

STATE OF TEXAS

COUNTY OF FORT BEND

CITY OF RICHMOND

The Development Corporation of Richmond convened in a regular meeting open to the public and pursuant to notice thereof duly given in accordance with Section 51.96, Development Corporation Act, Vernon's Texas Codes, in Richmond City Hall Annex within said City on May 12, 2015 at 4:30 p.m. Directors in attendance included the following:

President, Evalyn W. Moore	Vice President, Joe Bonham
Dave Scott	Glen Gilmore
Secretary, Carl Drozd	Treasurer, Carlos Garcia
Jesse Torres	Rob Tobias, Executive Director

President Evalyn Moore opened the meeting at 4:32 and asked for any public comments. There were several people signed up for public comments please find them listed below:

Tres Davis, 2016 Haven Springs, Richmond, TX  
Reverend Curtis Ray Lucas, P.O. Box 933, Richmond, TX with the Mount Carmel Church  
W. J. Valyan, 80 Terra Bella Dr. Manvel, TX with the First Mount Carmel Missionary Baptist Church  
Katherine Coleman, 922 Gulf Court, Rosenberg, TX  
Reverend Denver Lassier, 7314 Sunset Bend Lane, Richmond, TX with Coliston Fort Bend Church  
Reverend Carl Neal, 5318 Riverwood Drive, Richmond, TX  
Reverend Timothy J. Powers, 915 Colo Ave. Richmond, TX  
Shawn Pines, 5031 Quebec, Richmond, TX  
Richard Booker, P.O. Box 866, 1009 FM 2919, Kendleton, TX  
Larry Johnson, 6702 Renfro, Richmond, TX  
Doris Miller, 1512 Carver Ave., Richmond, TX  
Pearlie Shorter, 1103 Trenton, Richmond, TX  
Henry Castleberry, 8320 West Song, Spring, TX

Director Carlos Garcia asked for a two minute recess at this time.

The meeting resumed at 5:13.

President Moore asked for a motion to approve the minutes from the March 3, 2015 regular meeting. Director Gilmore made a motion to approve the minutes and Director Drozd seconded. All votes were "Aye" for approval of the minutes for March 3, 2015.

President Moore asked for a review of the Financial Reports through April 30, 2015. There being no questions or comments regarding the financial reports, they were accepted and no action was required.

The next agenda item was to review and discuss the Texas State Technical College Investment and Performance Agreement. Economic Director, Rob Tobias reiterated the terms of the agreement being the Development Corporation to reimburse the Texas State Technical College Foundation \$1,000,000 over a ten year period for partial reimbursement of the property, equipment and/or required targeted infrastructure costs of the project. Director Torres asked how many players were involved in the project. Mr. Tobias

responded there are several corporations in Fort Bend County, Richmond and Rosenberg. Director Garcia suggested the name be TSTC Richmond Rosenberg vs. TSTC Fort Bend. President Mayor Moore stated the in House Bill it was written as TSTC Fort Bend but it could be considered. This agenda item was a discussion item only, therefore the item was closed.

President Moore introduced agenda item 6 being a presentation by the University of Texas San Antonio regarding the Historical District Redevelopment Study. Dr. Tangum was present and he gave the concepts and visions for the city. The presentation was an interactive model for the board and members of the audience to be able to see the dynamics of the city and the opportunities available for growth. The Brazos River is our greatest asset and can be capitalized on with an amphitheater and plaza at the end of Morton Street. Richmond is within 20 miles of a major metropolitan city, we need to tap into that population. The plaza area could hold up to 40,000 people with 4-5 bands. The old fire station could host art shows, craft shows, square dancing, music and wine festivals. The post office and sidewalks need attention to be brought to original forms of themselves. There is a need to blend a series of restaurants and shops and enhance how pedestrians cross the street. We want them to park once and walk. The riverfront has the opportunity for lodging facilities which in turn will bring additional sales tax revenue. Citizens want short distance escapes. Where the city owns the land it gives the developer an opportunity to build with less investment. The city would have a continuous stream of income. The city has opportunities with commuter rail, trolley, the jail, and a link to the museum district. We have several separate areas that need to be linked together. Dr. Valentine gave a brief overview of the new database of the Richmond Historic Resource Database. Both were very good presentations of where the city is going and the potential that Richmond has for growth. This was not an action item, therefore the item was closed.

Director Torres made the comment that during his campaign he was out walking and he saw a need for additional street lights within the city, in particular the north side of Richmond. The suggestion was noted.

President Moore introduced agenda item 7 and update from West Fort Bend Management District on wayside horns. Mr. Dave Vrshek was present to discuss the wayside horns. A team has been formed by Commissioner Richard Morrison of Precinct 1 to include himself, Richmond, Rosenberg and the West Fort Bend Management District. The current plan is the crossings chosen by Richmond and Rosenberg. The Richmond total est. cost \$867,430 with each crossing at \$75,000. The railroad charges \$26,000 with a \$10,100 per 10% contingency. The FM 762 corridor totals \$437,487. The Collins Road/FM 3155 is a good candidate for channelization because it is a long stretch without driveways. The estimated completion date is January, 2017. WFBMD is currently working with FBCAD to identify businesses in the corridors to evaluate possibilities of special assessments. Per Richard Morrison, Towne Center is not willing to participate at all with this project. Director Gilmore inquired as to where the funding would come from for the insurance and inspections. It was stated the money would come from the City of Richmond. Sugar Land spends approximately \$10,000 a year in house on 9 crossings for example. We could expect approximately 1% or \$18,000 per year on Insurance. Mandy Bronsell with WFBMD was also present at the meeting. This was a discussion item only, therefore the item was closed.

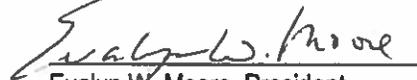
Agenda item no. 8 was introduced regarding the budget amendments. Finance Director, Susan Lang was not present for discussion. The three expenditures were noted, MMI, Kelly Kaluza and the Construction of the 16" waterline. Director Garcia noted that we should only approve the original amount and not allow a "not to exceed" amount because the contractor will always bill the higher amount. Director Gilmore indicated the higher amount was due to the contractor having to bore the line versus open cut. This amendment will have a net increase to the budget of \$341,800. This was a non-action item, therefore the item was closed.

President Moore introduced agenda item no. 9 to review, discuss and consider Direct Incentives Policy. Director Garcia asked for the board to review the Policy that is in place in Sugar Land Economic Development Resolution No. 06-09-02 regarding granting economic development incentives to qualifying companies. Director Garcia feels that if these guidelines are followed the city may avoid problems in the future. Director Gilmore indicated that the City currently has a tax exemption ordinance in place that is the same throughout the county. The board agreed to unanimously to take 90 days to review the Direct Incentives Policy of Sugar Land EDC.

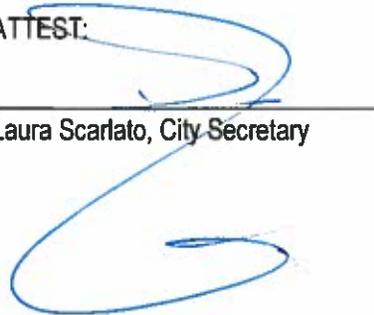
Economic Director Rob Tobias gave a very brief report due to the length of the meeting. He requested the next meeting be held on June 9, 2015 at 4:30 p.m. a week later than the traditional date.

There being no further business to come before the Development Corporation of Richmond, the meeting was adjourned at 6:21 pm. Director Gilmore made the motion and Director Scott seconded.

APPROVED:

  
Evalyn W. Moore, President

ATTEST:

  
Laura Scarlato, City Secretary