



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 501.072, Local Government Code, Vernon's Texas Codes, in Richmond City Hall Annex within said City on March 19, 2019 at 6:00 p.m. Directors in attendance included the following:

President, Evalyn W. Moore

Secretary, Verge Greenwood

Robert Haas

Nancie Rain

City Attorney – Gary Smith

City Secretary – Laura Scarlato

Vice President, Joe Bonham

Treasurer, Barry Beard

William B. Morefield, III

Terri Vela – City Manager

Cameron Goodman, Executive Director

President Moore opened the meeting at 6:00 p.m.

Agenda item A2 was introduced for public comments. There were no comments from the public, therefore the agenda item was closed.

Agenda item 3 was introduced by President Moore to review and consider taking action on the minutes of the regular meeting held on February 12, 2019. There were no comments or corrections, Commissioner Beard made the motion to approve the minutes for the meeting on February 12, 2019 with Commissioner Morefield seconding the motion. The vote was unanimous to approve.

President Moore asked for a review of the Financial Reports through February 28, 2019. Director Beard reported that the Development Corporation sales tax revenues have been a concern over the past several months due to them being consistently flat. However, there was good “pop” last month. There has been a small increase with the opening of boutiques in the area which aren’t a huge increase but it will eventually draw other businesses in therefore, “I remain very optimistic”. Overall the finances are well within budget as to expenditures and revenues. This item required no action, therefore the agenda item was closed.

President Moore introduced agenda item 5 to review staff update on the Wayside Horns project. Assistant City Manager (ACM) Howard Christian addressed the Board regarding the Wayside Horns project. ACM Christian provided a map with a total of ten locations identified as sites where the Quiet Zones and Wayside Horns will be located which there are 10 total. A brief review of the background stating the project

was initiated in March 2017 when Richmond and Rosenberg entered into an Interlocal Agreement with the County for a Quiet Zone evaluation of Union Pacific (UP) and BNSF railroad crossings. ACM Christian gave a brief synopsis of each location site and it was followed by a question and answer session. ACM Christian stated the concrete barriers were the least expensive and looked nicer than the delineations. The question of a second track was discussed, City Manager Vela stated UP does not have the right of way at this time however it may be a long term goal of the railroad. These are questions to discuss with the railroad. ACM Christian stated that a phone call is made every week to assure the project is progressing. There was no action necessary for this item, therefore the agenda item was closed.

Agenda item 6 was introduced to review downtown shared parking proposal. Executive Director Cameron Goodman presented the agenda item to the Board stating he is only introducing the idea, gathering feedback and looking for practical solutions to solve the parking issues in the downtown area. They are currently reviewing the 60 parking spaces across from the St. John's Methodist Church. The Church is willing to work with the City with possibly some return. They would also need to be able to reserve the lot during Sunday worship services and special events such as weddings and funeral services. Various questions were asked regarding the green space next to Mercy Goods, shared calendars, insurance expense and coverage, and street lights. The Board viewed the proposal as a positive possibility and advised Director Goodman to continue exploring the idea. There was no action required for this item, therefore the agenda item was closed.

President Moore introduced agenda item 7 to review and consider taking action on Update of the Downtown Improvement Grant guidelines. Director Beard recused himself from the meeting since he owns property in the Downtown Historical District pertaining to this agenda item. Executive Director Goodman reviewed the eligible expenses of the grant and the current guidelines. At this time, Mercy Goods has been the only entity that has been granted the funds under the Downtown Improvement Grant. Executive Director Goodman is proposing expanding the geographic boundaries of the program to include all areas within the Historic Overlay District. The current boundaries of the program are defined by the downtown zoning district. This geographic area is relatively small and if expanded would benefit more entities. Director Haas made the motion to expand the boundaries of the Downtown Improvement Grant to include areas within the Historic Overlay District. Director Morefield seconded the motion and the vote was unanimous to approve.

Agenda item 8 to review and consider taking action on Downtown Improvement Grant application by Cody Frederick. Mr. Frederick who currently owns the property at 611 Jackson Street addressed the Board regarding the application for the Downtown Improvement Grant. There is 900 square feet remaining for build out on the project that is currently in design. It will be leased to a co-working situation for photography and videography to produce TV shows in Austin along with commercials in the area. The hope is to create a hub to lease out space to do temporary media work outside of Houston. They hope to be open by June 1<sup>st</sup>. The grant money would be used to improve the landscaping, the exterior of the building, create a corral around the dumpster, irrigation system, and upgrade the exterior door to the space. The lessee has a two year lease with an option to renew at the end of the lease. All the other tenants have a five year lease. Director Haas made the motion to approve the Downtown Improvement Grant application by Cody Frederick with Director Bonham seconding the motion. The vote was unanimous to approve.

President Moore announced the board would adjourn to Executive Session at 6:39 p.m., as authorized by Texas Government Code, Sections 551.087 Economic Development Negotiations.

The Board reconvened at 6:57 p.m.

There was no action taken during Executive Session.

Agenda item 11 was addressed and it was considered to take action on the April 9, 2019 DCR Board meeting date.

Agenda item 12 to consider and take action on recommendations for future agenda items.

There were no suggestions for the agenda items for the next meeting. The agenda item was closed.

There being no further business to come before the Development Corporation of Richmond, the meeting was adjourned at 6:58 p.m.

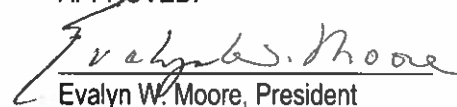
ATTEST:



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Laura Scarlato, City Secretary

APPROVED:



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Evalyn W. Moore, President