



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 July 9, 2019 at 6:00 p.m. Directors in attendance included the following:

President, Evalyn W. Moore
Secretary, Verge Greenwood

Robert Haas

Nancie Rain - **Absent**

City Attorney – Gary Smith

City Secretary – Laura Scarlato

Vice President, Joe Bonham

Carl Drozd

William B. Morefield, III

Terri Vela – City Manager

Cameron Goodman, Executive Director

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

President Moore opened the Public Hearing for the following Proposed Projects:

- i. City Facility Renovation Project
- ii. Signage Improvement Program
- iii. Community Asset Lighting Project

No one commented on the public hearing proposed projects, therefore the agenda item was closed.

Agenda item A3 was introduced for public comments. There were no comments from the public, therefore the agenda item was closed.

Agenda item 4 was introduced by President Moore to review and consider taking action on the minutes of the Regular Meeting held on May 14, 2019. President Moore asked if there were any additions or corrections to the minutes, there were none. Director Robert Haas made the motion to approve the minutes for the May 14, 2019 meeting with Director Joe Bonham seconding. The vote was unanimous to approve.

Agenda item 5 was introduced by President Moore to review and consider taking action on the minutes of the Special Meeting held on June 3, 2019. President Moore asked if there were any additions or corrections to the minutes, there were none. Director Joe Bonham made the motion to approve the

minutes for the June 3, 2019 meeting with Director Klip Morefield seconding. The vote was unanimous to approve.

Agenda item 6 was introduced by President Moore to review and consider taking action on the minutes of the Regular Meeting held on June 11, 2019. President Moore asked if there were any additions or corrections to the minutes, there were none. Director Klip Morefield made the motion to approve the minutes for the June 11, 2019 meeting with Director Joe Bonham seconding. The vote was unanimous to approve.

President Moore asked for a review of the Financial Reports through June 30, 2019. Director Carl Drozd, Treasurer stated there were no abnormalities to the finance report. Director Haas stated this was the second month in a row that the sales tax was down. Executive Director Cameron Goodman reported that even though they are down, overall they are ahead of last year's numbers. The agenda item required no action, therefore the agenda item was closed.

President Moore introduced agenda item 8, the presentation on Fixed Route and Point Deviation Ride Service provided by Fort Bend Transit. Perri D'Armond, Fort Bend Transit Director introduced her staff that were also present, Tennille Jones, Community Relations Manager and Kevin Thompson, Operations Manager. Ms. D'Armond provided a brief history of the service which started in 2015 with 13 stops connecting the two cities of Richmond and Rosenberg. By 2017, six additional stops had been added. The trip counts have increased from 443 in July 2015 to 1027 in May 2019 with 46% being in Rosenberg and Richmond. The service is promoted at numerous locations and events around the cities. The agency currently provides a point deviated service which is allowed within a $\frac{3}{4}$ mile deviation from their existing routes. The demand for this service is much higher than anticipated due to the high number of elderly and disabled riders. In Richmond the population for the elderly and disabled is 12.2%. Ms. D'Armond is proposing the removal of the fixed stops and creation of a demand response system utilizing the three vehicles already in place to exclusively serve the two cities as one large geographical area. They are turning down approximately 250 requests for ridership per day due to lack of availability. The proposed changes would impact availability and allow for an over 100 additional trips each day. The current fleet is 52 vehicles, with the largest challenge being bus drivers. There is a new facility being built north of the Fort Bend County Fairgrounds that will house all of the administration and fleet. Also, they are considering a shuttle to and from TSTC. There was no action taken on this item but the Board was favorable of the proposed changes and commended the Director and staff for making the necessary changes needed to make the transit system more effective for the community.

Agenda item 9, the presentation by Bryan English on the proposal to redevelop 300 Morton Street property. Director Haas recused himself and left the Commission Room. Mr. Bryan English, Vice President of Operations for LCG-Global along with Jennifer Williams, Sales and Marketing Specialist were present to provide their plans for the property located at 300 Morton Street. Mr. English reviewed the company briefly stating they would be moving their company and occupying the entire top floor. They would make every effort to keep the structure as original as possible, using original door knobs, wood, tin, and window shape. From the outside, it would remain the same as possible. The request of the DCR is to pave the parking lot behind the building, provide sufficient electricity and a grant of \$130,000. No action was taken on this item but the Mayor and Board members stated they were excited to have the company come to Richmond.

President Moore introduced agenda item 10, to review and consider taking action on approving the proposed FY 2019-2020 Development Corporation of Richmond budget. Economic Development Director Cameron Goodman stated there is a 5.4% increase in the budget from FY 2018-2019. The City has seen a small amount of growth but has remained fairly flat. There are three new proposed budget items; Community Asset Lighting Project which would involve lighting the historic Union Pacific Railroad Bridge, the renovation of a vacant retail center located at 1116 Myrtle Street, and the signage improvement program to incentivize businesses with non-conforming signs to replace with conforming signs. The different budget categories were reviewed by Director Goodman. City Manager Terri Vela stated the drop in sales tax revenue is due to the relocation of Tractor Supply Company to Rosenberg and the renovations that took place at Wal-mart. Customers temporarily shopped at Target. However with the increase in sales at HEB the City should see the revenue stabilize. The \$700,000 budgeted for wayside horns, will be rolled over to this FY. Director Klip Morefield made the motion to approve the proposed budget for FY 2019-2020 for Development Corporation of Richmond in the amount of \$3,528,978. Director Joe Bonham seconded the motion and it was unanimous to approve. Director Robert Haas returned to the Commission room following this agenda item.

President Moore announced the board would adjourn to Executive Session at 7:00 p.m., as authorized by Texas Government Code, Sections 551.087 Economic Development Negotiations.

The Board reconvened at 7:15 p.m.


Agenda item 12 to reconvene into Open Meeting, and take action on items, if necessary.

There was no action taken during Executive Session.

Agenda item 13 to consider and take action on recommendations for future agenda items. Director Robert Haas requested there be additional discussion regarding the strip center at 1116 Myrtle Street. With no additional items agenda item was closed.

There being no further business to come before the Development Corporation of Richmond, the meeting was adjourned at 7:16 p.m.

APPROVED:


Evelyn W. Moore, President

ATTEST:



Laura Scarlato, City Secretary