

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 10, 2016 at 4:30 p.m. Directors in attendance included the following:

President, Evalyn W. Moore	Vice President, Joe Bonham
Treasurer, Barry Beard	Secretary, Carl Drozd
Jesse Torres, Board Member	Carlos Garcia, Absent
City Attorney – Gary Smith	Rob Tobias, Executive Director

President Evalyn Moore opened the meeting at 4:30 and asked if there were any public comments. There were no guests signed up to speak, therefore the agenda item was closed.

Agenda item 3 was introduced by President Moore to review and approve the Minutes from the April 12, 2016 meeting. No discussion occurred and the motion was made to approve by Director Torres and seconded by Director Drozd. The votes were unanimous to approve.

President Moore asked for a review of the Financial Reports through April 30, 2016. There were not any questions or comments and the Financial Reports were accepted. No action was required.

Agenda item 5 to review and consider taking action on contract for wayfinding sign program. Jessica Duet, City Planner and Historic Preservation Officer for the Richmond Historical Commission addressed the Board regarding the wayfinding sign program and stated the City has received one response to the RFP (Request for Proposal) on the signs. The board had previously approved this procurement through the budget process and expenditure of up to \$50,000. National Sign Plaza was the only respondent to the RFP. They have substantial experience in working with other communities. Ms. Duet stated there will be public hearings in June and July before any funds are expended in this first phase of this project. There was a brief question and answer session and the item was closed because no action was required.

Agenda item A6 was a discussion on retail developments along FM-2218 and the economic impacts of extending Lamar Street. Executive Director Tobias presented an update of the closing of the Valero Station and Office Depot, and confirmed the rumor that Wal-Mart would be building a store in Rosenberg in 2017, although the footprint will be smaller. The store in Richmond will remain and is planned for remodeling in 2017.

This update was followed by discussion regarding the 2013 Fort Bend County Mobility Bond that included the extension of Lamar Street from FM-1640 south to FM-2218. This roadway extension would have positive impacts on enhancing access to this commercial corridor and strengthen retail in the area.

Fort Bend County officials, along with our City Engineer Kelly Kaluza, had previously estimated the cost of this roadway extension to be \$1.84 million. However, the City Engineer has recently updated the design and the cost is now estimated to be \$1.466 million. The mobility bond committed \$1.4 million to this project, so the City portion would be \$66,480.

Wal-Mart officials were supportive of this proposed public investment, as well as with the commercial projects under consideration. As this was not an action item, Tobias requested a general consensus of the board on their support of this project to prepare for additional information to be brought before the board as an action item at a later date. There was a general consensus and the item was closed.

Agenda item A7 was an update on the hotel projects by Executive Director Tobias. It was reported that the Marriott Fairfield Inn at Williams Crossing was projected to encompass a capital investment of near \$10 million, have 88 rooms, and create 30 jobs. The Hilton Home2 Suites proposed for River Pointe Center will encompass over \$12 million, have 107 rooms and create 40 jobs. There is also a LaQuinta Hotel under consideration by the Bucees Plaza on Crabb River Road with 70 rooms and will create 20 jobs. Following a brief question and answer period, the agenda item was closed.

Agenda item A8 a report on Fort Bend SBDC (Small Business Development Center) collaborations. Executive Director Tobias spoke on behalf of this report, as well as introduced Jeff Linder and Marco Ruiz of the Fort Bend SBDC who were in attendance. The purpose of the SBDC is to provide support to small businesses to facilitate their growth in sales, employment and profitability. They act as consultants to our small business community, as well as provide workshops and seminars. There is a business library that can be utilized and many specialty programs. There was no discussion, therefore the item was closed.

Agenda item A9 was an update on the Logo for the Development Corporation of Richmond. Mr. Tobias stated there were four new logos in the packet for review and comments and that others were being developed for consideration by the board. Following a brief question and answer period, the agenda item was closed.

President Moore then asked for the Executive Director monthly report. Mr. Tobias provided a brief recap and made note that the next meeting will be on June 6, 2016 at 4:30 and will be a joint meeting with the City Commission and the Planning & Zoning Commission. There will be a presentation from the George Foundation providing an overview of their emerging mixed-use site at I-69/FM-762. He also noted that the crosswalks at the new Fire Station have been started and that the Morton Street Music, Concert on the Creek Music Festival will be held on Saturday, May 21st at Wessendorff Park. After a brief discussion providing answers, this agenda item was closed.

There being no further business to come before the Development Corporation of Richmond, the meeting was adjourned at 5:16 pm. Director Torres made the motion and Director Bonham seconded.

APPROVED:



Evalyn W. Moore, President

ATTEST:



Laura Scarlato, City Secretary