

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 October 7, 2014 at 4:30 p.m. Directors in attendance included the following:

Joe Bonham  
Dave Scott  
Glen Gilmore  
Carl Drozd  
Rob Tobias, Executive Director

Evalyn W. Moore, President - Absent  
Carlos Garcia - Absent  
Jesse Torres - Absent

In the absence of President Moore, Vice President Joe Bonham opened the meeting at 4:30 and asked for any public comments. There were none, therefore the public comments were closed.

Director Gilmore asked for a motion to approve the minutes from the September 9, 2014 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 September 9, 2014.

Vice President asked for a review of the Financial Reports through October 1, 2014. Following a brief discussion regarding the financial reports, they were accepted and no action was required. It was noted that the sales tax received by the City of Richmond for the 2013-2014 fiscal year had increased by 8% and that emerging restaurants and retail underway at River Pointe Center and Williams Crossing would continue the increase.

Executive Director Rob Tobias introduced Dr. Frank Mazza, a Sugar Land healthcare practitioner considering the relocation of his practice to 208 Morton Street in the Historic District. Dr. Mazza provided some background on his practice and shared his interest and concerns related to this property. He expressed his concerns regarding the availability of public parking and the need to enhance the handicap ramps along Morton Street, as he has a number of mobility impaired patients. He intends to bring a "boutique" healthcare practice which utilizes the concierge business model that is growing in popularity. He is very excited about the growth and potential of Richmond and the Historic District. Director Gilmore responded with his concerns regarding the availability of public parking, ADA sidewalks and ramps, and the potential need for additional police services to control the use of the current parking. City Manager Vela conveyed that the city will make every effort to work with Dr. Mazza to address his concerns and encouraged him to continue his pursuit of the location in Richmond. Vice President Bonham and others also communicated their enthusiasm for the project. With no further comments, the item was closed.

Executive Director Tobias then provided a brief snapshot of his monthly report. He referred to his coordination with the Greater Houston Partnership in responding to an inquiry for a 50-acre site along I-69. This size of tract is comparable to the site being developed by Fluor in Sugar Land. He also mentioned his collaboration with the HGAC and Fort Bend County SBDC on a small retail project considering a location in the Historic District. The company has been approved for a loan from the HGAC Local Development Corporation that leverages its funding with commercial banks. Tobias also referred to the ongoing work being done by the Historic Richmond Association related to Movies at Wessendorff Park, landscaping improvements at the City Hall Park, Miracle on Morton Street, and other ongoing works. He also reminded the board of the planning charrette planned for October 15 to update the community on the

progress being made by UTSA on the Historic District redevelopment study and inventory of historic landmarks. This is the project recommended by the Richmond Historical District Commission earlier this year. The study will be completed by March 2015 and will be used as a guide for the redevelopment of the Historic District.

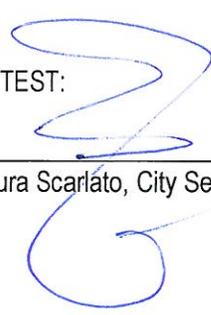
Tobias then shared information on the other documents included in the board packet to include a brief overview of the location of projects underway or planned throughout the City and its ETJ. He emphasized that most of the projects announced are along I-69 and include the River Pointe Center along Ransom Road and the Williams Crossing development along Williams Way Boulevard. He reiterated that the George Foundation tract of over 300-acres and located at I-69/FM-762, as well as other adjacent, undeveloped tracts, were integral to the development of Richmond and its ETJ. He also reminded the board that the new TSTC campus would be an anchor to the George Foundation tract east of I-69 and could serve as the impetus for a technology park.

There being no further business to come before the Development Corporation of Richmond, the meeting was adjourned. Director Gilmore made the motion and Director Drozd seconded.

APPROVED:

  
Joe Bonham, Vice President

ATTEST:

  
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Laura Scarlato, City Secretary