



FULSHEAR DEVELOPMENT CORPORATION

A Type "B" Economic Development Sales Tax Corporation

PO Box 279 · 6611 West Cross Creek Bend Lane · Fulshear, Texas 77441 · (281) 346-1796 · www.fulsheartexas.gov

REGULAR MEETING AGENDA

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

Notice is hereby given of a meeting of the Fulshear Development Corporation (FDC) to be held on Monday, August 19, 2024, 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.

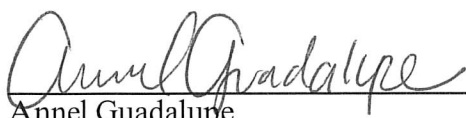
Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, or 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. 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. Public Hearing on a general type of projects being proposed by the Corporation for Fiscal Year 2023-2024 being land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development; specifically: East Side Drainage (\$625,000); Texas Heritage Parkway ILA (\$88,667); Community Events (\$50,000); Fulshear Fast Track Entrepreneurship and Business Hub (\$105,000).
4. Presentation by Retail Strategies.
5. Presentation and discussion on Harris Street Reconstruction.
6. Discussion and possible action on FY24 budget amendment.
7. Consideration and possible action on amendment to the adopted FY25 Corporation budget (701).

8. 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) July 17th – August 16th Activity Overview:
 1. RFEI for EDC Property
 2. Hotel Update
 3. Downtown Mural
 4. Higher Education Partnership
 5. Eastside Drainage Update
9. Consideration and action on financials and payables for the Corporation for the period ending June 30, 2024.
10. Consideration and action on the minutes of the Corporation for the July 15, 2024, regular meeting
11. Presentation by City Council Liaison regarding relevant action taken at 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 accommodation 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, August 16, 2024, 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:

A handwritten signature in black ink, appearing to read 'Haden Farr', is written over a horizontal line. The signature is stylized with a large loop and a long horizontal stroke extending to the right.

Haden Farr
Economic Development Coordinator
City of Fulshear



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
August 19, 2024

ITEM	TITLE
3	Public Hearing
ITEM/MOTION	
<p>Public hearing on a general type of projects being proposed by the Corporation for Fiscal Year 2024-2025 being land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development, the amount of which is approximately \$868,667; and specific projects being expenditures found by the Board of Directors to promote new or expanded business development for East Side Drainage (\$625,000); Texas Heritage Parkway ILA (\$88,667); Community Events (\$50,000); Fulshear Fast Track Entrepreneurship and Business Hub (\$105,000)</p> <p>Comments or discussion by the Boards of Directors will only be made at the time the agenda item is taken up for deliberation by the boards.</p>	
ESTIMATED EXPENDITURE:	BUDGET ACCOUNT:

SUBMITTED BY:

Haden Farr
EDC Coordinator

SUPPORTING DOCUMENTS:

1. Fort Bend Herald Posting
2. Resolution No. FDC 2024-01
3. Notice of FDC Projects

EXECUTIVE SUMMARY

A public hearing is required by statute for projects to provide members of the public an opportunity to comment on the boards' proposed projects for FY24. As a follow-up to Resolution FDC 2024-01 having been approved by the boards in their July meeting, public notice of the projects and this public hearing was published on July 28, 2024, in the City's paper of record, the Fort Bend Herald. This began a 60-day wait period. This is not a discussion item for the boards. It is a formal means by which to receive comments from the public related to the proposed expenditures. The Board Presidents will each open the public hearing, call for any comments from individuals present, and then close public hearing.

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said Court, wherein, LAURIE CONKERTON is Plaintiff and the UNKNOWN HEIRS of said Deceased are the Defendants; allegations as shown in said petition now on file in the Fort Bend County Clerk's office. HEREIN FAIL NOT, but have you before said Court, at the time aforesaid, this Writ, with your return thereon, showing how you have executed the same.

GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at office in Richmond, Texas, this the 23rd day of July, 2024. LAURA RICHARD, COUNTY CLERK

FORT BEND COUNTY, TEXAS
PHYSICAL ADDRESS: 1422 EUGENE HEIMANN CIRCLE
MAILING ADDRESS: 301 JACKSON, SUITE 101 RICHMOND, TX 77469-3108
BY/s/: MONICA ALTAMIRANO, Deputy

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dollars, in favor of TOWNWEST COMMUNITY IMPROVEMENT ASSOCIATION, INC together with the costs of said suit, and the proceeds applied to the satisfaction thereof. NABIL SHIKE Constable Pct. 3 SUGAR LAND, Texas By RACHEL PATTERSON 1311-DEPUTY JULY 2, 2024

INVITATION TO BID
Sealed bids in duplicate on behalf of DR Horton - Texas, Ltd., on behalf of Fort Bend County Municipal Utility District No. 220 will be received electronically, until 10:00 a.m., Thursday, August 8, 2024, and then publicly opened and read for furnishing all plant, labor, material and equipment and performing all work required for the Construction of Demolition, Clearing and Grubbing in Hunter's Rudge.

The bids will only be received electronically bid through CivcastUSA. The electronic bids will be publicly opened and read via conference call. Physical bids will not be accepted. Due to the pandemic and the Federal guidelines of not gathering in groups of 10 or more people, people who want to attend the bid opening must do so by telephone. Below is the contact information to attend the bid opening by teleconference. Call Number: 1 832 856 3756 Access Code: 463 364 6# Scope of Work of the Contract includes the Construction of Demolition, Clearing and Grubbing in Hunter's Rudge. For construction contracts \$50,000 and over, the bidder shall submit a certified or cashier's check on a responsible bank in the State equal to two percent (2%) of the maximum total bid amount. Make the cashier's check or bid bonds payable to the Owner. Plans, specifications, and bidding documents are available at www.civcastusa.com. There will be a pre-bid conference via teleconference call on Thursday, August 1st, at 10:00 a.m. Attendance is not mandatory. Below is the contact information to attend the pre-bid by teleconference. Call Number: 1 832 856 3756 Access Code: 206 628 284# The Owner reserves the right to reject any or all bids and waive any or all irregularities. No bid may be withdrawn until the expiration of 90 days from the date bids are open. ATTENTION: Pursuant to Texas Government Code 2252.908, on behalf of Fort Bend County Municipal Utility District No. 220 (the "District") with a printed, executed and notarized original of a completed Certificate of Interested Parties form (Form 1295) with the bid. Failure to do so will result in the District's inability to execute the contract. To complete the disclosure of interested parties form, or for further information, please visit the Texas Ethics Commission's website at <https://www.ethics.state.tx.us>.

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(\$88,667); Community Events (\$50,000); Fulshear Fast Track Entrepreneurship and Business Hub (\$105,000) The City of Fulshear Development Corporation will conduct a public hearing to solicit citizen input regarding the proposed projects identified and described above. The public hearing will be held during the Corporation's meeting on Monday, August 19, 2024, at 6:00 p.m. The agenda and location for same will be posted no less than 72 hours ahead of time at www.fulsh.eartexas.gov. Interested citizens are encouraged to attend and offer their comments. For more information, please contact: Haden Farr, Economic Development Coordinator City of Fulshear Telephone: (281) 346-1796

NO. 23-CPR-039665
THE ESTATE OF LARRY DEAN QUAST DECEASED IN THE COUNTY COURT AT LAW [PROBATE DIVISION] NUMBER FIVE (5) FORT BEND COUNTY, TEXAS
NOTICE TO CREDITORS
Notice is hereby given that Letters Testamentary, for the Estate of LARRY DEAN QUAST, Deceased, were issued on October 9, 2023. MARTHA LYNN QUAST, as Independent Executrix, all persons having claims against this Estate, which is currently being administered, are required to present them to the undersigned, and in the manner prescribed by law: c/o PATRICK F. DOZARK Attorney at Law 7707 Moondance Lane, Houston, Texas 77071 Attorney for THE ESTATE OF LARRY DEAN QUAST, DECEASED
MARTHA LYNN QUAST, Independent Executrix Phone: (713) 626-5265 Fax: (713) 588-2415 Email: Patrick@DozarkLawFirm.com

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opened and read at the Office of Odyssey Engineering Group, for "Proposed Water Distribution, Wastewater Collection and Storm Water Facilities to Serve Arabella on the Prairie Section Five for Fort Bend County Municipal Utility District No. 162, Fort Bend County, Texas." In addition to the opening of sealed Bids at the address above, you may view the public opening of sealed Bids via Microsoft Teams. To join via Microsoft Teams, see the instructions posted to www.CivcastUSA.com named "Bid Opening Remote Meeting Instructions."

Scope of Work of the Contract Documents includes the following: installation of water distribution, sanitary collection, and storm sewer systems to serve Arabella on the Prairie Section Five, which is a residential single-family development consisting of 86 lots and approximately 24 acres.

Bids received after the closing time will not be considered. A NON-MANDATORY pre-bid conference will be held remotely or in person on Wednesday, August 7, 2024, at 11:00 a.m., Local Time, at the office of the Project Engineer, Odyssey Engineering Group, LLC, 2500 Tanglewilde Street, Suite 300, Houston, Texas, 77063.

Each Bid must be accompanied by a bid bond, acceptable to the owner, in an amount not less than five percent (5%) of the total amount bid or a certified or cashier's check, payable to the Owner, in an amount not less than 2 percent (2%) of the total amount bid, as a guarantee that the successful bidder will enter into the Contract and execute the Bonds on the forms provided and provide the required insurance certificates within seven (7) days after the date Contract Documents are received by the Contractor. If a certified or cashier's check is provided, the successful bidder shall deliver, at the bid opening address, the original certified or cashier's check within twenty-four (24) hours of receipt of the bid opening.

Copies of the bidding documents may be reviewed and obtained from www.CivcastUSA.com: search 20-014-05-DST. Bidders must register on this website to view and/or download specifications, plans, soils report, and environmental reports for this Project. There is NO charge to view or download documents.

A bidder submitting electronic Bids must submit its Bid and Bid Securities in compliance with Owner's Order Adopting Section 49.2731 Electronic Bidding Rules and all electronic Bids and Bid Securities must be submitted through www.CivcastUSA.com. Bidder must register on this website to submit a Bid and Bid Security and there is no charge to submit Bids and Bid Securities on this website.

By submitting a Bid, bidder acknowledges and agrees that the Contract Documents may be accepted, executed or agreed to through the use of an Electronic Signature, as defined by and in accordance with Owner's Electronic Signature Rules for Construction Contracts.

The Owner reserves the right to reject any or all Bids and to waive all defects and irregularities in bidding or bidding process except time of submitting a Bid. The successful bidder, if any, will be the responsible bidder which in the Board's judgment will be most advantageous to the District and result in the best and most economical completion of the Project.

The requirements of Subchapter J, Chapter 552, Government Code, may apply to this Bid and the Contractor agrees that the Contractor Documents can be terminated if the Contractor knowingly or intentionally fails to comply with a requirement of that subchapter.

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CAUSE NO. 23-CCV-073809 THE STATE OF TEXAS TO: GIULIETTA GHIGLIOTTO, DEFENDANT, GREETING: YOU (AND EACH OF YOU) ARE HEREBY COMMANDED TO APPEAR before the Honorable County Court at Law 3 of Fort Bend County, Texas, at the Courthouse being located at the Fort Bend County Justice Center, 1422 Eugene Heimann Circle, in the City of Richmond, Fort Bend County, Texas, by filing a written answer at or before 10 o'clock A.M. of the first Monday after the expiration of 42 days from the date of issuance of this citation, same being the 12th day of August, 2024, to Plaintiff's Petition filed in said Court, on the 1st day of November, 2023, in this Cause, numbered 23-CCV-073809 on the docket of said Court and styled: MARISSA ESTRADA vs GIULIETTA GHIGLIOTTO allegations as shown in said petition now on file in the Fort Bend County Clerk's Office. The officer executing this Writ shall promptly serve the same, according to requirements of law and the mandates hereof, and make due return as the law directs. ISSUED AND GIVEN UNDER MY HAND AND SEAL of said Court at office, this the 28th day of June, 2024. LAURA RICHARD, COUNTY CLERK FORT BEND COUNTY, TEXAS 301 JACKSON, SUITE 101 RICHMOND, TX 77469-3108 **BY/s/: Melissa Montalbo**, Deputy You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the first Monday after the expiration of 42 days from the date of issuance of this citation and petition, a default judgment may be taken against you. The name and address of the Plaintiff's attorney is: Travis B TERRY REED & TERRY LLP 56 Sugar Creek Center Blvd Ste 300 Sugar Land TX 77478 281-491-5000

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PUBLIC NOTICE OF PROJECTS PROPOSED TO BE UNDERTAKEN BY THE FULSHEAR DEVELOPMENT CORPORATION (FDC), A "TYPE B" ECONOMIC DEVELOPMENT SALES TAX CORPORATION The FDC, a "Type B" Economic Development Sales Tax Corporation, hereby gives notice, pursuant to the Texas Local Government Code, Sec. 504.171, that the Corporation has proposed to undertake the following projects: Land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development. Specifically, contributions for East Side Drainage (\$625,000); Texas Heritage Parkway I&A

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PROPERTY DESCRIPTION: LOT FIVE(5), IN BLOCK TWO(2), OF TOWNWEST, SECTION FIVE(5), REPLAT, AN ADDITION FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 1 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS DATE OF SALE: AUGUST 6, 2024 TIME OF SALE: APPROXIMATELY 10:00 AM PLACE OF SALE: 4310 HWY 36 SOUTH, ROSENBERG, TEXAS 77471 TERMS OF SALE: CASH CREDIT- \$0.00 The above sale to be made by me to satisfy the above described judgment for \$3,620.11 FOR UNPAID ASSESSMENTS, LATE INTEREST, COLLECTION CHARGES/FEEES INCURRED BY THE ASSOCIATION; REASONABLE ATTORNEY'S FEES OF HOLT TOLLET, P.C. TOTALING \$6,170.00 FOR LEGAL SERVICES RENDERED AND \$1,293.24 IN EXPENSES/ COSTS INCURRED; RECOVER FROM DEFENDANT, INTEREST ON SUCH LIEN AMOUNTS AWARDED IN THIS JUDGMENT AT THE RATE OF 7.5% PER ANNUM FROM THE DATE THIS JUDGMENT IS SIGNED UNTIL FULLY PAID; with the interest thereon at the rate of 7.5% per annum from date of judgment, together with all costs of suit, I levied upon, and will, on the 2ND day of JULY, 2024 within legal hours, proceed to sell for cash to the highest bidder, all the right, title and interest of SILVIA CASTILLO in and to the following described Real property, levied upon as the property of SILVIA CASTILLO to wit:

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Needville ISD offers career and technical education programs in agriculture, food and natural resources; architecture & construction; arts, A/V technology & communications; business marketing and finance; education & training; health science; hospitality & tourism; human services; information technology; law and public service; and manufacturing. Admission to these programs is based on Needville ISD and Texas Education Agency admission standards.

It is the policy of Needville ISD not to discriminate on the basis of race, color, national origin, sex or handicap in its vocational programs, services, or activities and provides equal access to the Boy Scouts and other designated youth groups as required by Title VI of the Civil Rights Act of 1964, as amended; Title IX of the Education Amendments of 1972; the Age Discrimination Act of 1975, as amended; and Section 504 of the Rehabilitation Act of 1973, as amended.

It is the policy of Needville ISD not to discriminate on the basis of race, color, national origin, sex, handicap or age in its employment practices as required by Title VI of the Civil Rights Act of 1964, as amended; Title IX of the Education Amendments of 1972; the Age Discrimination Act of 1975, as amended; and Section 504 of the Rehabilitation Act of 1973, as amended.

Needville ISD will take steps to assure that lack of English language skills will not be a barrier to admission and participation in all educational and vocational programs.

For information about your rights or grievance procedures, contact the Title IX Coordinator, Beth Briscoe, at briscoeb@needvilleisd.com, (979) 793-4308 or Section 504 Coordinator, Shannon Jedlicka, at jedlickas@needvilleisd.com, (979) 793-4308.

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Career and Technical Education

Annual Public Notification of Nondiscrimination

Needville ISD offers career and technical education programs in agriculture, food and natural resources; architecture & construction; arts, A/V technology & communications; business marketing and finance; education & training; health science; hospitality & tourism; human services; information technology; law and public service; and manufacturing. Admission to these programs is based on Needville ISD and Texas Education Agency admission standards.

It is the policy of Needville ISD not to discriminate on the basis of race, color, national origin, sex or handicap in its vocational programs, services, or activities and provides equal access to the Boy Scouts and other designated youth groups as required by Title VI of the Civil Rights Act of 1964, as amended; Title IX of the Education Amendments of 1972; the Age Discrimination Act of 1975, as amended; and Section 504 of the Rehabilitation Act of 1973, as amended.

It is the policy of Needville ISD not to discriminate on the basis of race, color, national origin, sex, handicap or age in its employment practices as required by Title VI of the Civil Rights Act of 1964, as amended; Title IX of the Education Amendments of 1972; the Age Discrimination Act of 1975, as amended; and Section 504 of the Rehabilitation Act of 1973, as amended.

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For information about your rights or grievance procedures, contact the Title IX Coordinator, Beth Briscoe, at briscoeb@needvilleisd.com, (979) 793-4308 or Section 504 Coordinator, Shannon Jedlicka, at jedlickas@needvilleisd.com, (979) 793-4308.

Career and Technical Education

Notificación Pública de No Discriminación en Programas de Educación Técnica y Vocacional

Needville ISD ofrece programas de educación técnica y vocacional en agricultura, alimentación y ciencias naturales; arquitectura y construcción; artes, tecnología A/V y comunicaciones; marketing empresarial y finanzas; educación y entrenamiento ; ciencias de salud; hostelería y turismo; servicios humanos; tecnologías de la información; derecho y servicio público; y fabricación. La admisión a estos programas se basa en Needville ISD y Texas Education Agency estándares de admisión.

Es norma de Needville ISD no discriminar en sus programas, servicios o actividades vocacionales y brinda igualdad de acceso a los Boy Scouts y otros grupos juveniles designados por motivos de raza, color, origen nacional, sexo o impedimento, tal como lo requieren el Título VI de la Ley de Derechos Civiles de 1964, según enmienda; Título IX de las Enmiendas en la Educación de 1972, y la Sección 504 de la Ley de Rehabilitación de 1973, según enmienda.

Es norma de Needville ISD no discriminar en sus procedimientos de empleo por motivos de raza, color, origen nacional, sexo, impedimento o edad, tal como lo requieren el Título VI de la Ley de Derechos Civiles de 1964, según enmienda; Título IX de las Enmiendas en la Educación, de 1972, la ley de Discriminación por Edad, de 1975, según enmienda; y la Sección 504 de la Ley de Rehabilitación de 1973, según enmienda.

Needville ISD tomará las medidas necesarias para asegurar que la falta de habilidad en el uso del inglés no sea un obstáculo para la admisión y participación en todos los programas educativos y vocacionales.

Para información sobre sus derechos o procedimientos de quejas, comuníquese con el Coordinador del Título IX, Beth Briscoe, en briscoeb@needvilleisd.com, (979) 793-4308, y/o el Coordinador de la Sección 504, Shannon Jedlicka, en jedlickas@needvilleisd.com, (979) 793-4308.

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NOTICE OF CONSTABLES SALE
THE STATE OF TEXAS COUNTY OF FORT BEND By virtue of an Order of Sale issued out of the Honorable 434TH DISTRICT COURT OF FORT BEND County on June 26, 2024 by the Clerk thereof, in the case of FORT BEND INDEPENDENT SCHOOL DISTRICT, ET AL VS. RENEE B. MCKELVEY, ET AL in Cause # 18-DCV-257965 and to me, as CONSTABLE directed and delivered, I will proceed to sell, at 10:00 O' Clock AM on the 6th day of August, 2024, which is the first Tuesday of said month, at its

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Bend County Fairgrounds, 4310 Highway 36 South, Rosenberg, Texas 77471 of said FORT BEND County, in the City of Rosenberg, Texas, the following described property, to wit: T R A C T 1 : G E O : 6 7 0 0 0 2 0 1 7 0 1 2 0 9 0 7 Lot Twelve (12), in Block Seventeen (17), Settlers Park, Section Two (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Volume 22, Page 42, Plat Records of Fort Bend County, Texas. Levied on July 2, 2024 as the property of RENEE B. MCKELVEY BOBBY STEVE MCKELVEY,

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DECEASED to satisfy a judgment amounting to \$5,010.25, representing delinquent taxes, penalties, interest, and attorney's fees through the date of judgment, plus all costs of court, costs of sale, and post judgment penalties and interest recoverable by law in favor of FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT # 2. ALL BIDDERS MUST COMPLY WITH SECTION 34.015 OF THE TEXAS PROPERTY TAX CODE. GIVEN UNDER MY HAND ON 2nd of July 2024 CONSTABLE NABIL SHIKE FORT BEND COUNTY CONSTABLE PRECINCT 3

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CONSTABLE FORT BEND COUNTY, TEXAS **BY/s/: R. Patterson #1311** Deputy NOTICE OF CONSTABLES SALE INVITATION TO BIDDERS Sealed Bids addressed to FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162, Attention Mr. Dale Clayton, President, Board of Directors, will be received electronically or at the office of the Project Engineer, Odyssey Engineering Group, LLC, 2500 Tanglewilde Street, Suite 300, Houston, Texas 77063, until 10:00 a.m. Local Time, August 14, 2024, and then publicly

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CLASSIC SUDOKU

Fill in the blank cells using numbers 1 to 9. Each number can appear only once in each row, column and 3x3 block. Use logic and process elimination to solve the puzzle. The difficulty level ranges from Bronze (easiest) to Silver to Gold (hardest).

Rating: GOLD

Solution to 7/26/24

1			9	8		7		
9			5			2		
4		6						5
	7		6		1		4	
6						7		
1	3		8		5			
8				1		6		
7			2			8		
2	4	8					5	

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6	1	2	5	3	8	9	4	7
4	9	3	7	6	1	8	2	5
7	8	5	2	4	9	1	3	6
8	3	4	1	7	6	5	9	2
1	6	9	3	5	2	7	8	4
5	2	7	8	9	4	6	1	3
9	7	6	4	1	3	2	5	8
2	4	1	6	8	5	3	7	9
3	5	8	9	2	7	4	6	1

FDC RESOLUTION NO. 2024-01

A RESOLUTION OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC), A “TYPE B” ECONOMIC DEVELOPMENT SALES TAX CORPORATION, DECLARING THE PROJECTS TO BE UNDERTAKEN BY THE CORPORATION FOR FISCAL YEAR 2024-2025, DIRECTING STAFF TO PUBLISH NOTICE OF SAME, AND SETTING A PUBLIC HEARING.

WHEREAS, the Fulshear Development Corporation (the "Corporation") was created by the City of Fulshear, Texas (the "City"), pursuant to Chapters 501, and 505 of the Local Government Code, as amended (the “Local Government Code”); and

WHEREAS, in accordance with Sections 501 and 505 of the Local Government Code, the Corporation wishes to participate in a general type of Projects during FY 2024-2025 and, through such desire, after careful contemplation, wishes to find that such Projects promotes new or expanded business enterprises and opportunities; and

WHEREAS, the estimated expenditures for the Project in FY 2024-2025 are estimated to be approximately \$868,667; and

WHEREAS, the Corporation wishes to participate in specific projects during Fiscal Year 2024-2025, being expenditures for projects found by the Board of Directors to promote new or expanded business development;

WHEREAS, the estimated expenditures for such projects are:

- East Side Drainage: \$625,000
- Texas Heritage Parkway ILA: \$88,667
- Community Events: \$50,000
- Fulshear Fast Track Entrepreneurship and Business Hub: \$105,000

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORPORATION THAT:

- Section 1. The Board hereby proposes to undertake a general type of project during Fiscal Year 2024-2025 being land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development.
- Section 2. The Board hereby proposes to undertake specific projects during Fiscal Year 2024-2025 being expenditures for capital projects found by the Board of Directors to promote new or expanded business development.
- Section 3. The Board hereby finds that the funds expended will be used for eligible "costs" of "projects" as defined in the Act.
- Section 4. With the passage and approval of this Resolution, the Board hereby publishes public notice of its intent to undertake the Project. Staff are hereby directed and

authorized to publish any additional public notice of the Board's FDC Resolution 2024-01.

Section 5. In accordance with and pursuant to the Local Government Code, the Board hereby sets a public hearing to hear public comment on and consider of the Project on Monday, August 19, 2024, at its Regular Meeting, the agenda and location for which will be posted no less than 72 hours ahead of time at www.fulsheartexas.gov.

PASSED AND APPROVED THIS 15TH DAY OF JULY 2024.



President
Fulshear Development Corporation

ATTEST:



Secretary
City of Fulshear Development Corporation

PUBLIC NOTICE
OF PROJECTS
PROPOSED TO BE UNDERTAKEN BY
THE FULSHEAR DEVELOPMENT CORPORATION (FDC),
A “TYPE B” ECONOMIC DEVELOPMENT SALES TAX CORPORATION

The FDC, a “Type B” Economic Development Sales Tax Corporation, hereby gives notice, pursuant to the Texas Local Government Code, Sec. 504.171, that the Corporation has proposed to undertake the following projects:

Land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development.

Specifically, contributions for East Side Drainage (\$625,000); Texas Heritage Parkway ILA (\$88,667); Community Events (\$50,000); Fulshear Fast Track Entrepreneurship and Business Hub (\$105,000)

The City of Fulshear Development Corporation will conduct a public hearing to solicit citizen input regarding the proposed projects identified and described above. The public hearing will be held during the Corporation’s meeting on Monday, August 19, 2024, at 6:00 p.m. The agenda and location for same will be posted no less than 72 hours ahead of time at www.fulsheartexas.gov . Interested citizens are encouraged to attend and offer their comments.

For more information, please contact:
Haden Farr, Economic Development Coordinator
City of Fulshear
Telephone: (281) 346-1796



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
August 19, 2024

ITEM	TITLE
4	Presentation by Retail Strategies for Retail Recruitment Services
ITEM/MOTION	
Presentation by Retail Strategies for retail recruitment services.	
ESTIMATED EXPENDITURE:	BUDGET ACCOUNT:

SUBMITTED BY:

Haden Farr
EDC Coordinator

SUPPORTING DOCUMENTS:

1. Retail Strategies Overview
2. Retail Recruitment Proposal

EXECUTIVE SUMMARY

Following the Board decision to not extend The Retail Coach contract for retail recruitment, staff were instructed to approach other vendors to fulfil that need. Retail Strategies will present the Board with an overview of their product, as well as field any questions from the Board.

Retail Strategies is the most trusted partner when recruiting businesses.



Retail Recruitment

August 2024



Fulshear, Texas EDC

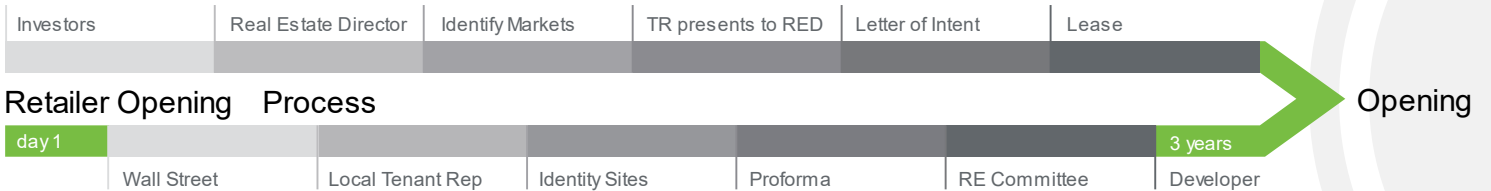
Lacy Beasley
President

lacy@retailstrategies.com

Why does it take so long?

Retail Timeline

Retail deals take anywhere from 18 to 36 months.



Businesses Recruited

In the Southwest

Retail Recruitment Success

About Us

Retail Strategies exists to give communities across the United States an advantage in attracting businesses. Our mission is to provide the real estate expertise, tools and human effort that position deserving towns as alluring locations for national businesses.

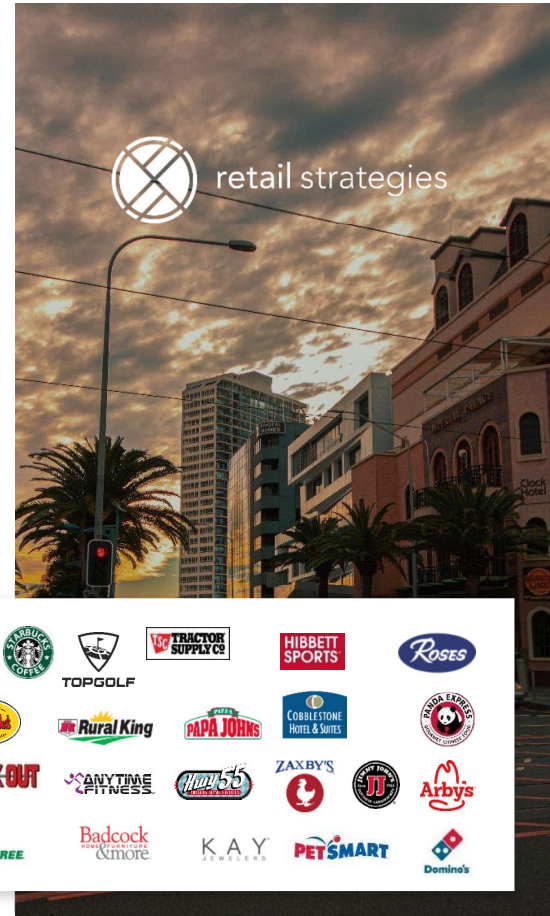
Difference

While we guarantee that we'll move the needle for you, we set reasonable expectations. Apart from being the right thing to do, an ethical approach sets the foundation for a long-term partnership.

Attracting new business to your community is a process.

To address this reality we develop long-term partnerships with our client communities, laying the foundation for continued growth.

We've helped cities nationwide with retail expansion, read about some of those stories below.



Trusted partner

Industry Leaders

- Worked with 800 communities since 2011
- Vast network of retail and restaurant industry professionals
- Only municipal firm with in-house commercial real estate team



Industry Involvement



Experience in Texas

\$2M+

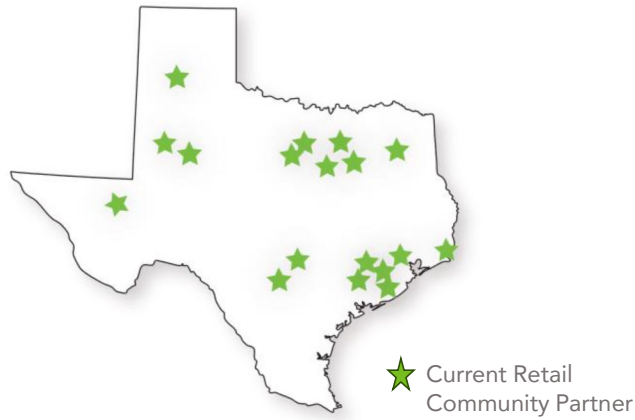
Annual Local Sales Tax
Revenue Collected

\$107.7M

New Annual Retail Sales
in Client Cities

896

Jobs Created
(Estimated)



Partnerships in Texas

Fort Worth Office

TEDC Presenter

UTSA Partnership

ARCIT Presenter

TML Partner

High Ground of Texas Presenter



Questions?

We are here to help

▶▶ ADVANCE

rcial real estate expertise.

specialists

Conference Representation

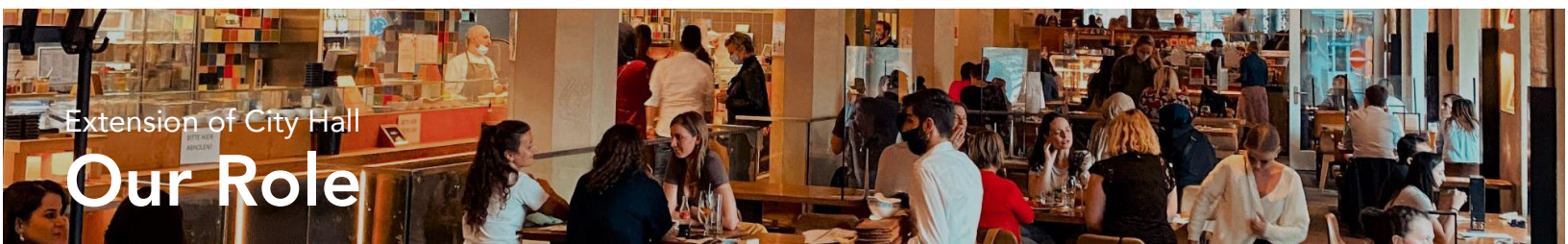
Our Network is Your Network



Texas

ICSC
 INNOVATING COMMERCE
 SERVING COMMUNITIES

RETAIL LIVE!



Extension of City Hall

Our Role

NEEDS:

Every city has the goal to increase tax revenue and job creation, often through new businesses. A combination of these goals increases the quality of life for citizens, spurring on more growth.

CHALLENGES:

Communities have challenges to overcome, such as finding enough time, building a network, the collateral and resources, and the specific experience needed in the retail industry.

NEEDS

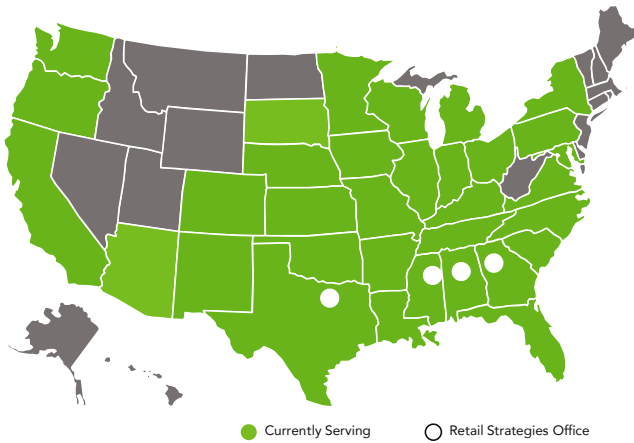


GOALS

Community Partner

EXPERIENCE

Trusted by Communities Nationwide



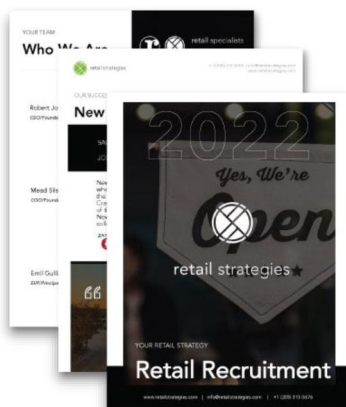
177 Retail Recruitment Clients

4:1 Client to Staff Ratio

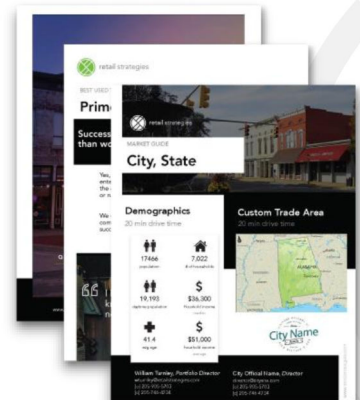
\$105k Avg. New Annual Sales Tax Per City



Market Analysis



Retail Recruitment Plan



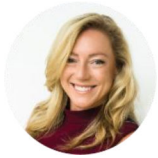
Marketing Guide



ADVANCE

The Team

With a 4:1 client to staff ratio, we are dedicated to our client communities' needs.



Lacy Beasley
President



Madison Neal
Portfolio Director



Megan Jimenez
Retail Development Coordinator



Courtney Hall
Chief Marketing Officer



Ryder Richards
Creative Director



Ashton Rosen
Communication Coordinator



Joe Strauss
Vice President, Development



Scott VonCannon
Chief Operating Officer



Clay Craft
Vice President, Client Services

Our Process

What we do

How it works



DISCOVER

Define who your consumers are, where they live, and how they spend their money. Boots on the ground tour with local Real Estate Analysis.

You are the local expert



CONNECT

Based on your Market Analysis and real estate assets, we connect with the right restaurant, grocery, home improvement, apparel, and hospitality businesses looking for markets like yours.

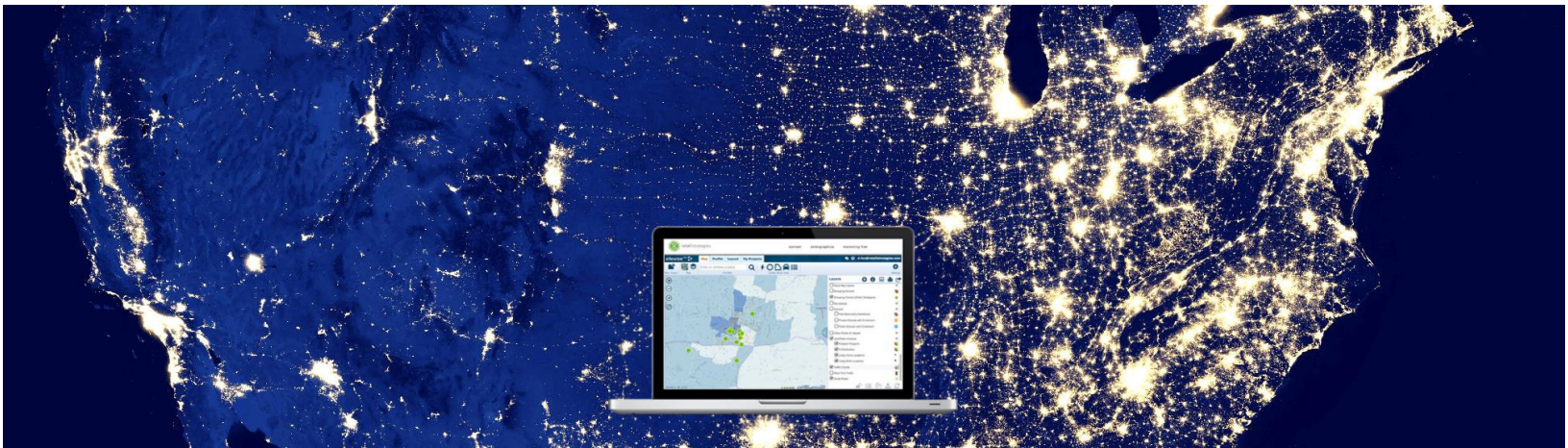
Timely reporting & responsiveness



ADVANCE

The rubber meets the road representing your community at regional and national conferences. Day in and day out, your team is connecting with retailers, brokers, and developers, putting your real estate sites in front of the right decision-makers.

If the answer is no, share a reason why



Data & Analytics

Customized Trade Area // GAP Analysis // Peer Analysis // Prospects & Site Criteria



Our Partnership

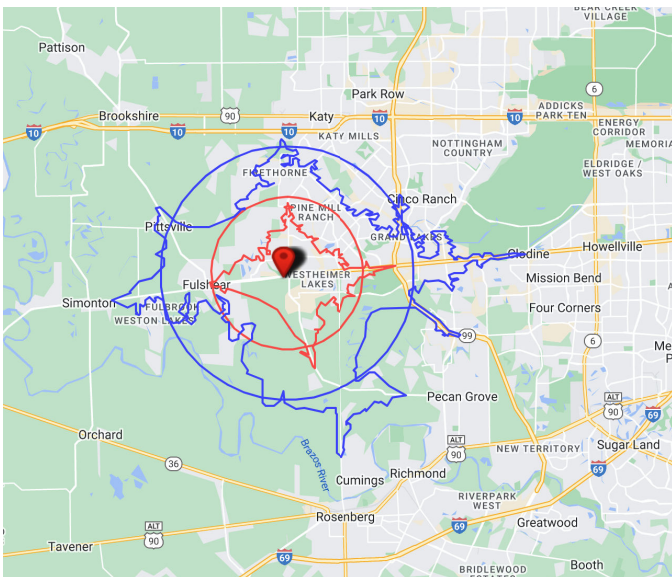
Your Deliverables // The Team // Our Relationships



Aerial Map



Demographic Highlight



Fulshear, TX

3 miles 5 miles 0-5 min 0-10 min

DEMOGRAPHIC OVERVIEW

	3 miles	5 miles	0-5 min	0-10 min
Current Year Estimated Population	78,886	168,555	38,149	155,489
Number of Households	23,019	50,731	11,039	46,887
Average Home Value	\$ 567,530	\$ 585,728	\$ 556,432	\$ 569,560
Population Growth % ('24-'29)	19.0%	18.1%	20.0%	16.9%
Current Year Average Age	34.2	35.3	34.1	35.1
Current Year Median Household Income	\$ 156,198	\$ 152,981	\$ 153,164	\$ 149,307
Current Year % Bachelor's Degree	67.6%	66.4%	62.9%	65.4%
Number of Businesses	753	2,016	391	1,991
Total Number of Employees	7,390	20,525	3,497	19,252
Daytime Population	54,950	129,946	25,567	123,258



DISCOVER

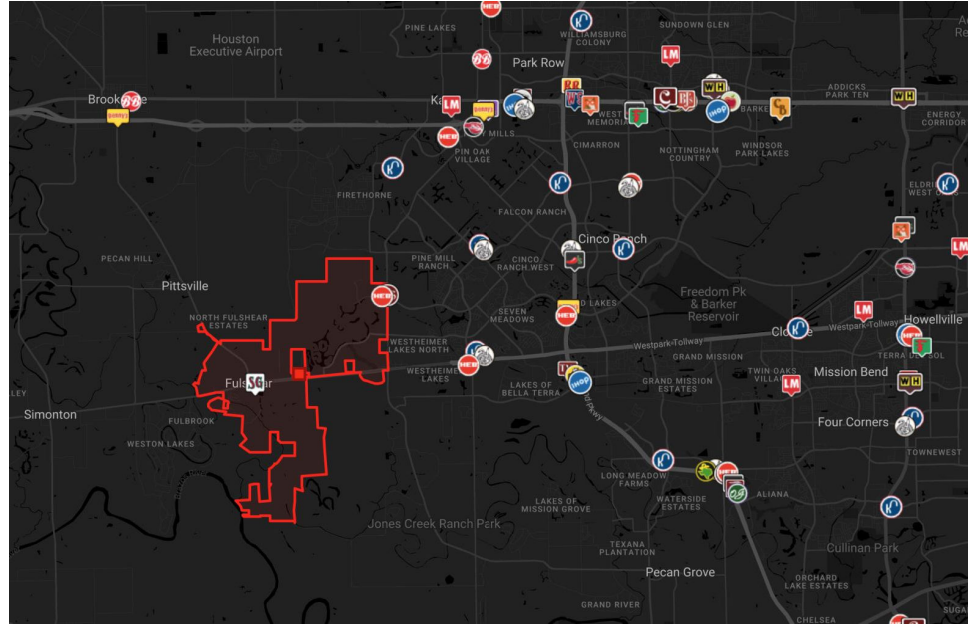
Mobile Insights

Market at Cross Creek Ranch Katy

4950 Fm 1463
Katy, TX 77494
United States

Details

Annual Visits (captured)	416,005
Annual Visitors (captured)	216,045
Avg Distance from Home	2.0 miles
Average Dwell Time	20.3 min
Tourist Visits	3.0%
Sector	Shopping Complexes
Sector - County Rank	#22 of 84
Sector - DMA Rank	#169 of 846
Brand	Malls and Shopping Centers
Brand Rank within State	#628 of 2868
Brand Rank within DMA	#169 of 846



The location tracked was
H-E-B
for one year



CONNECT

Inventory

Retail Real Estate

Property Mapping

LoopNet

Fulshear, TX, USA | For Lease | Retail | Lease Rate | Available Space | All Filters(1) | Clear | 14 Results | Save Search | Sort

Texas / Fulshear / Fulshear Retail Space for Lease

- Hunt Road Plaza**
Fulshear, TX 77423
Built in 2023
2,475 SF Retail Space
\$28.00 SF/YR
- 5430 FM 359 Rd Gateway 359 Business Park - Retail**
Fulshear, TX 77441
Built in 2022
1,353 - 3,096 SF Retail Spaces
\$25.00 SF/YR
- 6510 FM 359 Rd R1 Rogers Business Park**
Fulshear, TX 77441
Built in 2021
3,132 - 8,582 SF Spaces
\$18.00 SF/YR
- FM 359 & Cross Creek West Blvd Commons at Cross Creek**
Fulshear, TX 77441
Built in 2024
24,000 SF Retail Space



CONNECT

Home Run Real Estate

Universal Site Metrics

- Parking
- Traffic
- Co-tenancy
- Signage
- Ingress / Egress



DISCOVER

Customized Trade Area



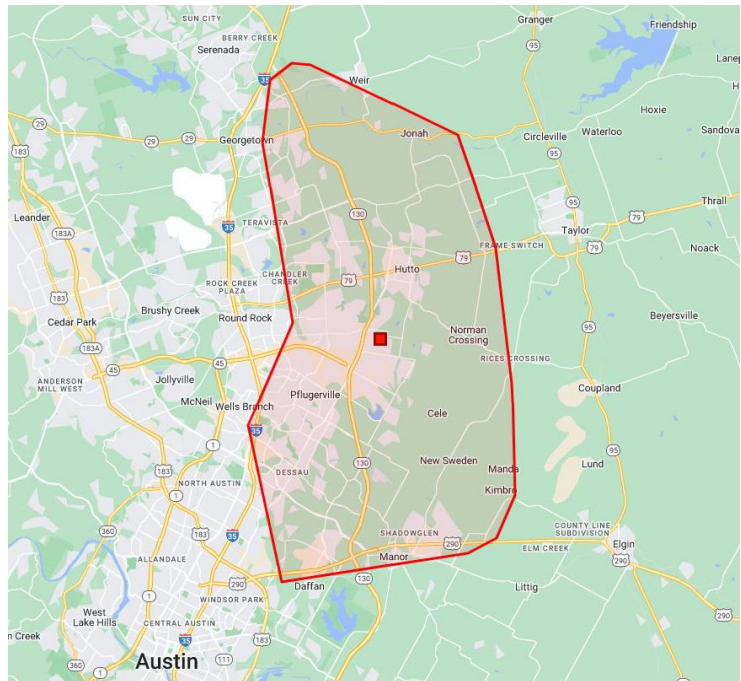
\$93,618

Average Household Income



316,298

2023 estimated population



2.89%

Growth Rate

35

Average Age



DISCOVER

GAP Analysis



\$2.8 Billion

Total Market GAP



15 min

Drive Time to Surrounding Retail Hubs



Real Estate Analysis

Universal Site Metrics // Property Inventory



CONNECT



Sampling of Average Sales per Unit



\$9.4 million



\$5.4 million



\$3.7 million



\$3.6 million



\$2.3 million



\$1.9 million



\$1.9 million



\$1.7 million



\$1.3 million



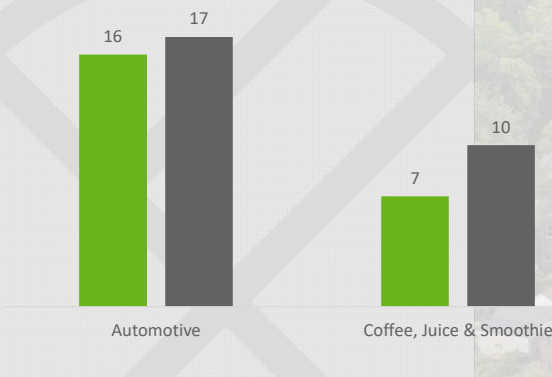
\$1.2 million



DISCOVER

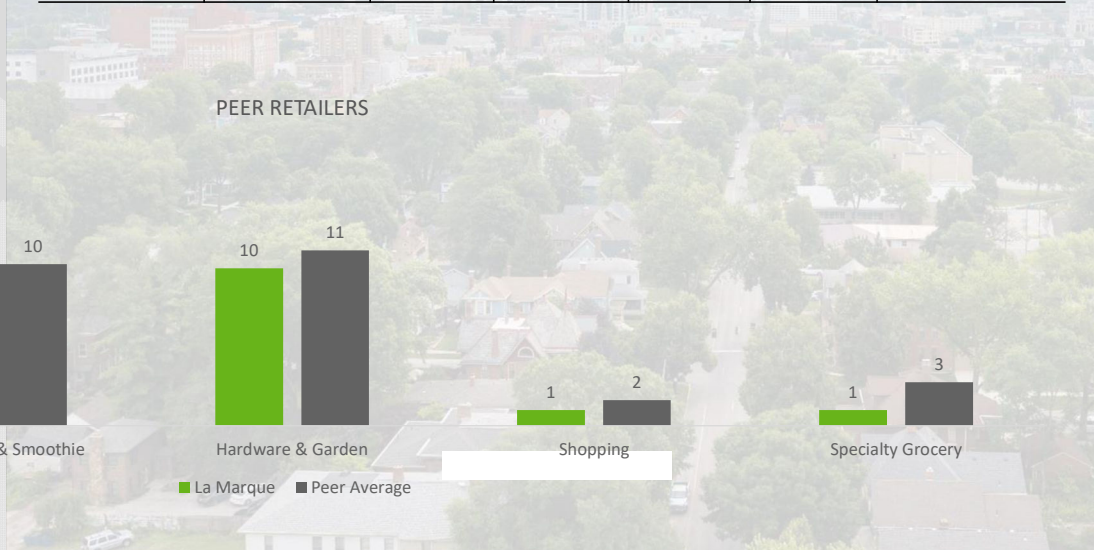
Peer Analysis

How you measure up to similar communities?



Address	City	State	Residential Population	Daytime Population	Median HH Income	Market Supply
Walmart	La Marque	TX	108,534	106,008	\$62,343	\$1,341,642,515
1401 Il Route 59	Shorewood	IL	100,360	96,053	\$86,920	\$1,225,483,317
1035 Hickory Creek Blvd	Hickory Creek	TX	105,377	101,445	\$79,004	\$1,348,534,675
3060 Justin Rd	Highland Village	TX	112,842	105,826	\$108,944	\$1,420,015,143

PEER RETAILERS





retail strategies



Retail Recruitment Services

Economic Development Consulting

August 2024



Prepared by:

Lacy Beasley

President

Retail Strategies

lacy@retailstrategies.com



Retail Recruitment

Cover Letter

Fulshear, Texas

Retail Strategies is the national expert in recruiting businesses and strategically developing communities. Our mission is to provide the real estate expertise, tools, and human effort that position deserving towns as alluring locations for national businesses and destinations for tourism and quality of life amenities.

We give our community partners an advantage in business recruitment and downtown revitalization by applying human effort, consistency, and expertise from experienced practitioners. Retail Strategies has a proven track record in municipal strategic city planning and retail recruitment. Since establishing our Fort Worth office in 2018, Retail Strategies has attracted more than \$20 Million of new local sales tax dollars to Texas Client communities.

If given the privilege of being your partner, Retail Strategies will work with EDC staff, local businesses, community stakeholders, and other government officials to formulate a strategic plan that aligns with the community's goals and attract quality retail businesses to the community.



Lacy Beasley, President of Retail Strategies serves on the ICSC Board of Trustees



National League of Cities University Preferred Partners for Retail Training Courses



Over \$2M in grants awarded to organizations for Retail Strategies services. University of Texas San Antonio 4 year partnership with USDA grants.



Retail Strategies has presented on TEC webinars and annual conferences.

800 Clients & Counting

48 Dedicated Employees

500+ Businesses Recruited

Since our inception in 2011, Retail Strategies has grown to 48 dedicated employees, 5 offices (Fort Worth, Birmingham, Atlanta, Auburn, and Starkville), 4 customized solution models (Retail Recruitment, Retail Academy, Downtown Strategies, and Small Business Support), and has served over 800 communities.

Fulshear has opportunities and challenges with national retail recruitment. The extremely high growth rate, incomes, high traffic counts, and proximity to Houston position Fulshear well for brands to open new locations. The challenges exist with land available to develop, impact fees and competition with contiguous municipalities. Fulshear wants a consultant who will proactively reach out to retailers, restaurants, developers, and businesses with timely and detailed feedback on the conversations from the proactive outreach.



A commitment to retail will pay you back for years beyond the initial investment.

Recruitment Investment

YEAR 1: ALL ITEMS IN SCOPE DELIVERED

\$45,000/year

- Data and Consumer Analysis
- Real Estate Analysis
- Retail Recruitment Plan
- Customized Marketing Guide
- Direct Retail Recruitment
- Conference Representation

YEAR 2: CONTINUATION & CUSTOMIZATION

\$45,000/year

Year two is a continuation of proactively facilitating connections between real estate owners and decision makers who will bring investment (developer, retailer, broker, etc.). We start with a 3-year process because the typical deal cycle for a retail brand to open is 18-36 months. In year two, all the outreach and discovery from year one begins to come to fruition. By the end of year two, you will be able to point to new sales tax revenue, property tax, and job that will show a positive ROI on the investment. Even one new fast-food restaurant will generate \$2M in annual sales and 30 new jobs. At 2% local sales tax, a fast-food restaurant will generate \$40,000 every year in new tax revenue.

YEAR 3: CONTINUATION & MOMENTUM

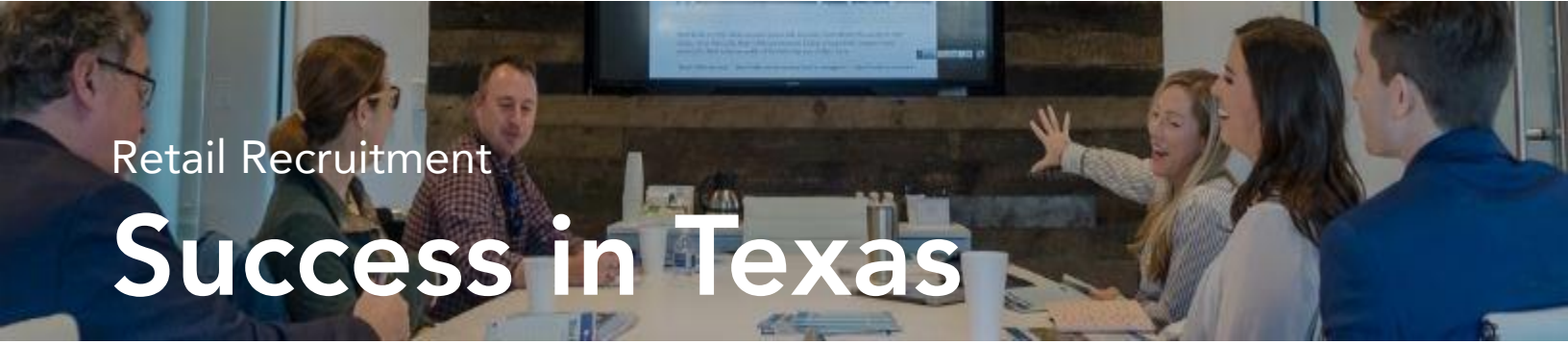
\$45,000/year

Year three is a continuation of work in years one and two. We want to be your long-term partner for several years past the initial agreement. We start with three years to assist you in managing the budget and procurement process. The contract is written with a no-penalty cancellation if there are budget reductions or the partnership is not working out for either party. Retail Strategies also reserves the right to cancel the partnership agreement. Most clients continue beyond year 3 into a long-term partnership where Retail Strategies continues to serve as an extension of staff to focus on retail and restaurant business recruitment.

Additional Options:

- One Annual In-Market Visit is included. Additional Visits..... \$1,500 per Visit
- Retail Academy Training for Elected Officials..... \$5,000

The total fee for completion of work is due upon execution of agreement. Should the Client request a special assignment, additional work, and/or additional travel needs not specifically referenced in the contract, we will prepare written authorization to be signed by the Client in advance of commencing any additional work.

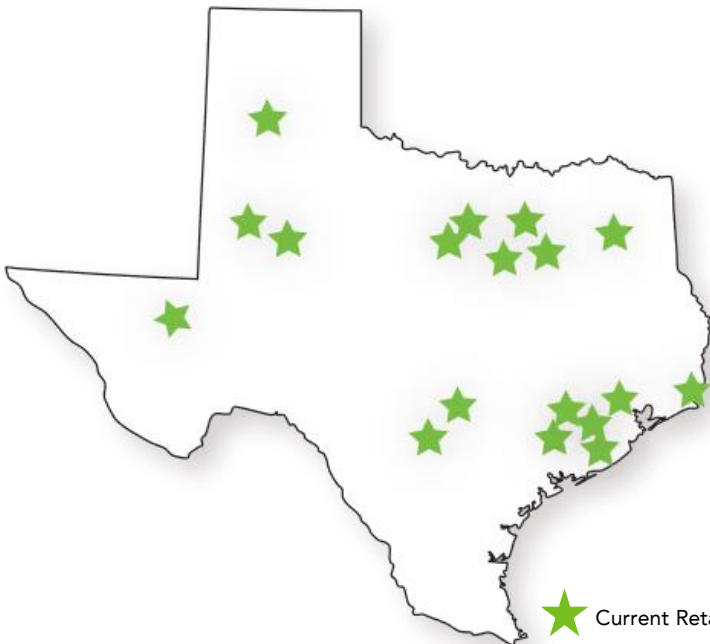


Retail Recruitment

Success in Texas

- 21 Current Retail Recruitment Partnerships in Texas
- 4 Current Recruitment, Downtown, and Retail Academy partnerships
- Connections with retailers, brokers, and developers throughout the state

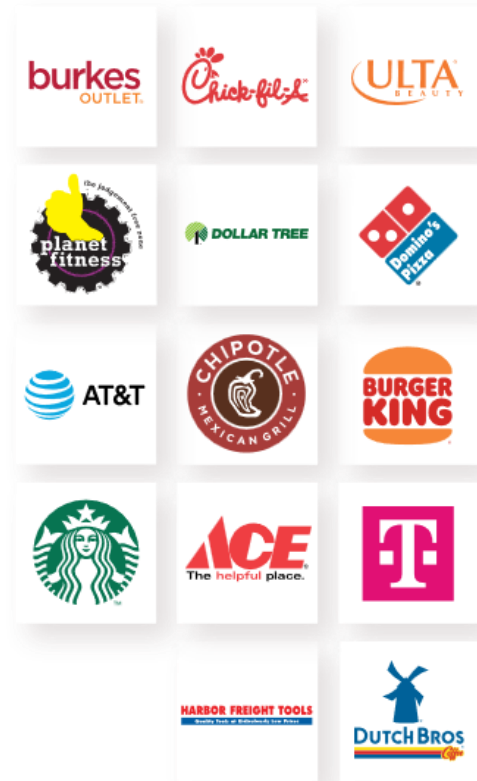
Experience in Texas



- Argyle
- Bay City
- Bridgeport
- Buda
- Dumas
- Forest Hill
- Edinburg
- El Campo
- Freeport
- La Marque
- Lamesa
- Orange County
- Pflugerville
- Pittsburg
- Plainview
- Selma
- Snyder
- Springtown
- Wharton
- Wilmer
- Wolfforth

★ Current Retail Community Partner

Retail Recruited to Texas



\$2M

Annual Local Sales
Tax Revenue Collected

\$107M

New Annual Retail Sales
in Client Communities

896

Jobs Created
(Estimated)



APPROACH & METHODOLOGY

Retail Recruitment Process

Developed over the last decade, this process has been implemented in hundreds of communities nationwide. Retail Recruitment involves proactive outreach to property owners and retail prospects, with reports back to Fulshear on the results of the connections made.



1. Data Analysis

The Discovery Phase starts with a data analysis. The first step is to understand who your consumers are, not just your constituents. Utilizing mobile data, we can uncover where people are coming from and what is their buying power.

2. Real Estate Analysis

Every retail site in your market will be catalogued by your team at Retail Strategies; shopping centers needing to be backfilled, open land ready for development, or under-utilized retail space all will be assessed by a licensed real estate professional

3. Retail Recruitment Plan

Based off your data, real estate assets, community input and retail trends, we will develop a Retail Recruitment Plan with specific restaurant, grocery, home improvement, entertainment, and hospitality targets.

National Recruitment and Representation

This is where the rubber meets the road. Fulshear will receive a dedicated team that will implement the Retail Recruitment Strategy by connecting with retailers, brokers, property owners, tenant reps and any other industry players to get new retail to open in your market.



Scope of Work

1. RESEARCH | COMPREHENSIVE MARKET ANALYSIS

- Identify market retail trade area using political boundaries, drive times and radii and custom boundary geographies
- Perform market and retail leakage analysis for trade area, renewed annually
- Conduct retail peer market analysis
- Competition analysis of identified target zones trade area(s)
- Tapestry lifestyles – psychographic profile of trade area / market segmentation analysis
- Retail competitor mapping/analysis
- Advise on the City Strategic Plan section related to retail
- Identification of at minimum 30 retail prospects to be targeted for recruitment over three-year engagement
- Suggestions on marketing brochures, social media posts and website.
- Custom on-demand demographic research
- Customized retail market guide including aerial map with existing national retailer brands and traffic counts

2. REAL ESTATE ANALYSIS | LOCAL BROKERAGE OUTREACH | BOOTS ON THE GROUND

- Identify/Evaluate/Catalog priority commercial properties, including commercial properties for development, re-development, and highest and best-use opportunities by licensed real estate professionals
- Identification of priority business categories for recruitment and/or local expansion
- Training and support to the EDC Team
- Active outreach to local brokers and landowners, especially on the proposed interchanges.

3. RETAIL STRATEGY | RECRUITMENT | REPRESENTATION | OUTREACH

- Pro-active market Fulshear to prospective retailers and commercial developers for targeted zones
- Will contact a minimum of 30 qualified retail and restaurant prospects – whether that is through the broker, real estate manager and/or developer
- Updates on new activity will be provided to Client's designated primary point of contact via Basecamp, telephone, or email on a quarterly and/or as needed basis
- One market visit per calendar year included in agreement, any travel outside of the agreement shall be approved and paid for by the contracting entity
- ICSC conference representation- updates provided according to the yearly conference schedule





Retail Recruitment Key Personnel



Madison Neal
Portfolio Director
mneal@retailstrategies.com

Madison serves as the main point of contact for the partnership. Prior to becoming a Portfolio Director, Madison spent years as a Retail Recruiter, forging relationships with all the industry contacts critical for successful partnerships in Texas. He has an extensive background in real estate working on the residential side as well at RealtySouth & Keller Williams where he gained hands-on experience in the real estate industry negotiating contracts and marketing properties. Before getting into real estate, Madison spent several years in the banking industry, where he served as a financial services representative for NBC Bank.



Megan Jimenez
Retail Development Coordinator
jjimenez@retailstrategies.com

As retail development coordinator, Megan specializes in retail recruitment and development in Texas. She focuses on the identification of retail, restaurant, and hospitality companies to fill the product and service gaps within each of her client community's trade area. Her primary role is to leverage industry relationships with the brokerage and development community to assist retailers' expansion efforts.

She holds a bachelor's degree in marketing with a minor in international business and is currently obtaining her master's degree in digital marketing.



Ashton Rosen
Communications Coordinator
arosen@retailstrategies.com

Ashton supports communications between our Retail Development Coordinators, Portfolio Directors, and municipal clients, ensuring they are well-informed about the latest retail trends. He will work with clients in a dozen states.

Ashton began as an intern, gaining valuable insights into the world of retail real estate. His dedication and passion for the industry were evident from the start. With a focus on effective communication and a deep understanding of our company's mission, Ashton is a crucial asset to our team.



Matt Jeager
Director of Client Services
mjeager@retailstrategies.com

As director of client services for Retail Strategies, Matt uses his background and experience to support all the retail recruitment teams on processes, negotiations and retailer connections.

Before joining Retail Strategies, Matt worked as director of operations at Premiere Property Management. Matt also worked as property manager for Shannon Waltchack, where he managed properties ranging from traditional retail to adaptive reuse and mixed-use properties. Throughout his career, he has also been successful in asset management, development, and leasing of retail commercial real estate.



Executive Support Team



Robert Jolly
Principal & CEO
robert@retailstrategies.com

Robert Jolly co-founded Retail Strategies in 2011 and since then has overseen development of numerous retail projects and has assisted some of the most well-known tenants in the United States with their expansion into new markets.

Robert brings years of experience with previous sales and management positions at Eason, Graham, and Sandner, Inc. and Black and Decker Corporation. He was the Birmingham Commercial Rookie of the Year in 1998, named one of the "Top 40 Under 40" in 2004, and "Who's Who of Commercial Real Estate" in 2005 and 2010. Over the course of his career Robert has leased, managed, and developed millions of square feet of retail space.

Robert graduated from the University of Alabama majoring in marketing and English. He is a member of ICSC and in 2008 earned the coveted Certified Commercial Investment Member (CCIM) designation from the Commercial Real Estate Investment Institute. Robert holds a broker's license in Alabama, Mississippi, Georgia, Florida, Tennessee, Louisiana, South Carolina and Oklahoma



Mead Silsbee
Principal & CFO
mead@retailstrategies.com

Mead Silsbee co-founded Retail Strategies in 2011 and brings over a decade of real estate experience to the company. Most recently Mead worked on the retail team at Eason, Graham, and Sandner, Inc. in Birmingham, Alabama. Over the course of his career Mead has leased, managed, and developed millions of square feet of retail space.

Mead graduated from the Randolph-Macon College in Ashland, Virginia where he earned a bachelor's degree in history and economics. In 2008, he earned the coveted Certified Commercial Investment Member (CCIM) designation from the Commercial Real Estate Investment Institute and is a member of the International Council of Shopping Centers (ICSC).



Lacy Beasley
President
lacy@retailstrategies.com

Lacy serves as President of Retail Strategies. She has been involved in retail real estate since 2005. Her experience with The Shopping Center Group and the Dickson County Chamber of Commerce prior to joining Retail Strategies provides her with the insight to understand the connections needed from the public and private side of the conversation.

A graduate of Lipscomb University, she earned her double major in Marketing and Management. Beasley is the ICSC TN Government Relations Chair and has served on committees with CCIM, EDAA, and multiple ICSC planning committees. Her articles have been published in Shopping Centers Today, Site Selection Magazine and AL Retail Federation.

Lacy has spoken on retail trends and best practices in retail recruitment at more than 75 events including ICSC, American Association of Retirement Communities, American Public Power Association, Tennessee Valley Authority, Electricities of NC, Georgia Power, Southeastern City Council and state-wide City and municipal associations in AZ, LA, OK, TN, AL, MS, KY and GA.



Scott vonCannon
COO
scott@retailstrategies.com

Scott vonCannon came to Retail Strategies from Nashville, TN with an extensive background handling economic and community development marketing initiatives. He brings over 6 years of experience working with State officials, Economic Developers, Chambers of Commerce, and municipalities to help promote business growth within Cities, States and Regions around the Country. Scott graduated from Auburn University with a bachelor's degree in Business Administration with a concentration on Marketing. Scott has been an ICSC member for over 3 years and serves as the ICSC P3 Retail Private Sector Chair in Alabama. He also serves on the AL EDAA Retail Committee. Scott is a licensed real estate professional and has completed working to obtain his CCIM designation.

Scott has presented on retail trends and best practices to over 50 municipal, City, chamber of commerce and regional groups throughout the Southeast. He has worked with numerous developer, retailers and brokers throughout the Southeast and Sun Belt region. He and his team has assisted in the recruitment of over 45 retailers to our client markets.



Executive Support Team



Joe Strauss
Vice President, Retail Development
jstrauss@retailstrategies.com

Joe joined Retail Strategies in 2014 with a background in real estate. He specializes in retail recruitment and focuses on the identification of companies to fill the product and service gaps within each county's trade area. He brings over 9 years of real estate experience to Retail Strategies. Joe has represented over 60 municipal, City, Chambers of Commerce, and regional groups throughout the Southeast and Midwest. Joe has worked with numerous developers, retailers, brokers, and property owners assisting in finding retail tenants in his territory. He and his team has assisted in the recruitment of over 60 retailers to our client markets and have many more in the pipeline for 2017.

Joe graduated from the University of Alabama with a bachelor's degree in Finance and a concentration in Real Estate and got into the business when he was a sophomore at the University. Joe is a licensed real estate professional and is also working on getting his CCIM designation, which is a Certified Commercial Investment Member.



Clay Craft
Vice President, Client Services
ccraft@retailstrategies.com

As Vice President of Client Services, Clay serves as the face of the company for Retail Strategies clients in the Midwest and Florida. He began his career with Retail Strategies in retail development where he has assisted retailers in opening new stores in 12 states and now leverages that deal making experience to find new opportunities for development and redevelopment in his client cities. Clay's experience and contacts within the industry allows him to strategically identify retail users that will not only prosper within his engaged cities, but also make them better places to live.

Clay has a passion for sustainable growth and design and combines those skills with a deep understanding of the needs of his clients to make responsible retail growth happen.

Clay graduated with honors from Auburn University with a master's degree in landscape architecture in 2010. Clay is a licensed Real Estate Professional and a member of the International Council of Shopping Centers (ICSC).



Courtney Hall
Chief Marketing Officer
chall@retailstrategies.com

Courtney joined the Retail Strategies team in 2019. In her role as Chief Marketing Officer, she is responsible for overseeing the planning, development and execution of the company's marketing initiatives.

Prior to working for Retail Strategies, Courtney worked for Buxton where she worked with county officials as well as retail and healthcare executives to help with site selection and real estate growth. She graduated from Texas Tech University with a degree in Marketing. She is an avid runner and enjoys spending time with her twin daughters.



Amanda Timko
Vice President of Operations
amanda@retailstrategies.com

As Vice President of Operations, Amanda oversees the internal operations of the organization with a focus on human capital and culture. She is instrumental in the design and implementation of company processes including onboarding, talent development, and performance management. By establishing best policies and practices, Amanda helps to build the optimal environment for team members to reach their full potential.

Previously in her role at Retail Specialists, Amanda was the Director of Marketing where she worked with both the Tenant Representation and Third-Party Leasing teams. During her time in marketing, she developed company marketing collateral, site selection packages, third-party leasing and sales brochures, and development plans.

Amanda received her bachelor's degree in marketing from the University of Alabama. She started her career in residential marketing before making the move to commercial real estate in 2012 as a marketing associate for The Shopping Center Group.



retail strategies



retailstrategies.com | (205) 314-0386 | info@retailstrategies.com
2200 Magnolia Ave South, Suite 100, Birmingham, AL



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
August 19, 2024

ITEM	TITLE
5	Presentation and Discussion on Harris Street Reconstruction
ITEM/MOTION	
Presentation and Discussion on Harris Street Reconstruction	
ESTIMATED EXPENDITURE: \$1,540,000 BUDGET ACCOUNT: 601-900-5906-30	

SUBMITTED BY:

Haden Farr
EDC Coordinator

SUPPORTING DOCUMENTS:

EXECUTIVE SUMMARY

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



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
August 19, 2024

ITEM	TITLE
6	Discussion and Possible Action on FY24 Budget Amendment
ITEM/MOTION	
Discussion and Possible Action on FY24 Budget Amendment	
ESTIMATED EXPENDITURE:	BUDGET ACCOUNT: 601-900-5906-30

SUBMITTED BY:

Haden Farr
EDC Coordinator

SUPPORTING DOCUMENTS:

EXECUTIVE SUMMARY

The Board may elect to motion for an amendment to the FY24 budget to fund the alternate options of the Harris Street Project.

During the August 12, 2024 regular CDC meeting, the Board unanimously elected to amend the FY24 budget to account for all alternates minus the cost of conduit, and not to exceed \$327,475.



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
August 19, 2024

ITEM	TITLE
7	Consideration and possible action on amendment to the adopted FY25 Corporation budget (701)
ITEM/MOTION	
Consideration and possible action on amendment to the adopted FY25 Corporation budget (701)	
ESTIMATED EXPENDITURE: \$50,000 BUDGET ACCOUNT: 701-000-5470-01	

SUBMITTED BY:

Haden Farr
EDC Coordinator

SUPPORTING DOCUMENTS:

1. FY25 Budget with addition of Targeted Incentives (701)

EXECUTIVE SUMMARY

During the July 22nd regular CDC meeting, the board requested the inclusion of \$50,000 for “targeted incentives” with the goal of establishing a small business incentive program to utilize these funds. This is an existing line item in FY24 & FY23 budgets but had not been utilized resulting in its removal from the FY25 budget drafts.

Should the Board desire to have this as an addition to the FY25 budget an amendment may be made prior to formal City Council Adoption.

Account Number	Description	2022 Actual	2023 Actual	2024 Adopted Budget	2024 Projected	FY25 Proposed Budget	Notes
Type B EDC Corp Fund	Beginning Fund Balance	\$890,044	\$1,867,811	\$2,370,243	\$2,370,243	\$2,120,376	
	Revenue						
	Interest Revenue						
701-46000	Interest Revenue	\$5,591	\$2,000	\$ 55,000	\$60,000	\$55,000	
	Total Interest Revenue	\$5,591	\$2,000	\$55,000	\$60,000	\$55,000	
	Transfers						
701-49560	Xfer In - 4/B EDC Fund 700	\$2,217,235	\$700,000	\$700,000	\$1,540,000	\$625,000	
	Total Transfers	\$2,217,235	\$700,000	\$700,000	\$1,540,000	\$625,000	
	Total Revenues	\$2,222,826	\$702,000	\$755,000	\$1,600,000	\$680,000	
	Expenses						
	Contractual Services						
701-000-5470-01	Targeted Incentives	\$0	\$0	\$50,000	\$0	\$50,000	
701-000-5470-02	Promotional Expenses	\$13,533	\$113,736	\$125,000	\$228,200	\$342,500	This amount TBD based on 10% of the projected sales tax collections, plus FY 23 rollover amount, minus community events (\$50,000) - estimated rollover to be \$200K; will adjust if needed prior to adoption
701-000-5470-03	Studies Expense	\$37,361	\$8,659	\$60,000	\$0	\$60,000	
	Total Contractual Services	\$50,894	\$122,395	\$235,000	\$228,200	\$452,500	
	Capital Outlay						
701-000-5600-08	Capital Outlay - Land	\$1,191,109	\$0	\$0	\$0	\$0	
701-000-5600-10	Texas Heritage Pky ST20C	\$0	\$76,667				
701-000-5600-12	Ec Dev Strat Plan Implemt(EDC)	\$3,056	\$506	\$0	\$0	\$0	
	Total Capital Outlay	\$1,194,165	\$77,173	\$0	\$0	\$0	
	Total Operating Expenditures	\$1,245,059	\$199,568	\$235,000	\$228,200	\$452,500	

Account Number	Description	2022 Actual	2023 Actual	2024 Adopted Budget	2024 Projected	FY25 Proposed Budget	Notes
	Transfers						
701-900-5905-30	Xfer Out - #300 ST22B Harris Street	\$0	\$0	\$ 1,540,000	\$1,540,000	\$0	
NEW	Xfer Out - #300 D20B Eastside Drainage	\$0	\$0	\$0	\$0	\$625,000	
701-900-5906-40	Xfer Out - #400 Texas Heritage Pkwy ILA Payment	\$0	\$0	\$ 81,667	\$81,667	\$88,667	
	Total Transfers	\$0	\$0	\$1,621,667	\$1,621,667	\$713,667	
	Total Expenditures	\$1,245,059	\$199,568	\$1,856,667	\$1,849,867	\$1,166,167	
	Surplus/Deficit After Transfers Out (Change in Fund Balance)	\$977,767	\$502,432	-\$1,101,667	-\$249,867	-\$486,167	
	Ending Fund Balance	\$1,867,811	\$2,370,243	\$1,268,576	\$2,120,376	\$1,634,209	



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
August 19, 2024

ITEM	TITLE
8	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>July 15th – August 16th Activity Overview</p> <ol style="list-style-type: none">1. Harris Street2. RFEI for EDC Property3. Fulshear Fast Track4. Hotel Update	
ESTIMATED EXPENDITURE:	BUDGET ACCOUNT:

SUBMITTED BY:

Annel Guadalupe
EDC Director

SUPPORTING DOCUMENTS:

EXECUTIVE SUMMARY

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



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
August 19, 2024

ITEM	TITLE
9	FDC Financials and Payables
ITEM/MOTION	
Consideration and action on financials and payables for the Corporation, for the period ending June 30, 2024.	
PAYABLES: \$9,528.61 to be approved for June 2024	BUDGET ACCOUNTS: 600-900-5900-10

SUBMITTED BY:

Haden Farr
EDC Coordinator

SUPPORTING DOCUMENTS:

1. Sales Tax Monthly Report
2. FDC Financials – June 2024
3. Fund Balance Report – June 2024
4. Payables – June 2024

EXECUTIVE SUMMARY

Sales Tax

Sales tax revenues received in August 2024 (June 2024 remittances) were up 3% from the same period the previous year, totaling \$200,519.28. Each Corporation’s sales tax revenues total \$1,434,434.30 or 81.97% of budget for 75% (9/12) of the year (FY24) complete.

Financials

There were \$12,119.44 in FDC Operating Fund (700) expenditures. There were \$450.00 of FDC Projects Fund (701) expenditures.

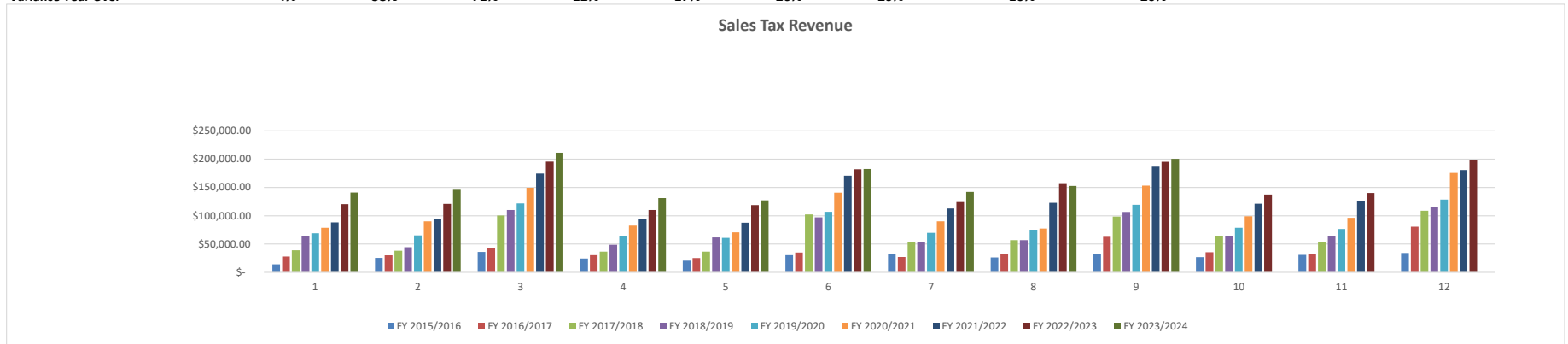
Payables

The reimbursement register for the Boards’ consideration includes funds to be paid to the City for expenditures (100) pursuant to the Administrative Services Agreement amounting to \$9,528.61 for FDC – B.

**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	FY 2023/2024	% 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	\$ 140,923.38	17%
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	\$ 145,847.82	20%
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	\$ 211,342.28	8%
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	\$ 131,384.54	19%
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	\$ 127,097.47	7%
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	\$ 182,631.05	0%
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	\$ 142,015.95	14%
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	\$ 152,672.73	-3%
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	\$ 200,519.28	3%
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		-100%
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		-100%
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		-100%
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	\$ 1,434,434.50	
Variance Year Over		4%	38%	71%	12%	17%	26%	20%	16%	-20%	

Budget FY 23/24	\$ 1,750,000.00
% of Year Complete	75%
FYTD	\$1,434,434.50
% of Year Collected	81.97%





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: Mickey Mahoney, Budget Manager, City of Fulshear
Date: July 30, 2024
Subject: Monthly Financial Reports

Attached you will find the Type B City of Fulshear Development Corp. Financial Reports for the period June 2024 for both the operating fund and capital projects fund. This period represents **75%** of the operating period. Also, sales tax revenue is reported two months in arrears.

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



Fulshear, TX

Budget Report Account Summary

For Fiscal: 2023-2024 Period Ending: 06/30/2024

	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	1,750,000.00	1,750,000.00	142,015.95	1,081,364.94	-668,635.06 61.79 %
Type: 41 - TAX & FRANCHISE FEES Total:		1,750,000.00	1,750,000.00	142,015.95	1,081,364.94	-668,635.06 61.79 %
Type: 46 - INTEREST REVENUE						
700-46000	Interest Revenue	55,000.00	55,000.00	0.00	41,974.95	-13,025.05 76.32 %
Type: 46 - INTEREST REVENUE Total:		55,000.00	55,000.00	0.00	41,974.95	-13,025.05 76.32 %
Type: 47 - OTHER REVENUE						
700-47100	Bicentennial Sponsorship	0.00	0.00	0.00	20,943.75	20,943.75 0.00 %
700-47101	Bicentennial Sponsorship	0.00	0.00	0.00	3,150.00	3,150.00 0.00 %
Type: 47 - OTHER REVENUE Total:		0.00	0.00	0.00	24,093.75	24,093.75 0.00 %
Revenue Total:		1,805,000.00	1,805,000.00	142,015.95	1,147,433.64	-657,566.36 63.57 %
Expense						
Department: 100 - Administration & Operations						
ExpCategory: 53 - SUPPLIES						
700-100-5311-00	Supplies	500.00	500.00	0.00	175.06	324.94 35.01 %
ExpCategory: 53 - SUPPLIES Total:		500.00	500.00	0.00	175.06	324.94 35.01 %
ExpCategory: 54 - CONTRACTUAL SERVICES						
700-100-5411-00	Admin Prof. Service - Legal	55,000.00	55,000.00	3,925.58	9,141.97	45,858.03 16.62 %
700-100-5411-10	Professional Svcs - Consulting	1,500.00	1,500.00	984.72	984.72	515.28 65.65 %
700-100-5413-00	Meeting Security	1,000.00	1,000.00	0.00	479.45	520.55 47.95 %
700-100-5414-00	Community Events	50,000.00	50,000.00	0.00	37,819.39	12,180.61 75.64 %
700-100-5414-01	Bicentennial	0.00	0.00	25.00	14,217.62	-14,217.62 0.00 %
700-100-5415-00	Fulshear Business Entrepreneurship...	100,000.00	100,000.00	6,557.89	50,842.45	49,157.55 50.84 %
700-100-5421-04	Admin - Indemnity Insurance	600.00	600.00	0.00	0.00	600.00 0.00 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:		208,100.00	208,100.00	11,493.19	113,485.60	94,614.40 54.53 %
ExpCategory: 55 - OTHER CHARGES						
700-100-5526-00	Public Notices	500.00	500.00	0.00	0.00	500.00 0.00 %
700-100-5527-00	Dues & Memberships	1,500.00	1,500.00	0.00	0.00	1,500.00 0.00 %
700-100-5528-00	Travel & Training	8,000.00	8,000.00	0.00	667.30	7,332.70 8.34 %
ExpCategory: 55 - OTHER CHARGES Total:		10,000.00	10,000.00	0.00	667.30	9,332.70 6.67 %
Department: 100 - Administration & Operations Total:		218,600.00	218,600.00	11,493.19	114,327.96	104,272.04 52.30 %
Department: 900 - Transfers						
ExpCategory: 59 - TRANSFERS						
700-900-5900-10	Xfer Out - ASA Reimbursement	197,105.00	197,105.00	0.00	140,615.82	56,489.18 71.34 %
700-900-5900-12	Xfer Out - ASA Shared Space Fee	7,515.00	7,515.00	626.25	5,636.25	1,878.75 75.00 %
700-900-5901-10	Xfer Out - ASA Shared Services	85,000.00	85,000.00	0.00	63,750.00	21,250.00 75.00 %
700-900-5901-71	Xfer Out 4/B Project Fund 701	1,540,000.00	1,540,000.00	0.00	0.00	1,540,000.00 0.00 %
ExpCategory: 59 - TRANSFERS Total:		1,829,620.00	1,829,620.00	626.25	210,002.07	1,619,617.93 11.48 %
Department: 900 - Transfers Total:		1,829,620.00	1,829,620.00	626.25	210,002.07	1,619,617.93 11.48 %
Expense Total:		2,048,220.00	2,048,220.00	12,119.44	324,330.03	1,723,889.97 15.83 %
Fund: 700 - 4/B OPERATING FUND Surplus (Deficit):		-243,220.00	-243,220.00	129,896.51	823,103.61	1,066,323.61 -338.42 %
Fund: 701 - 4/B PROJECTS FUND						
Revenue						
Type: 46 - INTEREST REVENUE						
701-46000	Interest Revenue	55,000.00	55,000.00	0.00	33,001.25	-21,998.75 60.00 %
Type: 46 - INTEREST REVENUE Total:		55,000.00	55,000.00	0.00	33,001.25	-21,998.75 60.00 %

Budget Report

For Fiscal: 2023-2024 Period Ending: 06/30/2024

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Type: 49 - TRANSFERS						
701-49560 Xfer In - 4/A EDC Fund 700	1,540,000.00	1,540,000.00	0.00	0.00	-1,540,000.00	0.00 %
Type: 49 - TRANSFERS Total:	1,540,000.00	1,540,000.00	0.00	0.00	-1,540,000.00	0.00 %
Revenue Total:	1,595,000.00	1,595,000.00	0.00	33,001.25	-1,561,998.75	2.07 %
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	125,000.00	228,200.35	450.00	21,847.38	206,352.97	9.57 %
701-000-5470-03 Studies expense	60,000.00	60,000.00	0.00	0.00	60,000.00	0.00 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:	235,000.00	338,200.35	450.00	21,847.38	316,352.97	6.46 %
Department: 000 - Non-Departmental Total:	235,000.00	338,200.35	450.00	21,847.38	316,352.97	6.46 %
Department: 900 - Transfers						
ExpCategory: 59 - TRANSFERS						
701-900-5905-30 Xfer Out #300 Harris Street - ST22B	1,540,000.00	1,540,000.00	0.00	0.00	1,540,000.00	0.00 %
701-900-5906-40 Xfer Out - #400 Texas Heritage Par...	81,667.00	81,667.00	0.00	81,667.00	0.00	100.00 %
ExpCategory: 59 - TRANSFERS Total:	1,621,667.00	1,621,667.00	0.00	81,667.00	1,540,000.00	5.04 %
Department: 900 - Transfers Total:	1,621,667.00	1,621,667.00	0.00	81,667.00	1,540,000.00	5.04 %
Expense Total:	1,856,667.00	1,959,867.35	450.00	103,514.38	1,856,352.97	5.28 %
Fund: 701 - 4/B PROJECTS FUND Surplus (Deficit):	-261,667.00	-364,867.35	-450.00	-70,513.13	294,354.22	19.33 %
Report Surplus (Deficit):	-504,887.00	-608,087.35	129,446.51	752,590.48	1,360,677.83	-123.76 %

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						
	1,750,000.00	1,750,000.00	142,015.95	1,081,364.94	-668,635.06	61.79 %
Type: 41 - TAX & FRANCHISE FEES Total:	1,750,000.00	1,750,000.00	142,015.95	1,081,364.94	-668,635.06	61.79 %
Type: 46 - INTEREST REVENUE						
	55,000.00	55,000.00	0.00	41,974.95	-13,025.05	76.32 %
Type: 46 - INTEREST REVENUE Total:	55,000.00	55,000.00	0.00	41,974.95	-13,025.05	76.32 %
Type: 47 - OTHER REVENUE						
	0.00	0.00	0.00	24,093.75	24,093.75	0.00 %
Type: 47 - OTHER REVENUE Total:	0.00	0.00	0.00	24,093.75	24,093.75	0.00 %
Revenue Total:	1,805,000.00	1,805,000.00	142,015.95	1,147,433.64	-657,566.36	63.57 %
Expense						
Department: 100 - Administration & Operations						
53 - SUPPLIES	500.00	500.00	0.00	175.06	324.94	35.01 %
54 - CONTRACTUAL SERVICES	208,100.00	208,100.00	11,493.19	113,485.60	94,614.40	54.53 %
55 - OTHER CHARGES	10,000.00	10,000.00	0.00	667.30	9,332.70	6.67 %
Department: 100 - Administration & Operations Total:	218,600.00	218,600.00	11,493.19	114,327.96	104,272.04	52.30 %
Department: 900 - Transfers						
59 - TRANSFERS	1,829,620.00	1,829,620.00	626.25	210,002.07	1,619,617.93	11.48 %
Department: 900 - Transfers Total:	1,829,620.00	1,829,620.00	626.25	210,002.07	1,619,617.93	11.48 %
Expense Total:	2,048,220.00	2,048,220.00	12,119.44	324,330.03	1,723,889.97	15.83 %
Fund: 700 - 4/B OPERATING FUND Surplus (Deficit):	-243,220.00	-243,220.00	129,896.51	823,103.61	1,066,323.61	-338.42 %
Fund: 701 - 4/B PROJECTS FUND						
Revenue						
Type: 46 - INTEREST REVENUE						
	55,000.00	55,000.00	0.00	33,001.25	-21,998.75	60.00 %
Type: 46 - INTEREST REVENUE Total:	55,000.00	55,000.00	0.00	33,001.25	-21,998.75	60.00 %
Type: 49 - TRANSFERS						
	1,540,000.00	1,540,000.00	0.00	0.00	-1,540,000.00	0.00 %
Type: 49 - TRANSFERS Total:	1,540,000.00	1,540,000.00	0.00	0.00	-1,540,000.00	0.00 %
Revenue Total:	1,595,000.00	1,595,000.00	0.00	33,001.25	-1,561,998.75	2.07 %
Expense						
Department: 000 - Non-Departmental						
54 - CONTRACTUAL SERVICES	235,000.00	338,200.35	450.00	21,847.38	316,352.97	6.46 %
Department: 000 - Non-Departmental Total:	235,000.00	338,200.35	450.00	21,847.38	316,352.97	6.46 %
Department: 900 - Transfers						
59 - TRANSFERS	1,621,667.00	1,621,667.00	0.00	81,667.00	1,540,000.00	5.04 %
Department: 900 - Transfers Total:	1,621,667.00	1,621,667.00	0.00	81,667.00	1,540,000.00	5.04 %
Expense Total:	1,856,667.00	1,959,867.35	450.00	103,514.38	1,856,352.97	5.28 %
Fund: 701 - 4/B PROJECTS FUND Surplus (Deficit):	-261,667.00	-364,867.35	-450.00	-70,513.13	294,354.22	19.33 %
Report Surplus (Deficit):	-504,887.00	-608,087.35	129,446.51	752,590.48	1,360,677.83	-123.76 %

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
700 - 4/B OPERATING FUND	-243,220.00	-243,220.00	129,896.51	823,103.61	1,066,323.61
701 - 4/B PROJECTS FUND	-261,667.00	-364,867.35	-450.00	-70,513.13	294,354.22
Report Surplus (Deficit):	-504,887.00	-608,087.35	129,446.51	752,590.48	1,360,677.83



Fulshear, TX

Fund Balance Report

As Of 06/30/2024

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
700 - 4/B OPERATING FUND	2,766,409.27	1,147,433.64	324,330.03	3,589,512.88
701 - 4/B PROJECTS FUND	3,229,948.33	33,001.25	103,514.38	3,159,435.20
Report Total:	5,996,357.60	1,180,434.89	427,844.41	6,748,948.08



Fulshear, TX

Budget Report Account Summary

For Fiscal: 2023-2024 Period Ending: 06/30/2024

		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	190,838.00	190,838.00	14,680.00	135,718.00	55,120.00	71.12 %
100-180-5230-00	Payroll Tax Expense	14,599.00	14,599.00	1,080.46	10,334.65	4,264.35	70.79 %
100-180-5235-00	Employee Health Benefits	21,305.00	21,305.00	1,560.65	14,552.99	6,752.01	68.31 %
100-180-5238-00	Retirement Contribution	15,267.00	15,267.00	1,174.40	11,145.28	4,121.72	73.00 %
ExpCategory: 52 - PERSONNEL COSTS Total:		242,009.00	242,009.00	18,495.51	171,750.92	70,258.08	70.97 %
ExpCategory: 53 - SUPPLIES							
100-180-5311-00	Supplies	1,250.00	1,250.00	0.00	24.99	1,225.01	2.00 %
100-180-5314-00	Publications/Ref Material	600.00	600.00	0.00	0.00	600.00	0.00 %
100-180-5316-00	Minor Tools & Equipment	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00 %
100-180-5326-00	Uniforms/Shirts	300.00	300.00	0.00	275.62	24.38	91.87 %
100-180-5381-00	Meeting Expenses	2,500.00	2,500.00	0.00	994.51	1,505.49	39.78 %
ExpCategory: 53 - SUPPLIES Total:		6,150.00	6,150.00	0.00	1,295.12	4,854.88	21.06 %
ExpCategory: 54 - CONTRACTUAL SERVICES							
100-180-5411-10	Prof. Services - Consulting	50,000.00	50,000.00	0.00	11,088.22	38,911.78	22.18 %
100-180-5434-00	Telecommunications	3,000.00	3,000.00	128.52	999.17	2,000.83	33.31 %
100-180-5440-00	Marketing	25,000.00	25,000.00	0.00	0.00	25,000.00	0.00 %
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:		85,500.00	85,500.00	128.52	12,087.39	73,412.61	14.14 %
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	3,500.00	3,500.00	0.00	1,489.00	2,011.00	42.54 %
100-180-5527-01	Dues & Memberships - Org.	17,250.00	17,250.00	0.00	7,530.00	9,720.00	43.65 %
100-180-5528-00	Travel & Training	13,500.00	13,500.00	433.20	10,971.55	2,528.45	81.27 %
100-180-5530-00	Technology Maintenance	21,000.00	21,000.00	0.00	9,734.23	11,265.77	46.35 %
100-180-5531-00	Mileage	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00 %
ExpCategory: 55 - OTHER CHARGES Total:		57,250.00	57,250.00	433.20	29,724.78	27,525.22	51.92 %
Department: 180 - Economic Development Total:		390,909.00	390,909.00	19,057.23	214,858.21	176,050.79	54.96 %
Expense Total:		390,909.00	390,909.00	19,057.23	214,858.21	176,050.79	54.96 %
Fund: 100 - GENERAL FUND Total:		390,909.00	390,909.00	19,057.23	214,858.21	176,050.79	54.96 %
Report Total:		390,909.00	390,909.00	19,057.23	214,858.21	176,050.79	54.96 %

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	242,009.00	242,009.00	18,495.51	171,750.92	70,258.08	70.97 %
53 - SUPPLIES	6,150.00	6,150.00	0.00	1,295.12	4,854.88	21.06 %
54 - CONTRACTUAL SERVICES	85,500.00	85,500.00	128.52	12,087.39	73,412.61	14.14 %
55 - OTHER CHARGES	57,250.00	57,250.00	433.20	29,724.78	27,525.22	51.92 %
Department: 180 - Economic Development Total:	390,909.00	390,909.00	19,057.23	214,858.21	176,050.79	54.96 %
Expense Total:	390,909.00	390,909.00	19,057.23	214,858.21	176,050.79	54.96 %
Fund: 100 - GENERAL FUND Total:	390,909.00	390,909.00	19,057.23	214,858.21	176,050.79	54.96 %
Report Total:	390,909.00	390,909.00	19,057.23	214,858.21	176,050.79	54.96 %

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
100 - GENERAL FUND	390,909.00	390,909.00	19,057.23	214,858.21	176,050.79	54.96 %
Report Total:	390,909.00	390,909.00	19,057.23	214,858.21	176,050.79	54.96 %

Reimbursable to the City:

CDC - "A" 600-900-5900-10 \$9,528.62

Approved: _____ Date: _____

FDC - "B" 700-900-5900-10 \$9,528.61

Approved: _____ Date: _____



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
August 19, 2024

ITEM	TITLE
10	Minutes
ITEM/MOTION	
Consideration and action on minutes of the Corporation for the July 15, 2024 meeting.	
ESTIMATED EXPENDITURE:	BUDGET ACCOUNT:

SUBMITTED BY:

Haden Farr
EDC Coordinator

SUPPORTING DOCUMENTS:

1. FDC Draft Minutes – July 15

EXECUTIVE SUMMARY

Draft minutes are attached for the Board’s consideration.



FULSHEAR DEVELOPMENT CORPORATION

A Type "B" Economic Development Sales Tax Corporation

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Meeting Minutes

July 15, 2024

6:00 PM

Board Members Present: Tommy Kuykendall; James Buccieri; Joel Patterson; Mark DeRouen; Blake Koepke; Jennifer Hagemann; Debra Drescher; Lee O'Brien (Ex Officio)

Board Members Absent: None

Staff: Annel Guadalupe (EDC Director); Haden Farr (EDC Coordinator); Carolina Salinas-Garcia (EDC Intern); Dan Santee (Legal); Sgt. Kevin Zieschang (PD)

Attendees: Kaye Kahlich (CDC)

1. Call to Order

Tommy Kuykendall called the meeting to order at 6:00 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. 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

3. Welcome and introduction of new Board Directors.

Tommy Kuykendall welcomed Debra Drescher to the FDC.

All directors and staff provided a brief introduction and background.

- 4. Consideration of and possible action on election of officers of the Corporation in accordance with the Corporation Bylaws, to include the positions of: President; Vice President; Secretary; Treasurer.**

Tommy Kuykendall expressed interest in serving as the FDC president.

Motion to nominate and elect Tommy Kuykendall as President of the FDC.

– Buccieri; Second – DeRouen

Ayes: 7

Nays: 0

Abstentions: 0

Mark DeRouen asked for clarification on whether an Ex Officio member can serve as an officer. Dan Santee noted that Lee O'Brien would not be able to serve in that role.

James Buccieri asked for clarification on whether the City Council liaison could serve as an officer. Staff and legal counsel confirmed that there was no conflict according to the bylaws.

Motion to nominate and elect Joel Patterson as Vice President of the FDC.

– Koepke; Second – Buccieri

Ayes: 7

Nays: 0

Abstentions: 0

Motion to nominate and elect Blake Koepke as Secretary of the FDC.

– Hagemann; Second – DeRouen

Ayes: 7

Nays: 0

Abstentions: 0

Motion to nominate and elect James Buccieri as Treasurer of the FDC.

– Koepke; Second – Hagemann

Ayes: 7

Nays: 0

Abstentions: 0

5. 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) June 17th – July 12th Activity Overview:

1. Harris Street

Annel Guadalupe provided an update on current status, noting some of the changes made during this round of bids, and a new submission date of August 1st.

James Buccieri requested a look at the removed terms and conditions from the bid packet.

2. RFEI for EDC Property

Annel Guadalupe informed the Board that staff have received an initial copy of the document. The current plan is to have a final draft out within the next 30 days.

3. Fulshear Fast Track

Annel Guadalupe announced that Fulshear Fast track will host a government roadmap session sponsored by Moody Bank, on July 22nd. She also noted Mat Yelvington has also started advisory sessions hosted at Humble Grounds each Tuesday.

4. Hotel Update

Annel Guadalupe provided an update on a discussion with a Marriott representative she noted that staff would try and have them attend the next meeting.

Joel Patterson confirmed his desire to hear a presentation from them.

6. Discussion and possible action on amendment of the Fulshear Development Corporation bylaws.



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Dan Santee noted that the FDC bylaws have some needs for change, as they have not been updated in 2007. Dan suggested that staff and a group of board members conduct a review following each legislative session.

James Buccieri asked how population changes would affect the bylaws. Dan Santee noted that some projects are limited following a growth over a certain threshold but noted that the FDC had already been complying with that statute.

Lee O'Brien asked about City Council's view of the population numbers, and whether they intend to view the decennial census numbers as the official population count, even though estimated population exceeds that number. Legal counsel and staff noted that Council had interpreted the decennial numbers as official, and thus would utilize that for any population count needed for legal purposes.

Joel Patterson noted his reasoning for having this placed on the agenda, noting that the population numbers also determine what directors may sit on the Board. He confirmed Council's interpretation of the population numbers.

Tommy Kuykendall asked for clarification on how the amended bylaws would be formally adopted. Staff and legal counsel noted that an ad hoc committee would make changes, bring them before the Board, and then before Council for final approval.

James asked for further explanation regarding the issue with the conflicts of interest section in the FDC bylaws. Dan Santee noted that that section of the bylaws did not apply to an EDC corporation, rather it is applicable for elected positions such as city council.

Tommy Kuykendall asked for clarification on how a committee would be formed. Dan Santee noted that it would have to be approved by council prior to the committee formation.

Motion for the President to request that City Council establish an ad hoc committee for review of the FDC bylaws.

– Patterson; Second – DeRouen

Ayes: 7

Nays: 0

Abstentions: 0

7. Discussion and possible action on the continuation of The Retail Coach contract in FY25.

Annel Gudalupe presented the Board with staff feedback on the current relationship with The Retail Coach. Highlighting some of the issues faced including, timeliness, communication, and end result of recruiting. Annel noted that while some of the issues were beyond the control of The Retail Coach, others have led to frustration and the inability to address recruitment issues.

Tommy Kuykendall stated his appreciation the feedback, acknowledged his disappointment in

the results, but hopes the EDC continues representation at ICSC and other events.

James Buccieri asked if there were any other companies being considered by staff. Annel Guadalupe highlighted Retail Strategies as one option, but others are also being considered.

Debra Drescher asked if there would be any significant changes to the scope of service should we go with another company. Annel Guadalupe confirmed the scope would be the same, with possibilities for additional services such as downtown specific recruitment and planning.

Jennifer Hagemann asked if staff felt other companies would face the same issues. Annel Guadalupe confirmed some of the realities of recruitment in Fulshear would remain, such as high land cost, rent, and the highest impact fees in the state.

Lee O'Brien noted that Aaron Farmer had highlighted the reality that it takes 3 years from conversation to opening for most retail recruitment, and in that time there have been no unique or notable retailers recruited through The Retail Coach.

Mark DeRouen noted his concern for losing a resource between the switch of providers, and asked if there should be consideration for a continuation of the contract until another connection was made. Joel Patterson noted his shared concern, but suggested a replacement be found quickly rather than a continuation. Blake Koepke continued stating that there would be a concern about the Retail Coach working hard for the city during that waiting period between the selection of service providers.

James Buccieri noted that the price difference is not a huge concern and would rather have a quality product than an inexpensive one.

Motion to not extend The Retail Coach contract into FY25.

– Patterson; Second – Koepke

Ayes: 7

Nays: 0

Abstentions: 0

8. Review and discuss draft items pertaining to FY 2024-2025 EDC budget development.

a) Final reviews including:

(A) Corporations' budget parameters

(B) Corporations' funding priorities for operations and projects

b) Consideration and possible action on:

(A) FY2024-2025 Corporation Budgets (700/701)

(B) FY2024-2025 Administrative Services Agreement by and between the Corporation and the City of Fulshear

(C) Resolution FDC 2024-01, a resolution of the CDC declaring projects of the Corporation for Fiscal Year 2024-2025, directing staff to publish notice of same, and setting a public hearing.

c) Overview and schedule of formal budgeting process

Annel Guadalupe provided a recap of the budgeting process and funding priorities and highlighted an omission on the budget for community events (\$50,000) that would need to be corrected. She also addressed the change in budgeted revenues from previous drafts, noting that revenues would ultimately fall in line with city projections.

Joel Patterson asked for confirmation that there would need to be a note of the change to the



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budget to include the omitted \$50,000 for community events.

Motion to approve the FY25 Administrative Services Agreement.

– Buccieri; Second – DeRouen

Ayes: 7

Nays: 0

Abstentions: 0

Motion to approve the FY25 budgets for 700/701 reflecting the following changes: \$50,000 to community events, and \$105,000 to Fulshear Fast Track.

– Patterson; Second – Buccieri

Ayes: 7

Nays: 0

Abstentions: 0

Motion to approve FDC Resolution 2024-01.

– Buccieri; Second – Koepke

Ayes: 7

Nays: 0

Abstentions: 0

9. Consideration and action on financials and payables for the Corporation for the period ending May 31, 2024.

Motion to approve the financials and payables for the corporation for the period ending May 31, 2024.

– Buccieri; Second – Hagemann

Ayes: 7

Nays: 0

Abstentions: 0

10. Consideration and action on the minutes of the Corporation for the June 17, 2024, regular meeting.

Motion to approve the minutes of the corporation for the June 17, 2024, regular meeting.

– Koepke; Second – Hagemann

Ayes: 7

Nays: 0

Abstentions: 0

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

Joel Patterson provided a brief update on the recent City Council Meeting.

Highlights included: welcoming interns and new hires; standing update on WP #2; elevated storage tank; multiple consent items; rejected Harris St. bid; passed a resolution denying CenterPoint's rate increase; primrose park update; executive session – no action; June 26th canvased results of the election & board appointments were made

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.

Director, etc.	Suggestion or comment made by director, etc.
Tommy Kuykendall	<ul style="list-style-type: none"> Explained the process for getting an item placed on the agenda
Annel Guadalupe	<ul style="list-style-type: none"> Provided a recap of items on staffs' list of future agenda items, including:

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.

Director	Announcement or comment made by director
James Buccieri	<ul style="list-style-type: none"> Fulshear Fast Track is hosting a city government road map on Tuesday July 23rd
Annel Guadalupe	<ul style="list-style-type: none"> 1824 American Ale launch party at Project Halo Brewery on July 20th at 2:00 p.m. EDC photo contest ends on July 27th
Mark DeRouen	<ul style="list-style-type: none"> Thanked the city for their attendance at the 1824 Festival
Tommy Kuykendall	<ul style="list-style-type: none"> July 16th is Fulshear's Bicentennial

14. Adjournment

Motion to adjourn at 7:52 p.m.
 – Buccieri; Second – Hagemann

Ayes: 7

Nays: 0

Abstentions: 0



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Passed and approved this 19th of August 2024.

President

ATTEST:

Secretary



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
August 19, 2024

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 to provide an update on relevant action taken at previous City Council meetings.



**ECONOMIC DEVELOPMENT
COMMUNICATION FORM**
August 19, 2024

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**
August 19, 2024

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.