

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 November 12, 2014 at 4:30 p.m. Directors in attendance included the following:

Evalyn W. Moore, President
Dave Scott
Carl Drozd
Jesse Torres

Joe Bonham
Glen Gilmore
Carlos Garcia
Rob Tobias, Executive Director

President Moore opened the meeting at 4:30 and asked for any public comments. There were none, therefore the public comments were closed.

President Moore asked for a motion to approve the minutes from the October 7, 2014 regular meeting. Director Gilmore made a motion to approve the minutes and Director Scott seconded. All votes were "Aye" for approval of the minutes for October 7, 2014.

President Moore asked for a review of the Financial Reports through October 31, 2014. There were no comments regarding the financial reports, they were accepted and no action was required.

Executive Director Tobias introduced Jeff Volk, Area Engineer with TXDOT. Mr. Volk gave an update on TXDOT transportation projects in the Richmond area. The following projects were discussed:

- Highway 90/FM 359 – Start 08/2015 or towards the end of 2015. The ramp over the railroad tracks will begin in the spring of 2015. In Rosenberg on Hwy 90 the one way pairs will begin next month and be completed in March or April of 2015. One and one half miles of H and I Streets, being 4 lanes one way. This is a \$4.2 million project. There will be an overlay from FM-1640 to FM-2218.
- I-69/59 – The second phase of the project began August 2014 extending I-69 from Hwy 99 (Grand Parkway) to Reading Road. Upon completion there will be four lanes from the Grand Parkway to Reading Road and reduced to three lanes westward to Spur 10.

Director Gilmore inquired as to if there were any plans to improve Hwy 90A out of Sugar Land or an underpass at the city limits. Mr. Volk informed the board that Commissioner Patterson was working on fast tracking the project to add a lane coming out of Sugar Land. Mr. Volk was hopeful we would see some construction in the summer of 2015. Director Drozd inquired about any plans to improve FM-762. Mr. Volk reported there are no plans by TXDOT for FM-762 at this time.

With no further comments, the item was closed.

The next agenda item was to review, discuss and consider authorization to fund the acquisition of real estate and the construction of a parking lot to support the growth of the Historic District. Executive Director Tobias reported that research had been done in January 2014 to identify the ownership of properties north of Second and Morton Street for a potential parking lot to serve the Historic District. In September 2014 there were cost estimates of \$309,000 provided to develop 75 spaces in this target area by Kaluza & Associates.

There was a lengthy discussion by the board as to the parking issues and the impacts to growth in the downtown area. Mr. Tobias indicated there were several guests present at the meeting to hear the proposed plans and discussion to add public parking in the downtown area. Various ideas were discussed such as an Interlocal agreement with the county to reduce costs, the possibility of the targeted property owners being willing to sell, and the unlikely condemnation of property.

City Manager Terri Vela introduced the possibility of extending Morton Street as a short term solution, as the Permit Department has now relocated to 600 Morton and this would add to the parking spaces available adjacent to the existing Fire Station.

President Moore then opened the floor for comments from the audience and the following provided some feedback:

- Jim Keller, Historic District property owner, reiterated the need for additional public parking, but expressed his concerns on other items that should be included in the cost estimates for this public improvement.
- Dr. Frank Mazza, who has a Historic District property under contract, continued to express his concern for the need for more public parking.
- Helen Burgess, Office Manager for Dr. Mazza, also spoke regarding the parking issues and the difficulty it would provide for Dr. Mazza's patients, some of which are elderly and require handicapped access.

Tobias noted that in the interim, he would be working with the UTSA, Richmond Historical Commission, and Historic Richmond Association to create a map of available parking that could be published on the City website to guide visitors to existing parking, as well as consider the placement of wayfinding signs to the Historic District and available parking.

After this discussion, Director Garcia proposed tabling this item, seconded by Director Gilmore. Motion to table was unanimous.

Executive Director Tobias then provided a brief snapshot of his monthly report and introduced two small companies considering expansions to the Historic District.

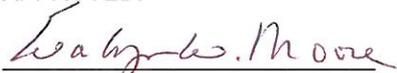
- David and Cristi Cruz with David's Fine Meats expressed their interest in locating to the Richmond Historic District. They gave the board a brief overview of their company history and a sample of products.
- Tanaz and Chesley Choudhury of OurITTeam, also provided a brief recap of their company and their desire to relocate to the Richmond Historic District. The company is an Information Technology company.

Tobias noted that both of these firms would be submitting an Application for Assistance at a future board meeting.

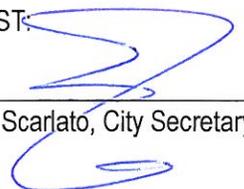
Other items discussed included references to the work of the Historic Richmond Association that includes Keep Richmond Beautiful day of planting to be held on November 15 at the City Hall Park and the annual Miracle on Morton Street to be held on December 6 along the Historic District.

There being no further business to come before the Development Corporation of Richmond, the meeting was adjourned at 5:50 pm. Director Gilmore made the motion and Director Scott seconded.

APPROVED:


Evalyn Moore, President

ATTEST:



Laura Scarlato, City Secretary