

## ROSENBERG DEVELOPMENT CORPORATION MEETING MINUTES

On this the 9<sup>th</sup> day of June 2016, 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 Highway 36 South, Rosenberg, Texas.

### PRESENT

Allen Scopel	Vice President, Rosenberg Development Corporation
Teresa Bailey	Secretary, Rosenberg Development Corporation
Amanda J. Barta	Director, Rosenberg Development Corporation
Charles Budnik	Director, Rosenberg Development Corporation
Chris Martin	Director, Rosenberg Development Corporation
Lynn Moses	Director, Rosenberg Development Corporation
Jimmie J. Pena	Director, Rosenberg Development Corporation

### STAFF PRESENT

Randall Malik	Executive Director, Rosenberg Development Corporation
Jeremy Heath	Assistant Economic Development Director
Joyce Vasut	Executive Director of Administrative Services
Darren McCarthy	Parks and Recreation Director
Linda Cernosek	City Secretary
Jasmine Bowens	Senior Administrative Specialist

### CALL TO ORDER.

Director Scopel called the meeting to order at 4:00 p.m.

### ADMINISTER STATEMENT OF APPOINTED OFFICER AND OATHS OF OFFICE TO NEWLY APPOINTED MEMBERS.

Linda Cernosek, City Secretary, administered the Oath of Office to newly appointed members Charles Budnik and Chris Martin.

### STATEMENT OF RULES PERTAINING TO AUDIENCE COMMENTS.

Jasmine Bowens, Senior Administrative Specialist, read the statement of rules pertaining to audience comments.

### COMMENTS FROM THE AUDIENCE.

Citizens who desire to address the Rosenberg Development Corporation (RDC) Board with comments of a general nature will be received at this time. Each speaker is limited to three (3) to five (5) minutes.

- Mike Parsons of 2635 Sequoia, Rosenberg, Texas, stepped forward to encourage the Board to consider actions regarding traffic for the surrounding property owners before the Walmart project on Mons Avenue and State Highway 36 move forward. Mr. Parsons expressed concerns stating that the Walmart project could result in a decrease in property values for nearby homeowners.

### CONSENT AGENDA

- A. **CONSIDERATION OF AND ACTION ON THE ROSENBERG DEVELOPMENT CORPORATION MEETING MINUTES FOR MAY 12, 2016.**
- B. **CONSIDERATION OF AND ACTION ON THE MONTHLY ROSENBERG DEVELOPMENT CORPORATION FINANCIAL REPORTS FOR THE PERIOD ENDING MAY 31, 2016.**  
*Executive Summary:* The May 2016 RDC Financial Reports are attached for your review and consideration. Staff recommends approval.

**Action:** Director Pena moved, seconded by Director Moses, to approve Consent Agenda items A and B. The motion carried by a unanimous vote.

## REGULAR AGENDA

### 1. CONSIDERATION OF AND ACTION ON THE RDC FISCAL YEAR 2017 BUDGET.

**Executive Summary:** The RDC Finance committee met on May 3rd and June 2nd to discuss the RDC Budget. The Finance Committee recommended submitting the Fiscal Year 2017 Budget to the full Board at the June RDC Meeting.

**Key discussion points:**

- Randall Malik reviewed the proposed Rosenberg Development Corporation Fiscal Year 2016-2017 Annual Budget.
- Total projected revenue for Fiscal Year 2016-2017 is estimated at \$3,814,878.
- Director Pena recommended to increase the Fort Bend CORPS line item by \$1,000 for a total of \$7,000.
- Director Bailey explained the consensus of the Board was to increase the Fort Bend CORPS amount by \$1,000 annually, if possible, until the total amount reaches \$10,000.
- Director Pena stated he is requesting the amount increase due to the number of damaged homes related to the Brazos River flooding.
- Mr. Malik stated that Fort Bend CORPS will present at the next Rosenberg Development Corporation Meeting.
- The general consensus of the Board was to wait until next meeting before making a decision.
- Mr. Malik reviewed the potential Capital Improvement Projects.
- Director Pena stated the sidewalks on Avenue I and Town Center Boulevard should take priority in sidewalk improvements due to the number of children utilizing them to get to school.
- Director Barta agreed, and also stated the sidewalks on Radio Lane are in need of improvements.
- Darren McCarthy presented information regarding the RDC Park Improvements funds going toward a Travis Park playground shade structure, and Seabourne Creek Regional Sports Complex.
- Mr. Malik stated the budget as submitted, would result in an unrestricted fund balance of \$2,396,307.

No action was taken.

### 2. CONSIDERATION OF AND ACTION ON FUTURE DATE, TIME, AND LOCATION FOR MONTHLY RDC MEETINGS.

**Executive Summary:** This agenda item provides the Board the opportunity to discuss the date, time, and location for future RDC Board Meetings

**Key discussion points:**

- Randall Malik presented the item.
- The consensus of the Board was to keep the current date, time and location for the RDC meetings the same. Meetings will continue to take place on the second Thursday of each month at 4:00 p.m., at the Rosenberg Civic Center.

No action was taken.

### 3. HOLD EXECUTIVE SESSION 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 5:03 p.m.

### 4. 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 5:26 p.m.

**Action:** Director Pena moved, seconded by Director Moses, to authorize the Executive Director to sign a Confidentiality and Nondisclosure Agreement by and between Texas Developers, LLC, and the Rosenberg Development Corporation (RDC). The motion passed by a unanimous vote.

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 UPDATES ON THE FOLLOWING:**
- a. **ECONOMIC INDICATORS;**
  - b. **BUSINESS RETENTION VISITS;**
  - c. **NEW AND EXPANDED BUSINESSES; AND,**
  - d. **RDC PROJECTS.**

**Executive Session:** This item has been included to provide the Executive Director the opportunity to update the Board on the previous month's activities, contacts and projects.

**Key discussion points:**

- Randall Malik stated that sales tax revenue has continued to drop from the previous year.
- Mr. Malik indicated potential advertisers have expressed positive feedback on the Rosenberg Magazine. He stated it is likely the promotion agreement for the Rosenberg Magazine will be brought to the Board at an upcoming meeting.
- Mr. Malik also stated that Texas State Technical College (TSTC) is about to start on the second TSTC building this month.

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.

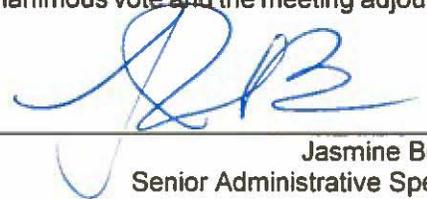
No action was taken.

7. **ANNOUNCEMENTS.**

- There were no announcements.

8. **ADJOURNMENT.**

**Action:** Director Pena moved, seconded by Director Barta, to adjourn the Regular Meeting of the Rosenberg Development Corporation. The motion passed by a unanimous vote and the meeting adjourned at 5:46 p.m.



Jasmine Bowens  
Senior Administrative Specialist