

## ROSENBERG DEVELOPMENT CORPORATION MEETING MINUTES

On this the 9<sup>th</sup> day of April 2015, the Rosenberg Development Corporation (RDC) of the City of Rosenberg, Fort Bend County, Texas, met in Regular Session at the Rosenberg Civic Center, 3825 SH 36S, Rosenberg, Texas.

### PRESENT

Teresa Bailey	Secretary, Rosenberg Development Corporation
Ted Garcia	Treasurer, Rosenberg Development Corporation
Cynthia McConathy	Director, Rosenberg Development Corporation
Jimmie J. Peña	Director, Rosenberg Development Corporation

### ABSENT

Bill Knesek	President, Rosenberg Development Corporation
Amanda J. Barta	Director, Rosenberg Development Corporation
Allen Scopel	Vice President, Rosenberg Development Corporation

### STAFF PRESENT

Jasmine Bowens	Secretary II
Robert Gracia	City Manager
Jeremy Heath	Assistant Economic Development Director
Randall Malik	Executive Director, Rosenberg Development Corporation
Cynthia Sullivan	Secretary II
Travis Tanner	Executive Director of Community Development
Joyce Vasut	Executive Director of Administrative Services
Scott Tschirhart	City of Rosenberg Attorney
Jeanne H. McDonald	Jeanne H. McDonald, P.C. Attorneys at Law

### CALL TO ORDER.

Secretary Teresa Bailey called the meeting to order at 4:00 p.m.

### STATEMENT OF RULES PERTAINING TO AUDIENCE COMMENTS.

Jasmine Bowens, 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 MARCH 12, 2015.**
- B. **CONSIDERATION OF AND ACTION ON THE MONTHLY ROSENBERG DEVELOPMENT CORPORATION FINANCIAL REPORTS FOR THE PERIOD ENDING MARCH 31, 2015.**  
*Executive Summary:* The March 2015 RDC Financial Reports are attached for your review and consideration. Staff recommends approval.

**Action:** Director McConathy moved, seconded by Director Garcia, to approve the Consent Agenda items A and B. The motion carried by a unanimous vote of those present.

### REGULAR AGENDA

1. **HOLD EXECUTIVE SESSION TO RECEIVE LEGAL ADVICE FROM THE CITY ATTORNEY CONCERNING PENDING LITIGATION, NAMELY DISPUTE WITH IMPERIAL PERFORMING ARTS, INC., PURSUANT TO SECTION 551.071 OF THE TEXAS GOVERNMENT CODE; TO DELIBERATE THE POTENTIAL PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.072; AND REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS PURSUANT TO SECTION 551.087 OF THE TEXAS GOVERNMENT CODE.**

Regular Session was adjourned for Executive Session at approximately 4:05 p.m.

2. **ADJOURN EXECUTIVE SESSION, RECONVENE REGULAR SESSION, AND TAKE ACTION AS NECESSARY AS A RESULT OF EXECUTIVE SESSION.**

**Executive Session:** The Executive Session was adjourned and the RDC Board reconvened Regular Session at approximately 4:50 p.m.

**Action:** Director McConathy moved, seconded by Director Garcia, to approve substantially the form presented of the Performance Agreement relating to Texas State Technical College. The motion passed by a unanimous vote of those present.

3. **CONSIDERATION OF AND ACTION ON AUTHORIZING THE RDC EXECUTIVE DIRECTOR TO EXECUTE NON-DISCLOSURE AGREEMENTS ON BEHALF OF THE ROSENBERG DEVELOPMENT CORPORATION FOR PROSPECTIVE ECONOMIC DEVELOPMENT NEGOTIATIONS.**

**Executive Summary:** Economic Development staff has received a Non-Disclosure Agreement from a site selector interested in Rosenberg. Legal Counsel has recommended that the Board authorizes the Executive Director to execute Non-Disclosure Agreements on behalf of the Board. Jeanne McDonald, P.C., Attorneys at Law is planning to attend the meeting and will discuss Non-Disclosure Agreements with the Board of Directors. Staff recommends authorizing the RDC Executive Director to execute Non-Disclosure Agreements on behalf of the RDC for prospective economic development negotiations.

**Key discussion points:**

- Scott Tschirhart viewed the documents and provided a few revisions, which did not change the substance of the agreement.
- Jeanne McDonald agreed with the changes.

**Action:** Director Garcia moved, seconded by Director McConathy, to authorize the Executive Director to execute and accept the Non-Disclosure Agreement with the recommended corrections. The motion passed by a unanimous vote of those present.

4. **CONSIDERATION OF AND ACTION ON RESOLUTION NO. RDC-94, A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ROSENBERG DEVELOPMENT CORPORATION IN SUPPORT OF TEXAS SENATE BILL NO. 581 RELATING TO THE CREATION OF A CAMPUS OF THE TEXAS STATE TECHNICAL COLLEGE SYSTEM IN FORT BEND COUNTY.**

**Executive Summary:** Senator Lois Kolkhorst of Texas Senate District 18 has filed Texas Senate Bill No. 581 relating to the creation of a campus of the Texas State Technical College (TSTC) in Fort Bend County. TSTC is working with the George and Henderson-Wessendorff Foundations on building a new TSTC Fort Bend Campus.

Staff recommends approval of Resolution No. RDC-94 as presented.

**Key discussion points:**

- Randall Malik explained the Texas Senate Bill No. 581 is the Senate companion bill for House Bill No. 658.

**Action:** Director Garcia moved, seconded by Director McConathy, to approve Resolution No. RDC-94, a Resolution in support of Texas Senate Bill No. 581 relating to the creation of a campus of the Texas State Technical College System in Fort Bend County. The motion passed by a unanimous vote of those present.

5. **CONSIDERATION OF AND ACTION ON A REPORT FROM THE ROSENBERG DEVELOPMENT CORPORATION EXECUTIVE DIRECTOR REGARDING THE PREVIOUS MONTH'S ECONOMIC DEVELOPMENT ACTIVITIES AND CONTACTS, WHICH INCLUDES THE FOLLOWING:**
  - A. **UPDATE ON ECONOMIC INDICATORS**
  - B. **UPDATE ON BUSINESS RETENTION VISITS**

- C. UPDATE ON LIVABLE CENTERS STUDY
- D. UPDATE ON ROSENBERG BUSINESS PARK
- E. UPDATE ON WALSH ROAD INDUSTRIAL PARK
- F. UPDATE ON RICHMOND – ROSENBERG BUS ROUTE
- G. UPDATE ON BNSF DOWNTOWN PROPERTY
- H. UPDATE ON NEW AND EXPANDED BUSINESSES
- I. UPDATE ON EXISTING BUSINESSES

**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:**

- Randall Malik updated the Board on economic development activities.

**No action was taken.**

**6. REVIEW AND DISCUSS REQUESTS FOR FUTURE AGENDA ITEMS, AND TAKE ACTION AS NECESSARY.**

**Executive Summary:** This item provides the RDC Board the opportunity to request future agenda items.

**Key discussion points:**

- Quiet Zones requested by Director Peña.

**No action was taken.**

**7. ANNOUNCEMENTS.**

- The RDC Finance Committee will meet early May.
- TSTC's 50<sup>th</sup> anniversary is April 22, 2015.
- The Main Street Advisory Boards meeting will be held April 23, 2015.

**8. ADJOURNMENT.**

**Action:** Director McConathy moved, seconded by Director Garcia, to adjourn the RDC Board Meeting. The motion carried by a unanimous vote of those present. The meeting adjourned at 5:16 p.m.

  
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Jasmine Bowens  
Secretary II