement can be terminated by either party, with or without cause, on thirty (30) days' written notice.

IV. Notices

Notices of proposed modifications, amendments, or terminations shall be provided, in writing, to the FDC President, EDC Director and the Chairperson and Executive Director of the FKACC.

Duly passed, approved, and adopted by The FDC Board of Fulshear, Texas, this _____ day of _____, 2023.

Duly passed, approved, and adopted by The FKACC Board of Directors, this _____ day of _____, 2023.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Understanding the _____ day of _____, 2023.

FDC

FKACC

BY: _____
President

BY: _____
President

Date: _____

Date: _____

ATTEST:

ATTEST:



November 8, 2023

To:
City of Fulshear, Texas
Mayor, City Council and CDC
6611 W Cross Creek Bend Lane
Fulshear, TX 77441

CC:
CDC of Fulshear Development Corporation Presidents
Annel Guadalupe / Director of Economic Development

Subject: Decision Regarding MOU and Upcoming Events Collaboration

Dear Annel Guadalupe, Mayor, City Council and CDC Officials,

On behalf of the Fulshear Katy Area Chamber of Commerce and its Board of Directors, we are writing to inform you of our decision concerning the recent discussions about the Memorandum of Understanding (MOU) and the upcoming Christmas event.

Having carefully reviewed our current plans and commitments for 2023 and 2024, we have concluded that we will not pursue the MOU with the City of Fulshear. Furthermore, we are unable to participate in the upcoming Christmas event organized by the city. Our commitments are vast, and our current staffing does not allow for additional responsibilities at this time.

Over the past decade, our collaborative efforts with the City have borne fruit, leading to the outstanding success of events in Fulshear. With the guidance provided by the City's instructions and past MOUs, our joint endeavors have reached unparalleled heights. We are truly grateful for this successful partnership.

However, with the recent dissolution of the MOU that was set to establish a three-year partnership starting in 2023 and the City's intent to manage events "in-house," we believe that anything less than a full partnership would not be mutually beneficial. It seems an appropriate juncture for the Chamber to venture independently.



We sincerely hope that the City continues to recognize the value of the Chamber in the broader context – not merely as event managers. It would be our privilege if the City were to recommend businesses establishing roots in Fulshear to join our Chamber. We pride ourselves on the support and benefits we offer to all businesses, be they large or small, new or established.

We deeply appreciate the City's membership and support of the Chamber over the years. The relationships we've forged have been invaluable. While we are embarking on separate paths for now, we remain hopeful for potential collaborations in the future.

Thank you for your understanding, and we look forward to seeing the continued growth and prosperity of Fulshear.

Warm regards,

Don McCoy I.O.M.
President / CEO
Fulshear Katy Area Chamber of Commerce
FulshearKaty.com - (832) 600-3221

Albert Perez
Chairman of the Board of Directors
Fulshear Katy Area Chamber of Commerce



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
November 13, 2023

ITEM	TITLE
6	EDC Support of the Fulshear Farmers' Market
ITEM/MOTION	
Consideration and possible action on continued support of the Fulshear Farmers' Market for weekly entertainment.	
ESTIMATED EXPENDITURE:	BUDGET ACCOUNT:

SUBMITTED BY:

Annel Guadalupe
EDC Director

SUPPORTING DOCUMENTS:

EXECUTIVE SUMMARY

In FY23 EDC boards and staff were approached by Ramona Ridges of the Fulshear Farmers' market to gauge the interest of the EDC boards in financially supporting the Fulshear Farmers' Market. At the May 15, 2023, Joint EDC Meeting, both boards voted unanimously in favor of financially supporting the Fulshear Farmers' Market. This consisted of a one-time payment of \$7,000 (\$3,500), and \$300 (\$150) per weekend through the end of FY23.

The Farmers' Market is returning to ask for continued support for FY24.



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
November 13, 2023

ITEM	TITLE
7	Economic Development Report
ITEM/MOTION	
<p>Economic Development Report – 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.</p> <p>October 9th – November 10th Activity Overview:</p> <ol style="list-style-type: none">1. The Retail Coach Update2. EDC Website Launch3. Scarecrow Festival Recap4. Rezoning Requests5. Fulshear Fast Track (The Cannon)6. Downtown Parking/Structure Information7. Bicentennial Update	
ESTIMATED EXPENDITURE:	BUDGET ACCOUNT:

SUBMITTED BY:

Annel Guadalupe
EDC Director

SUPPORTING DOCUMENTS:

- The Retail Coach Project Update
- Bicentennial Information

EXECUTIVE SUMMARY

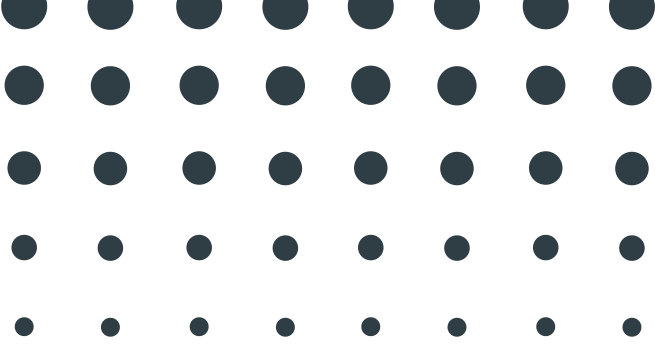
Staff and Legal Counsel will provide a general overview during the meeting.



Project Update

Fulshear, TX - November 2023

- Cheba Hut will open for business on November 13th.
- First Watch will open for business on December 11th.
- Our team continues to have conversations with HTeaO and Cava.
- Target let us know that they do not have interest in Fulshear currently, but continue to have their eyes on the market with the growth the area is experiencing.
- Voodoo Brewing is looking for a location in Fulshear. We have put them in touch with the two projects that make the most sense for them.
- Our team along with EDC Staff continue to talk with a preferred developer for a number of larger big box users about opportunities in Fulshear.
- Our team is in the process of sending available sites to the broker for Taco Deli at their request.
- Bullritos has let us know that they are interested in Fulshear, but need a franchisee.
- Our team continues to work with several coffee users looking for opportunities in Fulshear.
- We continue to work with James Avery on finding the right site in Fulshear.
- Our team will be attending and representing Fulshear at the Retail Live event in indianapolis on November 16th.

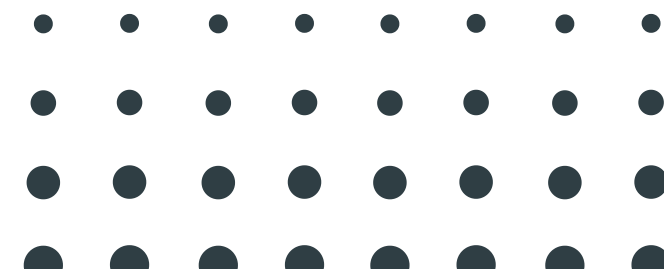


BICENTENNIAL CELEBRATION



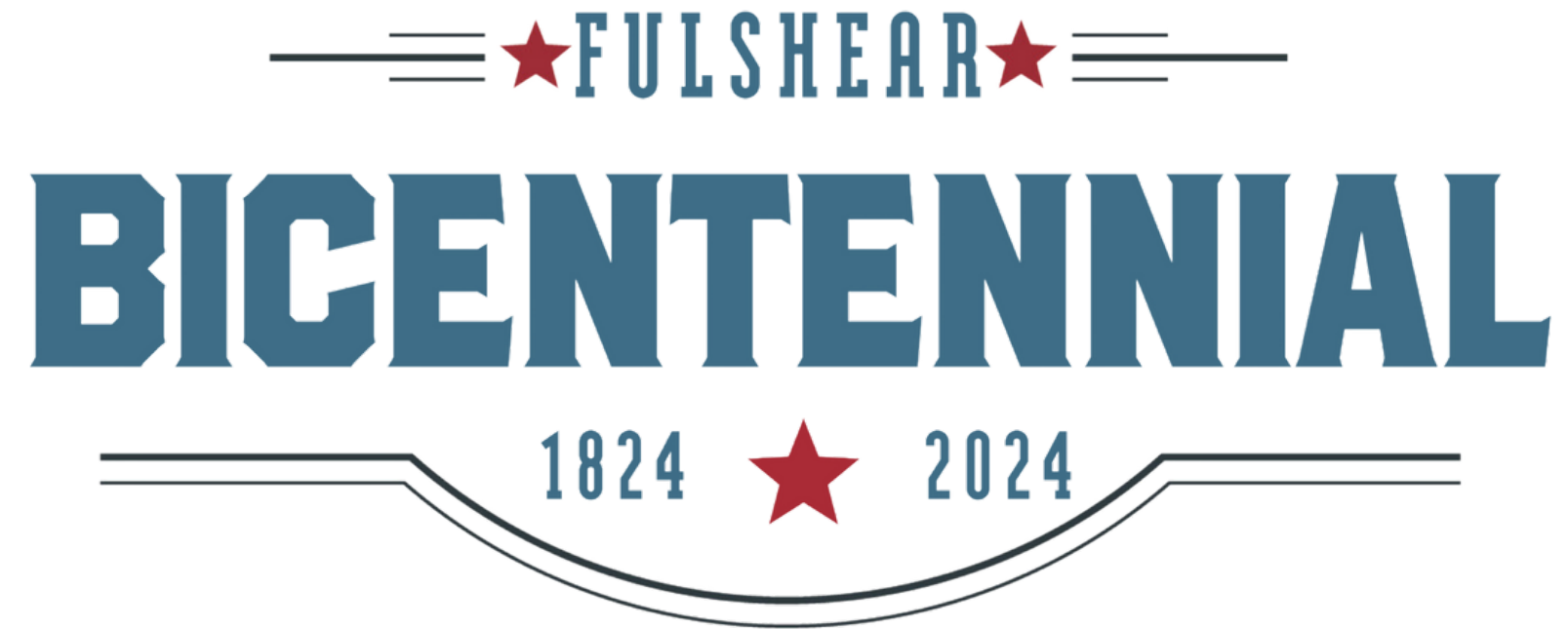
MARCH 23, 2024
4:00PM- 8:00PM

Fulshear High School
James W. Roberts
Dean Leaman Junior High School





EVENT LOGO



ENTERTAINMENT



REWIND TEXAS



SUNDANCE HEAD

GUEST LIST

A guest list has been created including

**Current/Previous Mayors &
Council Members**

Local Churches

**Boards/Commission
Members**

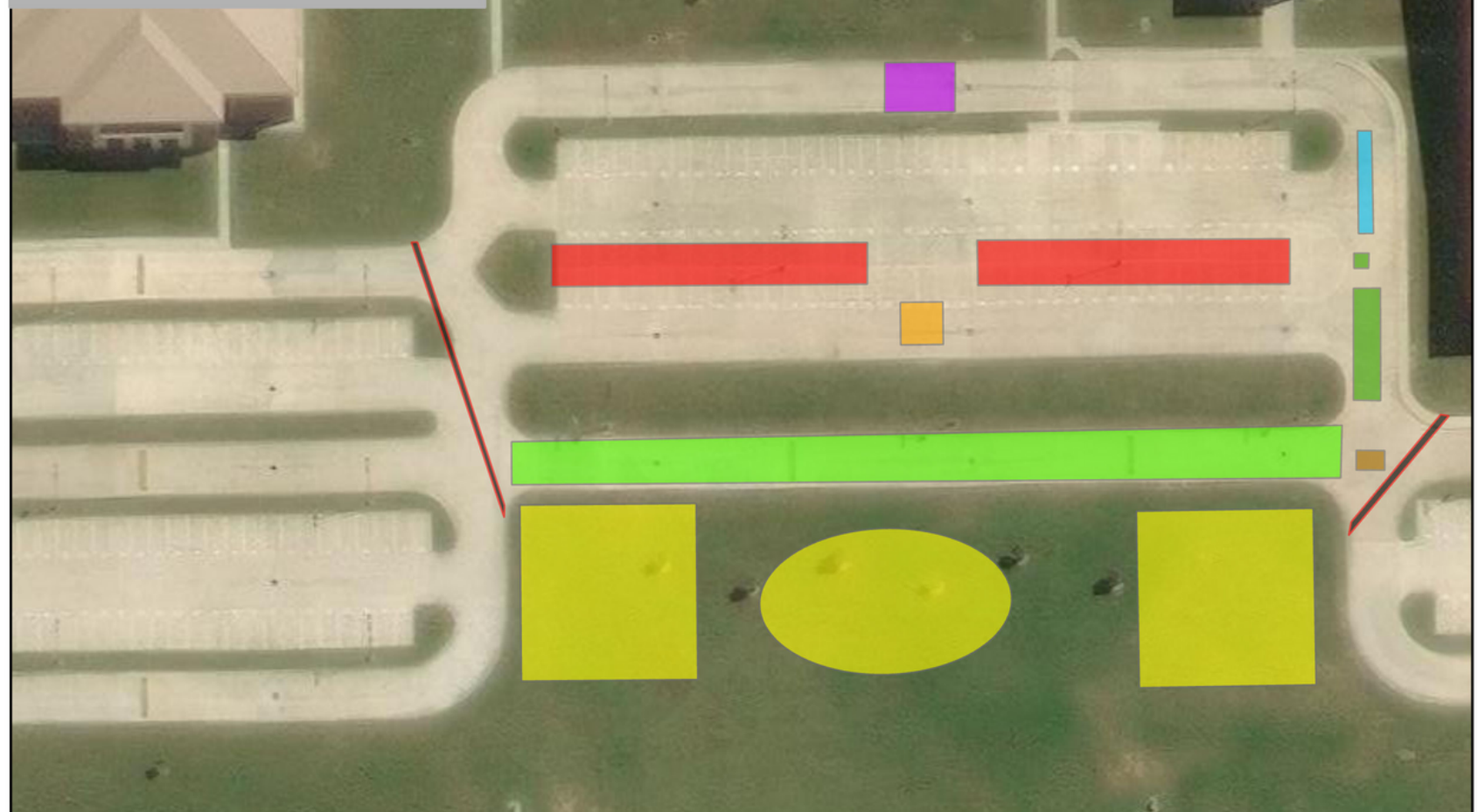
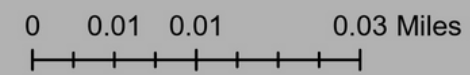
**State/Local Government
Officials**

Our wonderful residents!



Bicentennial Map

- 24'x32' tent
- Stage (20x24)
- food trucks (270 ft)
- Vendors and crafts (30 each)
- Dumpster
- Emergency Services
- Handwashing station
- Kids Corner
- ADA port-a-potty
- Port-a-potty (x10)
- Road Block



HISTORICAL COMPONENT

- **Historical Photo Archiving System**

- Historical Commission-hosting and project lead
- City-media support
 - Digitization campaign January to March

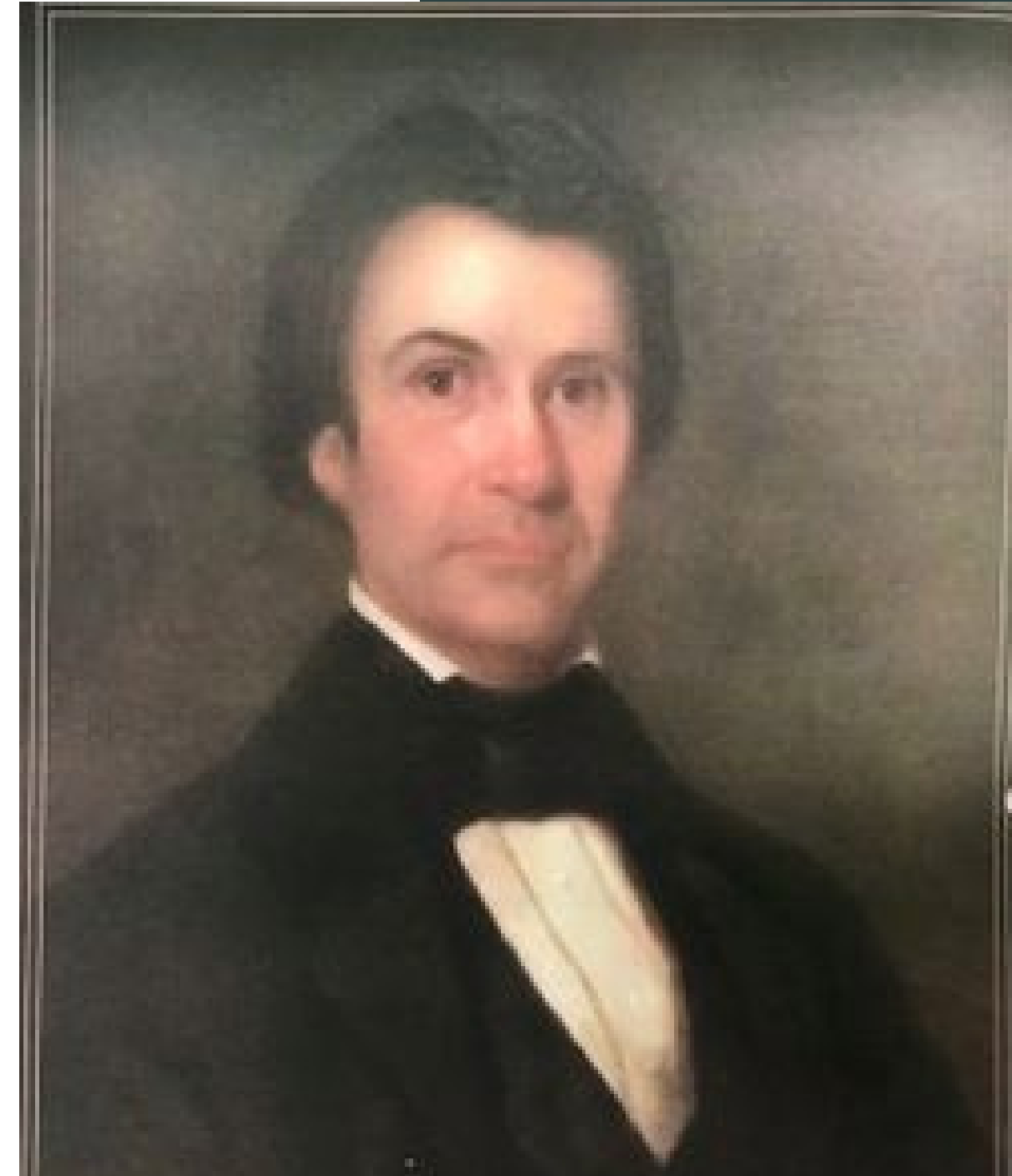
- **Photo Contest**

- Continuation of the EDC annual contest
- What does Fulshear mean to you?

- **#FindFulshear**

- Supporting locations will have a cutout of Churchill posted in their store
- QR code to website listing event dates, and prizes for participants.

- **GIS-Based Photo Project**



Sponsorships- Commitments

BGE

McGriff

HEB

Paymentus

LJA

Century Communities

Remax

Function 4

Huitt Zollars

Thrive

Bleyl

TriPointe

meta Planning & Design

Kimley Horn





★ 200 YEARS ★

FULSHEAR

BICENTENNIAL

1824



2024



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
November 13, 2023

ITEM	TITLE
9	CDC & FDC Financials and Payables
ITEM/MOTION	
Consideration and action on financials and payables for the Corporation, for the period ending September 30, 2023.	
PAYABLES: CDC – A: <ul style="list-style-type: none">• \$15,222.35 to be approved for September 2023 FDC – B: <ul style="list-style-type: none">• \$15,222.35 to be approved for September 2023	BUDGET ACCOUNTS: CDC – A: 600-900-5900-10 FDC – B: 700-900-5900-10

SUBMITTED BY:

Haden Farr
EDC Coordinator

SUPPORTING DOCUMENTS:

1. Sales Tax Document
2. EDC Financials
3. Fund Balance Reports
4. Payables

EXECUTIVE SUMMARY

Sales Tax

Sales tax revenues received in November 2023 (September 2023 remittances) were up 10% from the same period the previous year. Overall, each Corporation’s sales tax revenues for FY23 total \$1,801,022.29 or 115.38% of budget for 100% (12/12) of the year (FY23) complete.

Financials

There were \$25,928.93 in CDC Operating Fund (600) expenditures. There were \$6,160.93 of CDC Projects Fund (601) expenditures.

There were \$26,553.22 in FDC Operating Fund (700) expenditures. There were \$6,160.93 of FDC Projects Fund (701) expenses.

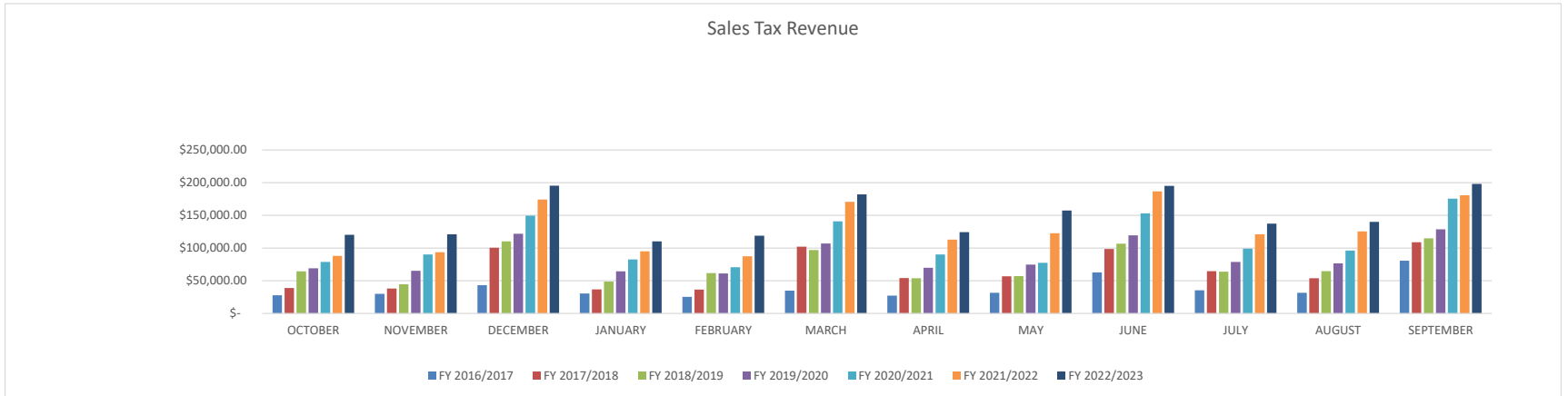
Payables

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 \$15,222.35 for CDC – A and \$15,222.35 for FDC – B for September.

ECONOMIC DEVELOPMENT CORPORATION
SALES TAX REVENUE

SALES TAX MONTH	DEPOSIT MONTH	FY 2015/2016	FY 2016/2017	FY 2017/2018	FY 2018/2019	FY 2019/2020	FY 2020/2021	FY 2021/2022	FY 2022/2023	% VARIANCE OVER Month to Month Prior
OCTOBER	DECEMBER	\$ 14,035.49	\$ 27,844.44	\$ 38,912.05	\$ 64,576.54	\$ 69,062.91	\$ 78,843.94	\$ 88,155.69	\$ 120,317.15	36%
NOVEMBER	JANUARY	\$ 25,602.04	\$ 30,012.50	\$ 38,166.92	\$ 44,562.54	\$ 65,252.59	\$ 90,181.30	\$ 93,732.84	\$ 121,048.97	29%
DECEMBER	FEBRUARY	\$ 36,033.99	\$ 43,261.02	\$ 100,448.96	\$ 110,209.12	\$ 121,814.02	\$ 149,488.01	\$ 174,393.09	\$ 195,540.00	12%
JANUARY	MARCH	\$ 24,407.61	\$ 30,468.96	\$ 36,714.24	\$ 48,826.21	\$ 64,540.33	\$ 82,498.99	\$ 94,996.35	\$ 110,201.77	16%
FEBRUARY	APRIL	\$ 20,513.66	\$ 25,311.44	\$ 36,506.17	\$ 61,791.72	\$ 61,066.35	\$ 70,656.15	\$ 87,578.32	\$ 118,924.93	36%
MARCH	MAY	\$ 30,328.03	\$ 34,864.26	\$ 102,248.16	\$ 97,050.30	\$ 106,935.82	\$ 140,792.11	\$ 170,618.79	\$ 182,120.57	7%
APRIL	JUNE	\$ 31,642.30	\$ 27,239.61	\$ 54,050.26	\$ 53,804.60	\$ 69,844.64	\$ 90,113.40	\$ 112,888.89	\$ 124,330.51	10%
MAY	JULY	\$ 26,237.82	\$ 31,616.43	\$ 56,915.43	\$ 56,998.88	\$ 74,655.54	\$ 77,458.08	\$ 122,778.90	\$ 157,547.06	28%
JUNE	AUGUST	\$ 32,983.26	\$ 62,945.44	\$ 98,542.60	\$ 106,620.01	\$ 119,481.71	\$ 153,190.20	\$ 186,699.45	\$ 195,260.00	5%
JULY	SEPTEMBER	\$ 26,730.12	\$ 35,548.90	\$ 64,614.17	\$ 63,803.64	\$ 78,918.29	\$ 99,097.91	\$ 121,126.44	\$ 137,382.62	13%
AUGUST	OCTOBER	\$ 30,809.97	\$ 31,687.63	\$ 53,844.78	\$ 64,710.64	\$ 76,734.63	\$ 96,248.50	\$ 125,575.31	\$ 140,097.23	12%
SEPTEMBER	NOVEMBER	\$ 34,143.15	\$ 80,807.83	\$ 108,868.40	\$ 114,983.23	\$ 128,663.70	\$ 175,673.32	\$ 180,700.34	\$ 198,251.48	10%
TOTALS		\$333,467.44	\$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	
Variance Year Over		4%	38%	71%	12%	17%	26%	20%	16%	

Budget FY 21/22	\$ 1,560,900.00
% of Year Complete	100%
FYTD	\$1,801,022.29
% of Year Collected	115.38%





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: Erin Tureau, Director of Finance, City of Fulshear
Date: November 3, 2023
Subject: Monthly Financial Reports

Attached you will find the Type A City of Fulshear Development Corp. Financial Reports for the period September **2023** for both the operating fund and capital projects fund. This period represents **100%** 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: 2022-2023 Period Ending: 09/30/2023

	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	1,560,900.00	1,560,900.00	277,479.85	1,602,772.87	41,872.87 102.68 %
Type: 41 - TAX & FRANCHISE FEES Total:		1,560,900.00	1,560,900.00	277,479.85	1,602,772.87	41,872.87 102.68 %
Type: 46 - INTEREST REVENUE						
600-46000	Interest Revenue	7,000.00	7,000.00	8,261.46	69,581.18	62,581.18 994.02 %
Type: 46 - INTEREST REVENUE Total:		7,000.00	7,000.00	8,261.46	69,581.18	62,581.18 994.02 %
Revenue Total:		1,567,900.00	1,567,900.00	285,741.31	1,672,354.05	104,454.05 106.66 %
Expense						
Department: 100 - 100						
ExpCategory: 53 - SUPPLIES						
600-100-5311-00	Supplies	500.00	500.00	0.00	0.00	500.00 0.00 %
ExpCategory: 53 - SUPPLIES Total:		500.00	500.00	0.00	0.00	500.00 0.00 %
ExpCategory: 54 - CONTRACTUAL SERVICES						
600-100-5411-00	Admin Prof. Serv. - Legal	55,000.00	55,000.00	1,961.57	15,463.00	39,537.00 28.11 %
600-100-5411-10	Professional Svcs - Consulting	1,500.00	1,500.00	0.00	0.00	1,500.00 0.00 %
600-100-5413-00	Meeting Security	2,000.00	2,000.00	53.55	670.80	1,329.20 33.54 %
600-100-5414-00	Community Events	37,500.00	37,500.00	839.97	24,237.74	13,262.26 64.63 %
600-100-5421-04	Admin - Indemnity Insurance	600.00	600.00	0.00	0.00	600.00 0.00 %
600-100-5495-00	Loan - Commercial Build Out	540,000.00	540,000.00	0.00	0.00	540,000.00 0.00 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:		636,600.00	636,600.00	2,855.09	40,371.54	596,228.46 6.34 %
ExpCategory: 55 - OTHER CHARGES						
600-100-5526-00	Admin - Public Notices	500.00	500.00	0.00	81.40	418.60 16.28 %
600-100-5528-00	Travel & Training	8,000.00	8,000.00	0.00	1,873.65	6,126.35 23.42 %
600-100-5528-05	Continuing Education	1,500.00	1,500.00	0.00	150.00	1,350.00 10.00 %
ExpCategory: 55 - OTHER CHARGES Total:		10,000.00	10,000.00	0.00	2,105.05	7,894.95 21.05 %
Department: 100 - 100 Total:		647,100.00	647,100.00	2,855.09	42,476.59	604,623.41 6.56 %
Department: 900 - Transfers						
ExpCategory: 59 - TRANSFERS						
600-900-5900-10	Xfer Out - ASA Reimbursement	186,582.00	186,582.00	23,073.84	144,827.37	41,754.63 77.62 %
600-900-5900-12	Xfer Out - ASA Shared Space Fee	7,515.00	7,515.00	0.00	6,888.75	626.25 91.67 %
600-900-5900-61	Xfer Out - 4/A Project Fund 601	700,000.00	700,000.00	0.00	0.00	700,000.00 0.00 %
600-900-5901-10	Xfer Out - ASA Shared Service	55,000.00	55,000.00	0.00	55,000.00	0.00 100.00 %
ExpCategory: 59 - TRANSFERS Total:		949,097.00	949,097.00	23,073.84	206,716.12	742,380.88 21.78 %
Department: 900 - Transfers Total:		949,097.00	949,097.00	23,073.84	206,716.12	742,380.88 21.78 %
Expense Total:		1,596,197.00	1,596,197.00	25,928.93	249,192.71	1,347,004.29 15.61 %
Fund: 600 - 4/A OPERATING FUND Surplus (Deficit):		-28,297.00	-28,297.00	259,812.38	1,423,161.34	1,451,458.34 -5,029.37 %
Fund: 601 - 4/A - PROJECTS FUND						
Revenue						
Type: 46 - INTEREST REVENUE						
601-46000	Interest Revenue	2,000.00	2,000.00	5,306.06	59,194.51	57,194.51 2,959.73 %
Type: 46 - INTEREST REVENUE Total:		2,000.00	2,000.00	5,306.06	59,194.51	57,194.51 2,959.73 %
Type: 49 - TRANSFERS						
601-49560	Xfer In - 4/A EDC Fund 600	700,000.00	700,000.00	0.00	0.00	-700,000.00 0.00 %
Type: 49 - TRANSFERS Total:		700,000.00	700,000.00	0.00	0.00	-700,000.00 0.00 %
Revenue Total:		702,000.00	702,000.00	5,306.06	59,194.51	-642,805.49 8.43 %

Budget Report

For Fiscal: 2022-2023 Period Ending: 09/30/2023

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
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	156,090.00	216,936.67	6,160.93	113,736.35	103,200.32 52.43 %
601-000-5470-03	Studies Expense	50,000.00	51,835.48	0.00	8,658.75	43,176.73 16.70 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:		256,090.00	318,772.15	6,160.93	122,395.10	196,377.05 38.40 %
ExpCategory: 56 - CAPITAL OUTLAY						
601-000-5600-12	Ec Dev Strat Plan Implem (EDC)	0.00	2,262.50	0.00	506.25	1,756.25 22.38 %
ExpCategory: 56 - CAPITAL OUTLAY Total:		0.00	2,262.50	0.00	506.25	1,756.25 22.38 %
Department: 000 - Non-Departmental Total:		256,090.00	321,034.65	6,160.93	122,901.35	198,133.30 38.28 %
Department: 900 - Transfers						
ExpCategory: 59 - TRANSFERS						
601-900-5906-30	Xfer Out - #300 D22A Eastside Drai...	625,000.00	625,000.00	0.00	0.00	625,000.00 0.00 %
ExpCategory: 59 - TRANSFERS Total:		625,000.00	625,000.00	0.00	0.00	625,000.00 0.00 %
Department: 900 - Transfers Total:		625,000.00	625,000.00	0.00	0.00	625,000.00 0.00 %
Expense Total:		881,090.00	946,034.65	6,160.93	122,901.35	823,133.30 12.99 %
Fund: 601 - 4/A - PROJECTS FUND Surplus (Deficit):		-179,090.00	-244,034.65	-854.87	-63,706.84	180,327.81 26.11 %
Report Surplus (Deficit):		-207,387.00	-272,331.65	258,957.51	1,359,454.50	1,631,786.15 -499.19 %

Group Summary

ExpCategor...	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						
	1,560,900.00	1,560,900.00	277,479.85	1,602,772.87	41,872.87	102.68 %
Type: 41 - TAX & FRANCHISE FEES Total:	1,560,900.00	1,560,900.00	277,479.85	1,602,772.87	41,872.87	102.68 %
Type: 46 - INTEREST REVENUE						
	7,000.00	7,000.00	8,261.46	69,581.18	62,581.18	994.02 %
Type: 46 - INTEREST REVENUE Total:	7,000.00	7,000.00	8,261.46	69,581.18	62,581.18	994.02 %
Revenue Total:	1,567,900.00	1,567,900.00	285,741.31	1,672,354.05	104,454.05	106.66 %
Expense						
Department: 100 - 100						
53 - SUPPLIES	500.00	500.00	0.00	0.00	500.00	0.00 %
54 - CONTRACTUAL SERVICES	636,600.00	636,600.00	2,855.09	40,371.54	596,228.46	6.34 %
55 - OTHER CHARGES	10,000.00	10,000.00	0.00	2,105.05	7,894.95	21.05 %
Department: 100 - 100 Total:	647,100.00	647,100.00	2,855.09	42,476.59	604,623.41	6.56 %
Department: 900 - Transfers						
59 - TRANSFERS	949,097.00	949,097.00	23,073.84	206,716.12	742,380.88	21.78 %
Department: 900 - Transfers Total:	949,097.00	949,097.00	23,073.84	206,716.12	742,380.88	21.78 %
Expense Total:	1,596,197.00	1,596,197.00	25,928.93	249,192.71	1,347,004.29	15.61 %
Fund: 600 - 4/A OPERATING FUND Surplus (Deficit):	-28,297.00	-28,297.00	259,812.38	1,423,161.34	1,451,458.34	-5,029.37 %
Fund: 601 - 4/A - PROJECTS FUND						
Revenue						
Type: 46 - INTEREST REVENUE						
	2,000.00	2,000.00	5,306.06	59,194.51	57,194.51	2,959.73 %
Type: 46 - INTEREST REVENUE Total:	2,000.00	2,000.00	5,306.06	59,194.51	57,194.51	2,959.73 %
Type: 49 - TRANSFERS						
	700,000.00	700,000.00	0.00	0.00	-700,000.00	0.00 %
Type: 49 - TRANSFERS Total:	700,000.00	700,000.00	0.00	0.00	-700,000.00	0.00 %
Revenue Total:	702,000.00	702,000.00	5,306.06	59,194.51	-642,805.49	8.43 %
Expense						
Department: 000 - Non-Departmental						
54 - CONTRACTUAL SERVICES	256,090.00	318,772.15	6,160.93	122,395.10	196,377.05	38.40 %
56 - CAPITAL OUTLAY	0.00	2,262.50	0.00	506.25	1,756.25	22.38 %
Department: 000 - Non-Departmental Total:	256,090.00	321,034.65	6,160.93	122,901.35	198,133.30	38.28 %
Department: 900 - Transfers						
59 - TRANSFERS	625,000.00	625,000.00	0.00	0.00	625,000.00	0.00 %
Department: 900 - Transfers Total:	625,000.00	625,000.00	0.00	0.00	625,000.00	0.00 %
Expense Total:	881,090.00	946,034.65	6,160.93	122,901.35	823,133.30	12.99 %
Fund: 601 - 4/A - PROJECTS FUND Surplus (Deficit):	-179,090.00	-244,034.65	-854.87	-63,706.84	180,327.81	26.11 %
Report Surplus (Deficit):	-207,387.00	-272,331.65	258,957.51	1,359,454.50	1,631,786.15	-499.19 %

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
600 - 4/A OPERATING FUND	-28,297.00	-28,297.00	259,812.38	1,423,161.34	1,451,458.34
601 - 4/A - PROJECTS FUND	-179,090.00	-244,034.65	-854.87	-63,706.84	180,327.81
Report Surplus (Deficit):	-207,387.00	-272,331.65	258,957.51	1,359,454.50	1,631,786.15



CITY OF FULSHEAR
Finance Department

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

MEMORANDUM

To: Type B - Development Corporation
From: Erin Tureau, Director of Finance, City of Fulshear
Date: November 3, 2023
Subject: Monthly Financial Reports

Attached you will find the Type B City of Fulshear Development Corp. Financial Reports for the period September **2023** for both the operating fund and capital projects fund. This period represents **100%** 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: 2022-2023 Period Ending: 09/30/2023

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 700 - 4/B OPERATING FUND						
Revenue						
Type: 41 - TAX & FRANCHISE FEES						
700-41301	Sales & Use Tax Revenue	1,560,900.00	1,560,900.00	277,479.85	1,602,770.82	41,870.82 102.68 %
Type: 41 - TAX & FRANCHISE FEES Total:		1,560,900.00	1,560,900.00	277,479.85	1,602,770.82	41,870.82 102.68 %
Type: 46 - INTEREST REVENUE						
700-46000	Interest Revenue	7,000.00	7,000.00	8,781.15	75,184.85	68,184.85 1,074.07 %
Type: 46 - INTEREST REVENUE Total:		7,000.00	7,000.00	8,781.15	75,184.85	68,184.85 1,074.07 %
Revenue Total:		1,567,900.00	1,567,900.00	286,261.00	1,677,955.67	110,055.67 107.02 %
Expense						
Department: 100 - 100						
ExpCategory: 53 - SUPPLIES						
700-100-5311-00	Supplies	500.00	500.00	0.00	0.00	500.00 0.00 %
ExpCategory: 53 - SUPPLIES Total:		500.00	500.00	0.00	0.00	500.00 0.00 %
ExpCategory: 54 - CONTRACTUAL SERVICES						
700-100-5411-00	Admin Prof. Service - Legal	55,000.00	55,000.00	2,061.49	15,536.92	39,463.08 28.25 %
700-100-5411-10	Professional Svcs - Consulting	1,500.00	1,500.00	0.00	0.00	1,500.00 0.00 %
700-100-5413-00	Meeting Security	2,000.00	2,000.00	53.55	670.78	1,329.22 33.54 %
700-100-5414-00	Community Events	37,500.00	37,500.00	839.98	23,780.98	13,719.02 63.42 %
700-100-5421-04	Admin - Indemnity Insurance	600.00	600.00	0.00	0.00	600.00 0.00 %
700-100-5495-00	Loan - Commercial Build Out	540,000.00	540,000.00	0.00	0.00	540,000.00 0.00 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:		636,600.00	636,600.00	2,955.02	39,988.68	596,611.32 6.28 %
ExpCategory: 55 - OTHER CHARGES						
700-100-5526-00	Public Notices	500.00	500.00	0.00	81.40	418.60 16.28 %
700-100-5528-00	Travel & Training	8,000.00	8,000.00	524.36	819.36	7,180.64 10.24 %
700-100-5528-05	Continuing Education	1,500.00	1,500.00	0.00	0.00	1,500.00 0.00 %
ExpCategory: 55 - OTHER CHARGES Total:		10,000.00	10,000.00	524.36	900.76	9,099.24 9.01 %
Department: 100 - 100 Total:		647,100.00	647,100.00	3,479.38	40,889.44	606,210.56 6.32 %
Department: 400 - Planning Department						
ExpCategory: 54 - CONTRACTUAL SERVICES						
700-400-5471-00	Community Grants	20,000.00	20,000.00	0.00	0.00	20,000.00 0.00 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:		20,000.00	20,000.00	0.00	0.00	20,000.00 0.00 %
Department: 400 - Planning Department Total:		20,000.00	20,000.00	0.00	0.00	20,000.00 0.00 %
Department: 900 - Transfers						
ExpCategory: 59 - TRANSFERS						
700-900-5900-10	Xfer Out - ASA Reimbursement	186,582.00	186,582.00	23,073.84	144,827.37	41,754.63 77.62 %
700-900-5900-12	Xfer Out - ASA Shared Space Fee	7,515.00	7,515.00	0.00	6,888.75	626.25 91.67 %
700-900-5901-10	Xfer Out - ASA Shared Services	55,000.00	55,000.00	0.00	55,000.00	0.00 100.00 %
700-900-5901-71	Xfer Out 4/B Project Fund 701	700,000.00	700,000.00	0.00	0.00	700,000.00 0.00 %
ExpCategory: 59 - TRANSFERS Total:		949,097.00	949,097.00	23,073.84	206,716.12	742,380.88 21.78 %
Department: 900 - Transfers Total:		949,097.00	949,097.00	23,073.84	206,716.12	742,380.88 21.78 %
Expense Total:		1,616,197.00	1,616,197.00	26,553.22	247,605.56	1,368,591.44 15.32 %
Fund: 700 - 4/B OPERATING FUND Surplus (Deficit):		-48,297.00	-48,297.00	259,707.78	1,430,350.11	1,478,647.11 -2,961.57 %
Fund: 701 - 4/B PROJECTS FUND						
Revenue						
Type: 46 - INTEREST REVENUE						
701-46000	Interest Revenue	2,000.00	2,000.00	5,054.45	56,458.73	54,458.73 2,822.94 %
Type: 46 - INTEREST REVENUE Total:		2,000.00	2,000.00	5,054.45	56,458.73	54,458.73 2,822.94 %

Budget Report

For Fiscal: 2022-2023 Period Ending: 09/30/2023

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Type: 49 - TRANSFERS						
701-49570 Xfer In - 4/B EDC Fund 700	700,000.00	700,000.00	0.00	0.00	-700,000.00	0.00 %
Type: 49 - TRANSFERS Total:	700,000.00	700,000.00	0.00	0.00	-700,000.00	0.00 %
Revenue Total:	702,000.00	702,000.00	5,054.45	56,458.73	-645,541.27	8.04 %
Expense						
Department: 000 - Non-Departmental						
ExpCategory: 54 - CONTRACTUAL SERVICES						
701-000-5470-01 Targeted Incentives	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00 %
701-000-5470-02 Promotional Expenses	156,090.00	216,936.67	6,160.93	113,736.32	103,200.35	52.43 %
701-000-5470-03 Studies expense	50,000.00	51,835.48	0.00	8,658.75	43,176.73	16.70 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:	256,090.00	318,772.15	6,160.93	122,395.07	196,377.08	38.40 %
ExpCategory: 56 - CAPITAL OUTLAY						
701-000-5600-12 Ec Dev Strat Plan Implemt(EDC)	0.00	2,262.50	0.00	506.25	1,756.25	22.38 %
ExpCategory: 56 - CAPITAL OUTLAY Total:	0.00	2,262.50	0.00	506.25	1,756.25	22.38 %
Department: 000 - Non-Departmental Total:	256,090.00	321,034.65	6,160.93	122,901.32	198,133.33	38.28 %
Department: 900 - Transfers						
ExpCategory: 59 - TRANSFERS						
701-900-5906-30 Xfer Out - D22A Eastside Tributary ...	625,000.00	625,000.00	0.00	0.00	625,000.00	0.00 %
ExpCategory: 59 - TRANSFERS Total:	625,000.00	625,000.00	0.00	0.00	625,000.00	0.00 %
Department: 900 - Transfers Total:	625,000.00	625,000.00	0.00	0.00	625,000.00	0.00 %
Expense Total:	881,090.00	946,034.65	6,160.93	122,901.32	823,133.33	12.99 %
Fund: 701 - 4/B PROJECTS FUND Surplus (Deficit):	-179,090.00	-244,034.65	-1,106.48	-66,442.59	177,592.06	27.23 %
Report Surplus (Deficit):	-227,387.00	-292,331.65	258,601.30	1,363,907.52	1,656,239.17	-466.56 %

Group Summary

ExpCategor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 700 - 4/B OPERATING FUND						
Revenue						
Type: 41 - TAX & FRANCHISE FEES						
	1,560,900.00	1,560,900.00	277,479.85	1,602,770.82	41,870.82	102.68 %
Type: 41 - TAX & FRANCHISE FEES Total:	1,560,900.00	1,560,900.00	277,479.85	1,602,770.82	41,870.82	102.68 %
Type: 46 - INTEREST REVENUE						
	7,000.00	7,000.00	8,781.15	75,184.85	68,184.85	1,074.07 %
Type: 46 - INTEREST REVENUE Total:	7,000.00	7,000.00	8,781.15	75,184.85	68,184.85	1,074.07 %
Revenue Total:	1,567,900.00	1,567,900.00	286,261.00	1,677,955.67	110,055.67	107.02 %
Expense						
Department: 100 - 100						
53 - SUPPLIES	500.00	500.00	0.00	0.00	500.00	0.00 %
54 - CONTRACTUAL SERVICES	636,600.00	636,600.00	2,955.02	39,988.68	596,611.32	6.28 %
55 - OTHER CHARGES	10,000.00	10,000.00	524.36	900.76	9,099.24	9.01 %
Department: 100 - 100 Total:	647,100.00	647,100.00	3,479.38	40,889.44	606,210.56	6.32 %
Department: 400 - Planning Department						
54 - CONTRACTUAL SERVICES	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00 %
Department: 400 - Planning Department Total:	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00 %
Department: 900 - Transfers						
59 - TRANSFERS	949,097.00	949,097.00	23,073.84	206,716.12	742,380.88	21.78 %
Department: 900 - Transfers Total:	949,097.00	949,097.00	23,073.84	206,716.12	742,380.88	21.78 %
Expense Total:	1,616,197.00	1,616,197.00	26,553.22	247,605.56	1,368,591.44	15.32 %
Fund: 700 - 4/B OPERATING FUND Surplus (Deficit):	-48,297.00	-48,297.00	259,707.78	1,430,350.11	1,478,647.11	-2,961.57 %
Fund: 701 - 4/B PROJECTS FUND						
Revenue						
Type: 46 - INTEREST REVENUE						
	2,000.00	2,000.00	5,054.45	56,458.73	54,458.73	2,822.94 %
Type: 46 - INTEREST REVENUE Total:	2,000.00	2,000.00	5,054.45	56,458.73	54,458.73	2,822.94 %
Type: 49 - TRANSFERS						
	700,000.00	700,000.00	0.00	0.00	-700,000.00	0.00 %
Type: 49 - TRANSFERS Total:	700,000.00	700,000.00	0.00	0.00	-700,000.00	0.00 %
Revenue Total:	702,000.00	702,000.00	5,054.45	56,458.73	-645,541.27	8.04 %
Expense						
Department: 000 - Non-Departmental						
54 - CONTRACTUAL SERVICES	256,090.00	318,772.15	6,160.93	122,395.07	196,377.08	38.40 %
56 - CAPITAL OUTLAY	0.00	2,262.50	0.00	506.25	1,756.25	22.38 %
Department: 000 - Non-Departmental Total:	256,090.00	321,034.65	6,160.93	122,901.32	198,133.33	38.28 %
Department: 900 - Transfers						
59 - TRANSFERS	625,000.00	625,000.00	0.00	0.00	625,000.00	0.00 %
Department: 900 - Transfers Total:	625,000.00	625,000.00	0.00	0.00	625,000.00	0.00 %
Expense Total:	881,090.00	946,034.65	6,160.93	122,901.32	823,133.33	12.99 %
Fund: 701 - 4/B PROJECTS FUND Surplus (Deficit):	-179,090.00	-244,034.65	-1,106.48	-66,442.59	177,592.06	27.23 %
Report Surplus (Deficit):	-227,387.00	-292,331.65	258,601.30	1,363,907.52	1,656,239.17	-466.56 %

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
700 - 4/B OPERATING FUND	-48,297.00	-48,297.00	259,707.78	1,430,350.11	1,478,647.11
701 - 4/B PROJECTS FUND	-179,090.00	-244,034.65	-1,106.48	-66,442.59	177,592.06
Report Surplus (Deficit):	-227,387.00	-292,331.65	258,601.30	1,363,907.52	1,656,239.17



Fulshear, TX

Fund Balance Report

As Of 09/30/2023

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
600 - 4/A OPERATING FUND	1,657,804.07	1,672,354.05	249,192.71	3,080,965.41
601 - 4/A - PROJECTS FUND	2,760,634.07	59,194.51	122,901.35	2,696,927.23
Report Total:	4,418,438.14	1,731,548.56	372,094.06	5,777,892.64



Fulshear, TX

Fund Balance Report

As Of 09/30/2023

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
700 - 4/B OPERATING FUND	1,838,518.83	1,677,955.67	247,605.56	3,268,868.94
701 - 4/B PROJECTS FUND	2,673,057.92	56,458.73	122,901.32	2,606,615.33
Report Total:	4,511,576.75	1,734,414.40	370,506.88	5,875,484.27



Fulshear, TX

Budget Report Account Summary

For Fiscal: 2022-2023 Period Ending: 09/30/2023

		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	190,503.00	190,503.00	21,588.00	146,462.25	44,040.75	76.88 %
100-180-5230-00	Payroll Tax Expense	14,573.00	14,573.00	1,628.95	11,294.25	3,278.75	77.50 %
100-180-5235-00	Employee Health Benefits	23,047.00	23,047.00	1,902.94	16,011.10	7,035.90	69.47 %
100-180-5238-00	Retirement Contribution	15,240.00	15,240.00	1,727.04	11,960.56	3,279.44	78.48 %
	ExpCategory: 52 - PERSONNEL COSTS Total:	243,363.00	243,363.00	26,846.93	185,728.16	57,634.84	76.32 %
ExpCategory: 53 - SUPPLIES							
100-180-5311-00	Supplies	1,250.00	1,250.00	0.00	729.91	520.09	58.39 %
100-180-5314-00	Publications/Ref Material	500.00	500.00	0.00	240.67	259.33	48.13 %
100-180-5316-00	Minor Tools & Equipment	1,500.00	1,500.00	441.49	865.63	634.37	57.71 %
100-180-5326-00	Uniforms/Shirts	300.00	300.00	0.00	260.17	39.83	86.72 %
100-180-5381-00	Meeting Expenses	2,000.00	2,000.00	41.73	1,460.03	539.97	73.00 %
	ExpCategory: 53 - SUPPLIES Total:	5,550.00	5,550.00	483.22	3,556.41	1,993.59	64.08 %
ExpCategory: 54 - CONTRACTUAL SERVICES							
100-180-5411-00	Prof. Services - Consulting	30,000.00	30,000.00	0.00	35,778.14	-5,778.14	119.26 %
100-180-5411-14	Prof. Service Legal & Engineer	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00 %
100-180-5434-00	Telecommunications	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00 %
100-180-5440-00	Marketing	22,500.00	22,500.00	0.00	19,775.35	2,724.65	87.89 %
100-180-5472-00	Business Devlpmnt & Retention	7,500.00	7,500.00	0.00	0.00	7,500.00	0.00 %
	ExpCategory: 54 - CONTRACTUAL SERVICES Total:	82,000.00	82,000.00	0.00	55,553.49	26,446.51	67.75 %
ExpCategory: 55 - OTHER CHARGES							
100-180-5520-00	Printing	500.00	500.00	0.00	0.00	500.00	0.00 %
100-180-5527-00	Dues & Memberships	3,000.00	3,000.00	0.00	1,350.00	1,650.00	45.00 %
100-180-5527-01	Dues & Memberships - Org.	17,250.00	17,250.00	0.00	17,150.00	100.00	99.42 %
100-180-5528-00	Travel & Training	12,500.00	12,500.00	1,735.96	10,788.18	1,711.82	86.31 %
100-180-5530-00	Technology Maintenance	30,000.00	30,000.00	1,378.59	2,841.06	27,158.94	9.47 %
100-180-5531-00	Mileage	1,500.00	1,500.00	0.00	69.38	1,430.62	4.63 %
	ExpCategory: 55 - OTHER CHARGES Total:	64,750.00	64,750.00	3,114.55	32,198.62	32,551.38	49.73 %
	Department: 180 - Economic Development Total:	395,663.00	395,663.00	30,444.70	277,036.68	118,626.32	70.02 %
	Expense Total:	395,663.00	395,663.00	30,444.70	277,036.68	118,626.32	70.02 %
	Fund: 100 - GENERAL FUND Total:	395,663.00	395,663.00	30,444.70	277,036.68	118,626.32	70.02 %
	Report Total:	395,663.00	395,663.00	30,444.70	277,036.68	118,626.32	70.02 %

Group Summary

ExpCategor...	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	243,363.00	243,363.00	26,846.93	185,728.16	57,634.84	76.32 %
53 - SUPPLIES	5,550.00	5,550.00	483.22	3,556.41	1,993.59	64.08 %
54 - CONTRACTUAL SERVICES	82,000.00	82,000.00	0.00	55,553.49	26,446.51	67.75 %
55 - OTHER CHARGES	64,750.00	64,750.00	3,114.55	32,198.62	32,551.38	49.73 %
Department: 180 - Economic Development Total:	395,663.00	395,663.00	30,444.70	277,036.68	118,626.32	70.02 %
Expense Total:	395,663.00	395,663.00	30,444.70	277,036.68	118,626.32	70.02 %
Fund: 100 - GENERAL FUND Total:	395,663.00	395,663.00	30,444.70	277,036.68	118,626.32	70.02 %
Report Total:	395,663.00	395,663.00	30,444.70	277,036.68	118,626.32	70.02 %

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
100 - GENERAL FUND	395,663.00	395,663.00	30,444.70	277,036.68	118,626.32	70.02 %
Report Total:	395,663.00	395,663.00	30,444.70	277,036.68	118,626.32	70.02 %

Reimbursable to the City:

CDC - "A" 600-900-5900-10 \$15,222.35

Approved:_____ Date:_____

FDC - "B" 700-900-5900-10 \$15,222.35

Approved:_____ Date:_____



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
November 13, 2023

ITEM	TITLE
10	Minutes
ITEM/MOTION	
Consideration and action on minutes of the Corporation for the October 9, 2023 (CDC), and October 16, 2023 (FDC) meetings.	
ESTIMATED EXPENDITURE:	BUDGET ACCOUNT:

SUBMITTED BY:

Haden Farr
EDC Coordinator

SUPPORTING DOCUMENTS:

1. CDC Draft Minutes – October 9 meeting with attachment
2. FDC Draft Minutes – October 16 meeting with attachment

EXECUTIVE SUMMARY

Draft minutes are attached for the Boards' consideration.



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 October 9, 2023 6:00 PM

Board Members Present:	Paul Foster; Bonnie Tyler; Rev. Jackie Gilmore; Devin Holmes
Board Members Absent:	Bryan White
Staff:	Annel Guadalupe (EDC Director); Haden Farr (EDC Coordinator); Kevin Zieschang (PD); Charlie Zech (Legal Counsel); Cliff Brouhard (PW)
Attendees:	Kaye Kahlich; Patrick Powers; Stehanie Lee; Ike Akinwande

1. Call to Order

There being a quorum, Paul Foster called the meeting to order at 6:00p.m.

- 2. Public Comments - Citizens who desire to address the Corporation making either general comments (i.e., matters not on the agenda) or regarding matters on the agenda will be received at this time. Citizens desiring to make comments must register with the Corporation prior to the meeting being called to order. The number of speakers will be limited to the first ten (10) speakers and 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.**

In accordance with the Texas Open Meetings Act, the Corporation may respond to a general comment by (1) responding with a statement of specific factual information or (2) recite the Corporation's existing policy on that issue. The Corporation may also direct the person making the general comment to visit with staff about the issue, or the Corporation may offer to place the item on the agenda for discussion at a future meeting.

None

3. Presentation on and possible action on a resolution of support regarding the Fort Bend Mobility Bond.

Ike Akinwande (Fort Bend County Engineering Dept.) presented an overview of the proposed 2023 Fort Bend Mobility Bond and fielded questions from the Board of Directors.

Motion to approve a Resolution of Support regarding the 2023 Fort Bend Mobility Bond.

– Holmes; Second – Gilmore
Ayes: 4 Nays: 0 Abstentions: 0

4. Presentation on Fulshear gateway signs project.

Stephanie Lee (KGA DeForrest) presented an overview of the current state of the Fulshear Gateway signs project, highlighting potential design styles and placement in the city.

5. Presentation and discussion on the status of the Harris Street project.

Cliff Brouhard (PW) presented an overview of two options for the redevelopment of Harris Street. Option 1: depicting a traditional street reconstruction; Option 4: depicting a combination of a traditional street reconstruction with the addition of plaza space.

Directors expressed concerns over the loss of potential parking, traffic rerouting, and buy-in from the Methodist Church. Directors indicated their preference for Option 4.

6. Economic Development Report – 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.

a. September 18th – October 16th Activity Overview:

1. EDC Website

Annel Guadalupe informed the Board that the integration meeting for CoStar into the website has occurred, and the final phase of site development had begun. The website should be live prior to the November 13 meeting date.

2. LinkedIn

Annel Guadalupe stated that the EDC had been able to secure its own LinkedIn page separate from the city, and staff would begin posting regularly following the website launch.

3. Retail Coach Update

Haden Farr informed the Directors that a miscommunication had occurred resulting in the lack of a memo for this meeting. Discussions have been continuing with The Retail Coach and positive gains will be seen in the coming weeks and months.

4. Scarecrow Fest Update

Annel Guadalupe informed the Board that the Scarecrow Fest would take place on October 28th, 2023, in front of Thrive Church.

5. TEDC

Annel Guadalupe notified the Board of Staff's upcoming attendance at the Annual TEDC conference in Houston from October 11th-13th.

7. Consideration and action on financials and payables for the Corporation for the period ending August 31, 2023.



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Motion to approve the financials and payables for the period ending August 31, 2023

– Holmes; Second – Tyler

Ayes: 4

Nays: 0

Abstentions: 0

8. Consideration and action on minutes of the Corporation for the September 18, 2023, meeting.

Motion to approve the minutes of the Corporation for the September 18, 2023, meeting.

– Tyler; Second – Gilmore

Ayes: 4

Nays: 0

Abstentions: 0

9. Consideration and possible action on the adoption of a contract with The Cannon for services related to the Fulshear Business and Innovation Hub.

Annel Guadalupe notified the Board of a change to the name of the Fulshear Business and Innovation Hub to Fulshear Fast Track.

Motion to adopt the contract with The Cannon for services related to the Fulshear Business and Innovation Hub.

– Tyler; Second –

Ayes: 4

Nays: 0

Abstentions: 0

10. Presentation by City Council Liaison regarding relevant action taken at the previous City Council meeting(s).

Haden Farr notified the Board of a lack of an Update from City Council. In future meetings an update should be provided in memo form due to the lack of a City Council Liaison present on the CDC Board.

11. 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, etc.	Suggestion or comment made by director, etc.
Paul Foster	<ul style="list-style-type: none"> • Memo for City Council updates
Annel Guadalupe	<ul style="list-style-type: none"> • Legal overview on Board duties • Strategic Plan updates • Fulshear Farmer’s Market metrics review

12. 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
Rev. Gilmore	<ul style="list-style-type: none"> • Greater Zachary Baptist Church is hosting a celebration of the 131-year anniversary of the Church to take place on October 27th

13. Adjournment

Motion to adjourn at 7:01 p.m.
– Gilmore; Second – Holmes

Ayes: 4

Nays: 0

Abstentions: 0

Passed and approved this 13th of November 2023.

President

ATTEST: Secretary



FULSHEAR DEVELOPMENT CORPORATION

A Type "B" Economic Development Sales Tax Corporation

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Meeting Minutes

October 16, 2023

6:00 PM

Board Members Present:	Tommy Kuykendall; Lee O'Brien; James Buccieri; Blake Koepke
Board Members Absent:	Jennifer Hagemann ; Joel Patterson; Mark DeRouen
Staff:	Annel Guadalupe (EDC Director); Haden Farr (EDC Coordinator); William Henry (PD); Cliff Brouhard (PW)
Attendees:	Kaye Kahlich; Stephanie Lee; Ike Akinwande

1. Call to Order

There being a quorum, Tommy Kuykendall called the meeting to order at 6:02 p.m.

- 2. Public Comments - Citizens who desire to address the Corporation making either general comments (i.e., matters not on the agenda) or regarding matters on the agenda will be received at this time. Citizens desiring to make comments must register with the Corporation prior to the meeting being called to order. The number of speakers will be limited to the first ten (10) speakers and 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.**

In accordance with the Texas Open Meetings Act, the Corporation may respond to a general comment by (1) responding with a statement of specific factual information or (2) recite the Corporation's existing policy on that issue. The Corporation may also direct the person making the general comment to visit with staff about the issue, or the Corporation may offer to place the item on the agenda for discussion at a future meeting.

None

- 3. Presentation on and possible action on a resolution of support regarding the Fort Bend Mobility Bond.**

Ike Akinwande (Fort Bend County Engineering Dept.) presented an overview of the proposed 2023 Fort Bend Mobility Bond and fielded questions from the Board of Directors. Several slides covered during the presentation were excluded from the Agenda Packet due to a different slide deck being presented.

Motion to approve a Resolution of Support regarding the 2023 Fort Bend Mobility Bond.

– O'Brien; Second – Koepke

Ayes: 4

Nays: 0

Abstentions: 0

4. Presentation on Fulshear gateway signs project.

Stephanie Lee (KGA DeForrest) presented an overview of the current state of the Fulshear Gateway signs project, highlighting potential design styles and placement in the city. She explained that this presentation is the first step in realizing the project's completion.

5. Presentation and discussion on the status of the Harris Street project.

Cliff Brouhard (PW) presented an overview of two options for the redevelopment of Harris Street. Option 1: depicting a traditional street reconstruction; Option 4: depicting a combination of a traditional street reconstruction with the addition of plaza space.

Directors expressed concerns over the addition of pedestrian space without significant parking increases in the form of a parking structure. Additionally, it was expressed that meetings with Fire, PD, and other key players holding a stake in the redevelopment of Harris Street should be contacted for feedback. Directors indicated their preference for Option 4.

6. Economic Development Report – 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.

a. September 18th – October 16th Activity Overview:

1. EDC Website

Annel Guadalupe informed the Board that the integration meeting for CoStar into the website has occurred, and the final phase of site development had begun. The website should be live prior to the November meeting date.

2. LinkedIn

Annel Guadalupe stated that the EDC had been able to secure its own LinkedIn page separate from the city, and staff would begin posting regularly following the website launch.

3. Retail Coach Update

Haden Farr informed the Directors that a miscommunication had occurred resulting in the lack of a memo for this meeting. Discussions have been continuing with The Retail Coach and a meeting with Aaron Farmer was scheduled for October 17th.

4. Scarecrow Fest Update

Annel Guadalupe informed the Board that the Scarecrow Fest would take place on October 28th, 2023, in front of Thrive Church.

5. TEDC

Annel Guadalupe notified the Board of Staff's attendance at the Annual TEDC conference in Houston during October 11th-13th. She noted the valuable networking and valuable



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industry knowledge gained from the experience.

7. Consideration and action on financials and payables for the Corporation for the period ending August 31, 2023.

Annel Guadalupe informed the Board that the Sales Tax collection figures were not available prior to the agenda's posting date. However, sales tax collections were 12 percent from this time last year and each board has now collected 102.68% of the budgeted amount 92% through the fiscal year.

Motion to approve the financials and payables for the period ending August 31, 2023

– Buccieri; Second – O'Brien

Ayes: 4 Nays: 0 Abstentions: 0

8. Consideration and action on minutes of the Corporation for the September 18, 2023, meeting.

Motion to approve the minutes of the Corporation as amended for the September 18, 2023, meeting.

– O'Brien; Second – Koepke

Ayes: 4 Nays: 0 Abstentions: 0

9. Consideration and possible action on the adoption of a contract with The Cannon for services related to the Fulshear Business and Innovation Hub.

Annel Guadalupe notified the Board of a change to the name of the Fulshear Business and Innovation Hub to Fulshear Fast Track.

Motion to adopt the contract with The Cannon for services related to the Fulshear Business and Innovation Hub.

– O'Brien; Second –Buccieri

Ayes: 4 Nays: 0 Abstentions: 0

10. Presentation by City Council Liaison regarding relevant action taken at the previous City Council meeting(s).

None

11. 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, etc.	Suggestion or comment made by director, etc.
Tommy Kuykendall	<ul style="list-style-type: none"> • Continued talks on gateway signs
James Buccieri	<ul style="list-style-type: none"> • Feedback from PD on downtown parking
Annel Guadalupe	<ul style="list-style-type: none"> • Strategic Plan updates • Fulshear Farmer’s Market metrics review

12. 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	<ul style="list-style-type: none"> • Greater Zachary Baptist Church is hosting a celebration of the 131-year anniversary of the Church to take place on October 27th • Art in the Parking Lot on October 21st

13. Adjournment

Motion to adjourn at 7:01 p.m.
 – O’Brien; Second – Buccieri

Ayes: 4

Nays: 0

Abstentions: 0



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Passed and approved this 13th of November 2023.

President

ATTEST:

Secretary



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
November 13, 2023

ITEM	TITLE
11	City Council Liaison Update
ITEM/MOTION	
Presentation by City Council Liaison regarding relevant action taken at previous City Council meeting(s).	
ESTIMATED EXPENDITURE:	BUDGET ACCOUNT:

SUBMITTED BY:

Haden Farr
EDC Coordinator

SUPPORTING DOCUMENTS:

EXECUTIVE SUMMARY

This is a regular, recurring agenda item allowing City Council liaison: Councilmember Joel Patterson (FDC) to provide an update on relevant action taken at previous City Council meetings.



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
November 13, 2023

ITEM	TITLE
12	Future Agenda Items
ITEM/MOTION	
<p>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.</p>	
ESTIMATED EXPENDITURE:	BUDGET ACCOUNT:

SUBMITTED BY:

Haden Farr
EDC Coordinator

SUPPORTING DOCUMENTS:

EXECUTIVE SUMMARY

This is a recurring item for discussion of future agenda items.



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
November 13, 2023

ITEM	TITLE
13	Announcements
ITEM/MOTION	
<p>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.</p>	
ESTIMATED EXPENDITURE:	BUDGET ACCOUNT:

SUBMITTED BY:

Haden Farr
EDC Coordinator

SUPPORTING DOCUMENTS:

EXECUTIVE SUMMARY

This is a recurring item for discussion of relevant announcements.