

ROSENBERG DEVELOPMENT CORPORATION MEETING MINUTES

On this the 13th day of November 2014, the Rosenberg Development Corporation (RDC) of the City of Rosenberg, Fort Bend County, Texas, met in Regular Session, at the Rosenberg Civic Center, located at 3825 SH 36S, Rosenberg, Texas.

PRESENT

Teresa Bailey	Secretary, Rosenberg Development Corporation
Amanda J. Barta	Director, Rosenberg Development Corporation
Ted Garcia	Treasurer, Rosenberg Development Corporation
Bill Knesek	President, Rosenberg Development Corporation
Cynthia McConathy	Director, Rosenberg Development Corporation
Jimmie J. Peña	Director, Rosenberg Development Corporation
Allen Scopel	Vice President, Rosenberg Development Corporation

STAFF PRESENT

Jeremy Heath	Assistant Economic Development Director
Randall D. Malik	Executive Director, Rosenberg Development Corporation
Cynthia Sullivan	Secretary II
Joyce Vasut	Executive Director of Administrative Services

GUESTS

Jeff Wiley	President/CEO, Greater Fort Bend Economic Development Council
Jack Belt	Executive Vice President, Greater Fort Bend Economic Development Council
Paulette Shelton	Director, Fort Bend County Transportation Department

CALL TO ORDER.

President Knesek called the meeting to order at 4:12 p.m.

STATEMENT OF RULES PERTAINING TO AUDIENCE COMMENTS.

Cynthia Sullivan, Secretary II, read the statement of rules pertaining to audience comments.

COMMENTS FROM THE AUDIENCE.

There were no comments from the audience.

CONSENT AGENDA

- A. CONSIDERATION OF AND ACTION ON THE REGULAR ROSENBERG DEVELOPMENT CORPORATION MEETING MINUTES FOR OCTOBER 09, 2014.
 - B. CONSIDERATION OF AND ACTION ON THE MONTHLY ROSENBERG DEVELOPMENT CORPORATION FINANCIAL REPORTS FOR THE PERIOD ENDING OCTOBER 31, 2014.
Executive Summary: The October 2014 RDC Financial Reports are attached for your review and consideration. Staff recommends approval.
 - C. CONSIDERATION OF AND ACTION ON A REPORT FROM THE COMMUNICATIONS DEPARTMENT REGARDING THE PREVIOUS MONTH'S COMMUNICATIONS ACTIVITIES.
Executive Summary: This item has been included to provide an overview of Communication activities in the previous month, as they relate to economic development.

Key discussion points:
 - President Knesek requested that Consent Agenda Item B be placed on the Regular Agenda as Item 1A.
Action: Director McConathy moved and Director Scopel seconded a motion to approve the Consent Agenda Items A and C with the revised minutes. The motion carried by a unanimous vote of those present.
- 1A. CONSIDERATION OF AND ACTION ON THE MONTHLY ROSENBERG DEVELOPMENT CORPORATION FINANCIAL REPORTS FOR THE PERIOD ENDING OCTOBER 31, 2014.
Executive Summary: The October 2014 RDC Financial Reports are attached for your review and consideration. Staff recommends approval.

Key discussion points:
 - President Knesek asked about the percentages of the coupon yields. Ms. Vasut clarified information regarding the coupon yield percentages.

- President Knesek asked about the US 90A Redevelopment Project CP1002. Ms. Vasut explained the project is a 2010 project and the associated Purchase Order issued to pay for maintenance on planters.
- The consensus of the Board was to pull Project CP1002 and roll the fund balance into the General Fund.
- President Knesek asked about the CP0705 Transportation Gateway Improvements. Ms. Vasut explained there is a \$41,000 encumbrance on this project for mowing contracts FY2015.
- President Knesek asked about the Downtown Parking Lot Project. Mr. Malik explained this project was for the purchase of the lot across from the Rosenberg Post Office and the purchase of the railroad property for a potential parking lot. The consultant RDC contracted for the purchase of the railroad property was paid \$4,999.00 and will receive 6% of the purchase price if RDC is successful in purchasing that property.

Action: Director Scopel moved and Director Garcia seconded a motion to approve the monthly Rosenberg Development Corporation Financial Reports for the period ending October 31, 2014. The motion carried by a unanimous vote.

1. (This item was taken out of order after Item 4)
HOLD EXECUTIVE SESSION PURSUANT TO SECTION 551.087 OF THE TEXAS GOVERNMENT CODE FOR DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.

President Knesek adjourned the Regular Session and declared an Executive Session at 5:00 p.m.

An Executive Session was held for deliberations pursuant to Section 551.087 of the Texas Government Code for deliberations regarding Economic Development negotiations.

2. (This item was taken out of order after Item 4)
ADJOURN EXECUTIVE SESSION, RECONVENE INTO REGULAR SESSION, AND TAKE ACTION AS NECESSARY AS A RESULT OF EXECUTIVE SESSION.

President Knesek adjourned the Executive Session and reconvened into Regular Session at 5:47 p.m. No action was taken.

3. **HEAR PRESENTATION FROM JEFF WILEY, PRESIDENT/CEO OF THE GREATER FORT BEND ECONOMIC DEVELOPMENT COUNCIL, REGARDING CURRENT ACTIVITIES OF THE GREATER FORT BEND ECONOMIC DEVELOPMENT COUNCIL.**

Executive Summary: This item has been included to provide the Board with an update on the current status of activities of the Greater Fort Bend Economic Development Council.

Key discussion points:

- Mr. Malik introduced Mr. Wiley, President/CEO of the Greater Fort Bend Economic Development Council (GFBEDC).
- Mr. Wiley explained they are a 501(c)(6) non-profit organization and the mission is to support Economic Development in Fort Bend County by supporting business recruitment and retention, encouraging quality development, supporting infrastructure sufficient to retain and promote growth and get involved in solutions for better quality of life, such as water and subsidence issues.
- GFBEDC was created after the 1980's oil crisis in Houston and they kept their focus on quality development.
- Funding for the GFBEDC comes from public sector, contract service agreements, and some from the private sector also.
- Mr. Wiley explained the service contract covers cost of staff, operations, facilities, and efforts to carry out GFBEDC's mission.
- Mr. Wiley also gave the Board an example of a recent mitigation banks project they are working on.
- Director McConathy asked at what point conservationists will come to the table to discuss mitigation banks. Mr. Wiley explained the wetland mitigation process came out of the notion that we can allow it to subside because it will not be developed land and could create parks for the communities. Mitigation credits are becoming rare and expensive. The GFBEDC organization will bring these groups in to discuss these areas.
- President Knesek thanked Mr. Wiley and Mr. Belt for coming to present to the Board of Directors of RDC.

No action was taken.

4. **HEAR AND DISCUSS A PRESENTATION FROM PAULETTE SHELTON, DIRECTOR FOR FORT BEND COUNTY TRANSPORTATION DEPARTMENT ON THE STATUS OF PROPOSED ROSENBERG/RICHMOND BUS ROUTE, AND TAKE ACTION AS NECESSARY.**

Executive Summary: RDC and City of Rosenberg staff met with Paulette Shelton, Fort Bend County Public Transportation Department Director, to discuss the proposed draft of the Richmond-Rosenberg transit route and to discuss the costs associated with the project. In October 2010, Rosenberg completed a Transit and Pedestrian Study, which recommended additional public transportation options.

Key discussion points:

- Ms. Shelton explained applications were submitted to the George Foundation and one is being submitted to the Henderson-Wessendorff Foundation for possible funding opportunities, and it may take up to (8) months to

hear back from them.

- Fort Bend County is bringing in a contractor to work on scheduling the routes.
- Ms. Shelton is working on the ADA requirements and Public Hearing requirements for public transportation.

Questions/Answers:

- Director McConathy asked if the actual bus stops have not been determined. Ms. Shelton said they have not been determined yet.
- Director Garcia asked about the estimated daily trips. Ms. Shelton explained they are adding 18 new stops. There are currently 15 stops.
- Director Peña asked if we will be able to look at and have any input on the proposed routes. Ms. Shelton assured the Board of Directors that Fort Bend County Public Transportation Department is working with Rosenberg and Richmond staff.
- Director Peña stated he had previously spoken to Commissioner Morrison about elderly people having trouble getting around the community. There are no stores in their area (north side of the railroad tracks). Ms. Shelton explained the challenge is lack of equipment and the fact that Fort Bend County Transportation Department had been working on one hour headway trips. She also explained "Point Deviation" (Reservations). Fort Bend Transportation Department can deviate off the regular stops to accommodate those citizens.
- President Knesek asked if Fort Bend Transportation Department is working with Travis Tanner, Executive Director of Community Development for the City of Rosenberg. Ms. Shelton assured the Board their staff is looking at the stops and accessibility to be sure there is safety and accessibility.
- Director Scopel asked about a recent bus accident and how it is affecting the system. Ms. Shelton said it was a new bus and Fort Bend Transportation Department maintains county owned buses and have contracted back-up vehicles.
- Director Garcia asked if three vehicles are being planned for the Rosenberg-Richmond bus routes. Ms. Shelton said there are three buses allocated to the route. Each one will operate 12 hours a day to perform the route.
- Ms. Shelton will come back when she gets the new route information.

No action was taken.

RECESS SESSION, RECONVENE SESSION.

President Knesek recessed the Session at 4:48 p.m., and reconvened the Session at 5:00 p.m.

5. REVIEW AND DISCUSS DANGEROUS STRUCTURES, AND TAKE ACTION AS NECESSARY.

Executive Summary: This item was added by RDC Director McConathy to provide the Board of Directors an opportunity to discuss dangerous structures in Rosenberg.

Key discussion points:

- Director McConathy provided the Board with an update on the subject. She reported City Council is moving forward on possible revisions to the "Dangerous Buildings" Ordinance.

No action was taken.

6. REVIEW AND DISCUSS AN UPDATE ON THE DOWNTOWN PARKING PROJECT, AND TAKE ACTION AS NECESSARY.

Executive Summary: This item has been included to provide the Board of Directors an opportunity to review and discuss an update on the Downtown Parking project. In March of 2013, the City of Rosenberg retained the services of F.M. Denson & Company to assist the City in persuading Burlington Northern Santa Fe (BNSF) to sell the property to the City of Rosenberg. F.M. Denson & Company has recently indicated to the Economic Development department that BNSF has agreed to sell the property.

Key discussion points:

- Mr. Malik updated the Board regarding negotiations on the 2.25 acres planned for downtown parking. RDC has an engagement letter from Mr. Denson regarding his contract with the City. He is currently in the negotiation process with the BNSF.
- In speaking about downtown parking, President Knesek mentioned the City-owned lot across the street from the Post Office. This property is not practical for a parking lot, but could be sold.
- Director Bailey brought up the idea of a park for the City-owned lot. There are funds allocated for parks in that area.
- Mr. Malik reported that RDC has about \$160,000 remaining in this project fund, after spending approximately \$90,000.
- President Knesek stated that Fort Bend County might participate if there were a planned bus stop at that parking area.
- Mr. Malik said staff would stay in contact with Mr. Denson and continue negotiations.

No action was taken.

7. **REVIEW AND DISCUSS EXTERNAL RECRUITMENT OPPORTUNITIES, AND TAKE ACTION AS NECESSARY.**
Executive Summary: This item has been included to provide the Board of Directors the opportunity to discuss external recruitment opportunities. Team Texas and TexasOne are two entities active in domestic and international recruitment visits. The RDC is currently a Pioneer member (\$1,000.00 annually) of TexasOne.

Key discussion points:

- Mr. Malik reported the FY2015 Budget for memberships is \$83,000. The Board can decide if they want to keep the same memberships and what RDC's amount of funding is for this type of group. These entities do statewide marketing and recruitment trips and when the governor visits other areas, these are the funds used. Site selectors come in from different towns and talk about areas available to businesses interested in coming into our state. He stated that Team Texas just hired an Executive Director. TexasOne is much more connected to the governor's office and has many more private sponsors.

No action was taken.

8. **CONSIDERATION OF AND ACTION ON A REPORT FROM THE ECONOMIC DEVELOPMENT DIRECTOR REGARDING THE PREVIOUS MONTH'S ECONOMIC DEVELOPMENT ACTIVITIES AND CONTACTS.**
Executive Summary: This item has been included to provide the Economic Development Director the opportunity to update the Board on the previous month's activities, contacts, and projects.

Key discussion points:

- Mr. Malik reported the West Fort Bend Management District (WFBMD) is working to replace their Executive Director. The committee meeting has been delayed until they fill that position. WFBMD Committee meetings should be scheduled in December.
- Mr. Malik updated the Board on the Livable Centers Study and Morris Architects will be presenting an overview at the City Council meeting on November 18th.
- Mr. Malik reported the City received two bids for the sale of the Old City hall property at 2300 Avenue H. Those bids will be reported to the City Council on November 25th.
- Mr. Malik stated staff is working on labor reports which are included in this packet. Staff is getting more inquires on labor data. Staff is creating a report on labor statistics to give prospects coming in and wanting information.

No action was taken.

9. **REVIEW AND DISCUSS REQUESTS FOR FUTURE AGENDA ITEMS, AND TAKE ACTION AS NECESSARY.**
Executive Summary: This item provides the Rosenberg Development Corporation Board the opportunity to request future agenda items.

Key discussion points:

- President Knesek requested Executive Session for litigation and real estate negotiations as well as Economic Development negotiations.

No action was taken.

10. **ANNOUNCEMENTS.**

- Director McConathy shared that the Prairie Heritage event was a success.

11. **ADJOURNMENT.**

Action: Director McConathy moved and Director Scopel seconded a motion to adjourn the RDC Board Meeting. The motion carried by a unanimous vote. The meeting adjourned at 6:25 p.m.



Bill Knesek, President
Rosenberg Development Corporation



Cynthia Sullivan
Secretary II