

**NOTICE OF REGULAR
ROSENBERG DEVELOPMENT CORPORATION MEETING**

NOTICE IS HEREBY GIVEN THAT THE ROSENBERG DEVELOPMENT CORPORATION OF THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, WILL MEET IN REGULAR SESSION OPEN TO THE PUBLIC AS FOLLOWS:

DATE: Thursday, August 13, 2015

TIME: 4:00 p.m.

PLACE: Rosenberg Civic Center
3825 Highway 36 South
Rosenberg, Texas 77471

PURPOSE: Regular Rosenberg Development Corporation Meeting

Call to order.

Statement of rules pertaining to audience comments.

Comments from the audience.

CONSENT AGENDA

- A. Consideration of and action on the Regular Rosenberg Development Corporation Meeting Minutes for July 09, 2015. (Jasmine Bowens, Secretary II)
- B. Consideration of and action on the monthly Rosenberg Development Corporation Financial Reports for the period ending July 31, 2015. (Joyce Vasut, Executive Director of Administrative Services)

AGENDA

- 1. Hold public hearing regarding the designation of FY2015-2016 projects for the Rosenberg Development Corporation (Randall Malik, Rosenberg Development Corporation Executive Director):
 - a. As a project of the Corporation, for the operation of an expanded bus route through Richmond and Rosenberg by Fort Bend Transit. The estimated amount of expenditures for such type of general project in fiscal year 2015-2016 is \$75,000.
 - b. As a project of the Corporation, improvements to enhance the City of Rosenberg's "gateways" by landscaping and related maintenance of entrances and commercial roadways within the City (open space improvements), found by the Board of Directors to be required or suitable for open space improvements. The estimated amount of expenditures for such type of general project in fiscal year 2015-2016 is \$75,000.
 - c. As a project of the Corporation, land, buildings, equipment, facilities, and improvements to enhance the City of Rosenberg's public park facilities, found by the Corporation to be required or suitable for amateur sports, athletic, entertainment, tourist, convention, and public park purposes and events, including ball parks, parks and park facilities, open space improvements, and related parking facilities, roads, water and sewer facilities, and other related improvements that enhance any of those items. The estimated amount of expenditures for such type of general project in fiscal year 2015-2016 is \$125,000.
 - d. As a project of the Corporation, direct incentives to Paragon Outlets Rosenberg Limited Partnership for infrastructure related to the development of the Paragon Outlet Mall, found by the Board of Directors to be required or suitable and necessary to promote or develop such new or expanded business enterprises. The estimated amount of

expenditures for such type of general project in fiscal year 2015-2016 is \$3,000,000.

- e. As a project of the Corporation, direct incentives to Marquez Enterprises, LLC, related to the expansion of Superior Tank Company, found by the Board of Directors to be required or suitable and necessary to promote or develop such new or expanded business enterprises. The estimated amount of expenditures for such type of general project in fiscal year 2015-2016 is \$25,000.
 - f. As a project of the Corporation, direct incentives to Texas State Technical College Foundation related to the development of a Texas State Technical College in Rosenberg, found by the Board of Directors to be suitable for the development of primary job training facilities for use by institutions of higher education. The estimated amount of expenditures for the Texas State Technical College Foundation in fiscal year 2015-2016 is \$200,000.
 - g. As a project of the Corporation, to design and construct new sidewalks on 8th Street connecting Avenues M and N, on Damon Street connecting Avenues K and N, and on Avenue N connecting Damon Street and Radio Lane. The estimated amount of expenditures in fiscal year 2015-2016 is \$200,000.
2. Consideration of and action on Resolution No. RDC-97, a Resolution of the Board of Directors of the Rosenberg Development Corporation amending the Fiscal Year 2014-15 Annual Budget in the amount of \$120,000 for other professional services. (Joyce Vasut, Executive Director of Administrative Services)
 3. Review and discuss Rosenberg Gateway Maintenance, and take action as necessary to direct staff. (Jeremy Heath, Assistant Economic Development Director)
 4. Consideration of and action on awarding a bid for barrier fencing for the Downtown Parking Project. (Jeremy Heath, Assistant Economic Development Director)
 5. Review and discuss Rosenberg Development Corporation (RDC) economic development incentive guidelines, and take action as necessary to direct staff. (Randall Malik, Rosenberg Development Corporation Executive Director)
 6. Review and discuss Quarterly Economic Development Partnership Meetings, and take action as necessary to direct staff. (Randall Malik, Rosenberg Development Corporation Executive Director)
 7. 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 (Randall Malik, Rosenberg Development Corporation Executive Director):
 - a. Economic Indicators;
 - b. Business Retention Visits;
 - c. Livable Centers Study;
 - d. Business Appreciation Luncheon;
 - e. New and Expanded Businesses; and,
 - f. Existing Businesses
 8. Review and discuss requests for future Agenda items, and take action as necessary.
 9. Announcements.
 10. Adjournment.

{EXECUTION PAGE TO FOLLOW}

DATED AND POSTED this the _____ day of _____ 2015, at _____ m.

by _____.

Attest:

Linda Cernosek, City Secretary

Approved for posting:

Randall Malik, Executive Director

Reasonable accommodation for the disabled attending this meeting will be available; persons with disabilities in need of special assistance at the meeting should contact the City Secretary at (832) 595-3340.

ITEM A

Minutes:

- 1. Regular Rosenberg Development Corporation Meeting
Minutes – July 09, 2015**

**ROSENBERG DEVELOPMENT CORPORATION
MEETING MINUTES**

On this the 9th day of July, 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
Amanda J. Barta	Director, Rosenberg Development Corporation
Ted Garcia	Treasurer, Rosenberg Development Corporation
Bill Knesek	President, Rosenberg Development Corporation
Lynn Moses	Director, Rosenberg Development Corporation
Jimmie J. Peña	Director, Rosenberg Development Corporation
Allen Scopel	Vice President, Rosenberg Development Corporation

STAFF PRESENT

Jasmine Bowens	Secretary II
Linda Cernosek	City Secretary
Robert Garcia	City Manager
Dan Kelleher	Main Street Manager
Randall Malik	Executive Director, Rosenberg Development Corporation
Darren McCarthy	Parks and Recreation Director
Travis Tanner	Executive Director of Community Development
Joyce Vasut	Executive Director of Administrative Services

GUESTS PRESENT

Mandi Bronsell	Executive Director, West Fort Bend Management District
Joey Dupuis	Director, West Fort Bend Management District Board
Ron Ewer	Advisory Director, West Fort Bend Management District
Robert Haas	Fire House Consulting, West Fort Bend Management District
Lynn Humphries	Allen Boone Humphries Robinson LLP
Cynthia McConathy	Mayor, City of Rosenberg
Lane Ward	Director, West Fort Bend Management District

CALL TO ORDER.

President Knesek called the meeting to order at 4:01 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 JUNE 11, 2015.**
- B. CONSIDERATION OF AND ACTION ON THE MONTHLY ROSENBERG DEVELOPMENT CORPORATION FINANCIAL REPORTS FOR THE PERIOD ENDING JUNE 31, 2015.**
Executive Summary: The June 2015 RDC Financial Reports are attached for your review and consideration. Staff recommends approval.

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

REGULAR AGENDA

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

Key discussion points:

Linda Cernosek administered the oaths of office to Board of Directors present.

No action was taken.

2. (This item was taken out of order after Item 5) CONSIDERATION OF AND ACTION ON ELECTION OF OFFICERS TO THE ROSENBERG DEVELOPMENT CORPORATION BOARD OF DIRECTORS.

Executive Summary: The Bylaws of the Rosenberg Development Corporation call for officer elections to be held at the Regular Annual Board Meeting (every July). The Bylaws provide for the positions of President, Vice President, Secretary, and Treasurer. Please find descriptions of each along with the office's duties in the attached Bylaws.

Officer positions are currently held by:

President – Bill Knesek

Vice President – Allen Scopel

Secretary – Teresa Bailey

Treasurer – Ted Garcia

Action: Director Scopel moved, seconded by Director Garcia, to nominate Director Knesek as President, Director Scopel as Vice president, Director Garcia as Treasurer, and Director Bailey as Secretary. The motion passed unanimously.

3. CONSIDERATION OF AND ACTION ON APPOINTMENT OF ROSENBERG DEVELOPMENT CORPORATION BOARD OF DIRECTOR COMMITTEES.

a. FINANCE COMMITTEE

b. POLICY COMMITTEE

Executive Summary: This item provides the Board the opportunity to make appointments and fill vacancies in the Finance Committee and Policy Committee. The current Committees are:

Finance Committee: Amanda Barta, Teresa Bailey, Ted Garcia, Allen Scopel

Policy Committee: Bill Knesek, Cynthia McConathy, Jimmie Peña

Action: Director Barta moved, seconded by Director Bailey, to nominate Director Barta, Director Bailey, Director Garcia, and Director Scopel as the Finance Committee, and Director Knesek, Director Moses, and Director Pena as the Policy Committee. The motion passed unanimously by those present.

4. (This item was taken out of order after Item 2) CONSIDERATION OF AND ACTION ON A RESOLUTION NO. RDC-96 REQUESTING THE DEVELOPMENT CORPORATION OF RICHMOND TO PROVIDE FUNDING FOR THE TEXAS STATE TECHNICAL COLLEGE FORT BEND CAMPUS LOCATED IN ROSENBERG.

Executive Summary: Section 501.159 of the Texas Local Government Code allows the Development Corporation of Richmond to participate in funding the TSTC Fort Bend Campus if the Rosenberg Development Corporation requests the Development Corporation of Richmond to participate in the project. The Development Corporation of Richmond has executed a performance agreement with the Texas State Technical Foundation to provide funding of \$1,000,000 for a 105,000 square foot TSTC campus. This resolution allows for the expenditure of funds from the Development Corporation of Richmond towards the TSTC campus.

Staff recommends approval of Resolution Number RDC-96.

Key discussion points:

Randall Malik explained the purpose of Resolution no RDC-96 is to authorize the Development Corporation of Richmond to expend funds within Rosenberg.

Action: Director Barta moved, seconded by Director Scopel, to approve Resolution No. RDC-96, a Resolution requesting the Development Corporation of Richmond to provide funding for the Texas State Technical College Fort Bend Campus located in Rosenberg. The motion passed unanimously.

5. **REVIEW AND DISCUSS A PRESENTATION ON THE SCOPE OF SERVICES PROVIDED BY THE WEST FORT BEND MANAGEMENT DISTRICT FROM LANE WARD, RICHMOND-ROSENBERG JOINT REPRESENTATIVE TO THE WEST FORT BEND MANAGEMENT DISTRICT BOARD OF DIRECTORS.**

Executive Summary: Lane Ward, Richmond-Rosenberg joint representative to the West Fort Bend Management District board of directors will provide an overview of services offered by the West Fort Bend Management District.

Key discussion points:

- President Knesek stated that he supports West Fort Bend Management District (WFBMD) to protect the extraterritorial jurisdiction (ETJ) in Rosenberg.
- Director Barta stated that the improvements of the standards are evident, but WFBMD needs to come to a point of independence as initially intended.
- Director Garcia mentioned Rosenberg Development Corporation (RDC) does not have direct representation on the WFBMD.

Questions/Answers:

- Director Barta asked what WFBMD has done to get to the point of being self-funded.
- Lane Ward explained that WFBMD will probably always need some support from RDC.
- President Knesek asked about the proper procedure for electing a representative of the City of Rosenberg for the WFBMD Board of Directors.
- Lynne Humphries replied there are certain qualifications that must be met. If qualified, an application must be submitted to West Fort Bend Management District Board of Directors, which is then presented to the City of Rosenberg.

No action was taken.

6. **CONSIDERATION OF AND ACTION ON THE RDC FISCAL YEAR 2016 BUDGET.**

Executive Summary: The RDC Finance Committee met on May 5th and May 19th to discuss the RDC Fiscal Year 16 Budget. Further, the RDC Board discussed the FY 16 Budget during the June 11th RDC Board Meeting. The following changes were made to the Budget after the June 11th RDC Board Meeting:

Sales Tax Projections

Total FY 16 sales tax revenue projections decreased from \$4,320,166 to 4,313,246 to reflect the June sales tax numbers.

RDC Memberships

RDC Memberships increased by \$2,000. The increase was a result of increasing funding towards Fort Bend Corps from \$3,000 to \$5,000. RDC Memberships also includes \$40,000 allocated to the West Fort Bend Management District. The Board had requested the opportunity to discuss funding associated with the West Fort Bend Management District after a presentation from the West Fort Bend Management District at the July RDC Board Meeting. The total amount for RDC Memberships is \$90,200.

Professional Services

Professional Services increased by \$10,000. The increase was a result of increasing funding towards engineering services from \$25,000 to \$35,000. The total amount for Professional Services is \$75,000.

Marketing

Marketing decreased by \$7,500. The decrease was a result of savings in the costs of producing the City Newsletter by shifting from a quarterly publication back to a monthly publication. The Printing and Binding line item was adjusted from \$12,000 to \$4,500. The total amount for Marketing is \$46,800.

Park Improvements

Park Improvements increased by \$25,000. The increase was a result of providing \$25,000 towards the operations of the Master Naturalists for their work at Seabourne Creek Nature Park. Total line amount for Park Improvements is \$125,000.

Business Retention & Expansion

At the request of the Board, a new category called Business Retention and Expansion was created. The prospective business incentives and business appreciation reception were included the Business Retention and Expansion category.

The Fiscal Year 16 Budget anticipates \$4,313,245 in projected revenue for the year. Further, the Budget calls for \$5,497,068 of expenditures. The proposed budget would result is an Unreserved Fund balance of \$3,393,601.

Once approved by the RDC Board, the Budget would be presented to City Council at the first meeting in August. Contingent upon approval from City Council, a public hearing would be held on August 13th to start the required 60-day public notice period.

Key discussion points:

- President Knesek stated that he supports funding the West Fort Bend Management District (WFBMD) for Fiscal Year 2016.
- Director Bailey stated she supports WFBMD, but would like to reduce the allocated funds. Director Garcia agreed.
- Director Barta suggested to reduce the RDC Membership line item from \$40,000 allocated to the West WFBMD to \$30,000.
- Director Pena stated if WFBMD is willing to meet and adjust their parameters, he does not feel a need to reduce the funds.

Action: Director Barta moved, seconded by Director Bailey, to reduce the RDC Membership line item by \$10,000, which would reflect a decrease in funding to the West Fort Bend Management District from \$40,000 to \$30,000, contingent upon approval by the City Council. The motion passed unanimously.

7. CONSIDERATION OF AND ACTION ON REPAINTING ROSENBERG WELCOME SIGNS.

Executive Summary: At the May RDC Meeting, the RDC Board directed staff to provide an estimate to repaint the "Welcome to Rosenberg" signs. Staff estimates the cost to paint the three (3) signs at \$2,610. The RDC currently has \$66,949 in remaining funds in the Transportation Gateway Improvements line item.

Key discussion points:

Jeremy Heath explained the estimated price to refurbish the three signs.

Action: Director Garcia moved, seconded by Director Moses, to approve funding in an amount not to exceed \$3,000 for the refurbishing of three (3) "Welcome to Rosenberg" signs. The motion passed unanimously.

8. CONSIDERATION OF AND ACTION RDC SIDEWALK PROJECT FOR FISCAL YEAR 2016.

Executive Summary: At the January and February RDC Meetings the Board discussed allocating funding to construct new sidewalks in the FY 16 RDC Budget. The proposed RDC FY 16 Budget allocates \$200,000 towards sidewalk projects. This agenda item provides the opportunity for the Board to discuss the proposed locations for the new sidewalks.

Key discussion points:

- Randall Malik presented a sidewalk proposal for community connectivity.
- Director Pena suggested sidewalks should be constructed near Reading Road and FM 1640 due to young children walking to a nearby school.
- President Knesek proposed that any remaining funds would be offered to the City of Rosenberg to decide how to allocate the money towards sidewalks.

Action: Director Bailey moved, seconded by Director Garcia, to allocate a total of \$200,000 towards funding three (3) sidewalk segments as follows:

- \$13925.00 on 8th Street
- \$36,125.00 on Damon Street
- \$120,725.00 on Avenue N

The motion passed unanimously.

9. **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 BNSF DOWNTOWN PROPERTY
 - e. UPDATE ON RICHMOND-ROSENBERG BUS ROUTE
 - f. UPDATE ON NEW AND EXPANDED BUSINESSES
 - g. UPDATE ON EXISTING BUSINESSES

Executive Summary: 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 updated the Board on economic development activities.

No action was taken.

10. **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 6:16 p.m.

11. **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 6:32 p.m.

Action: Director Bailey moved, seconded by Director Garcia, to authorize Randall Malik to begin developing a performance agreement with summer park to bring back for approval. The motion carried by a unanimous vote of those present.

12. **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:

- Landscaping
- Mowing and Maintenance of Highway 36 90A Gateway
- Quarterly Breakfast Meeting to create a dialog forum with Businesses

No action was taken.

13. **ANNOUNCEMENTS.**

No Announcements.

14. **ADJOURNMENT.**

Action: Director Garcia moved, seconded by Director Scopel, to adjourn the RDC Board Meeting. The motion carried by a unanimous vote of those present. The meeting adjourned at 6:37p.m.

Jasmine Bowens
Secretary II



COMMUNICATION FORM

August 13, 2015

ITEM #	ITEM TITLE
B	Rosenberg Development Corporation Financial Report
ITEM/MOTION	
Consideration of and action on the monthly Rosenberg Development Corporation Financial Report for the period ending July 31, 2015.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

1. RDC Financial Report – July 2015
2. RDC Investment Report QE 06-30-15

Joyce Vasut
Executive Director of Administrative Services

EXECUTIVE SUMMARY

The July 2015 RDC Financial Report is attached for your review and consideration. Staff recommends approval.

CITY OF ROSENBERG, TEXAS
ROSENBERG DEVELOPMENT CORPORATION
AS OF JULY 31, 2015

Classification	2014-15 Amended Budget	2014-15 Act. Rev/Exp YTD	2014-15 Encumbered	2014-15 YTD Budget Remaining	% of Budget Target
REVENUES:					83%
<i>Sales Taxes</i>	\$ 2,840,000	\$ 2,520,700	\$ -	\$ 319,300	89%
<i>Sales Taxes BTC I</i>	575,000	508,003	-	66,997	88%
<i>Sales Taxes BTC II</i>	425,000	394,681	-	30,319	93%
<i>Downtown Sales Taxes</i>	-	30,565	-	(30,565)	
<i>Sales Tax Total</i>	3,840,000	3,453,949	-	386,051	
<i>Interest Earnings</i>	5,000	2,428	-	2,572	49%
TOTAL REVENUES	3,845,000	3,456,377	-	388,623	90%
EXPENDITURES:					
Administration (max 10%):					
<i>Office Supplies</i>	1,000	834	-	166	83%
<i>Computer Supplies</i>	2,000	1,588	-	412	79%
<i>Board Meeting and Directors' Expenses</i>	1,700	1,442	-	258	85%
<i>General Insurance</i>	400	277	-	123	69%
<i>Education and Travel</i>	8,250	4,213	-	4,037	51%
<i>Administrative Services</i>	244,374	130,556	-	113,818	53%
Subtotal for Administration Expenses	257,724	138,909	-	118,815	54%
Marketing:					
<i>Greater Fort Bend Economic Development</i>	12,500	12,500	-	-	100%
<i>Postage</i>	200	128	-	72	64%
<i>Freight and Express</i>	100	13	-	87	13%
<i>Advertising</i>	30,500	25,643	-	4,857	84%
<i>Printing and Binding</i>	4,500	625	654	3,221	28%
Subtotal for Marketing Accounts	47,800	38,909	654	8,237	82.77%
Memberships & Services:					
<i>Business Recruitment</i>	9,000	1,465	-	7,535	16%
<i>Dues, Subscriptions & Service Contracts</i>	17,627	5,441	-	12,186	31%
<i>RDC Memberships</i>	83,000	79,850	-	3,150	96%
<i>Business Retention</i>	10,000	1,500	-	8,500	15%
Subtotal for Memberships & Services Accounts	119,627	88,256	-	31,371	74%
Professional Services:					
<i>Professional Services - Legal Fees</i>	80,000	150,629	-	(70,629)	188%
Subtotal for Professional Services	80,000	150,629	-	(70,629)	188%
Infrastructure:					
<i>Prospective Business Incentive</i>	500,000	-	-	500,000	0%
<i>Debt Service - Principal</i>	767,235	639,363	-	127,872	83%
<i>Debt Service - Interest</i>	197,708	164,757	-	32,951	83%
<i>Transfer to RDC Projects Fund</i>	1,485,375	1,230,375	-	255,000	83%
Subtotal for Infrastructure Accounts	2,950,318	2,034,495	-	915,823	69%
TOTAL EXPENDITURES	\$ 3,455,469	\$ 2,451,198	\$ 654	\$ 1,003,617	71%

ROSENBERG DEVELOPMENT CORPORATION
2014-15 ACTUAL
PERIOD ENDED JULY 31, 2015

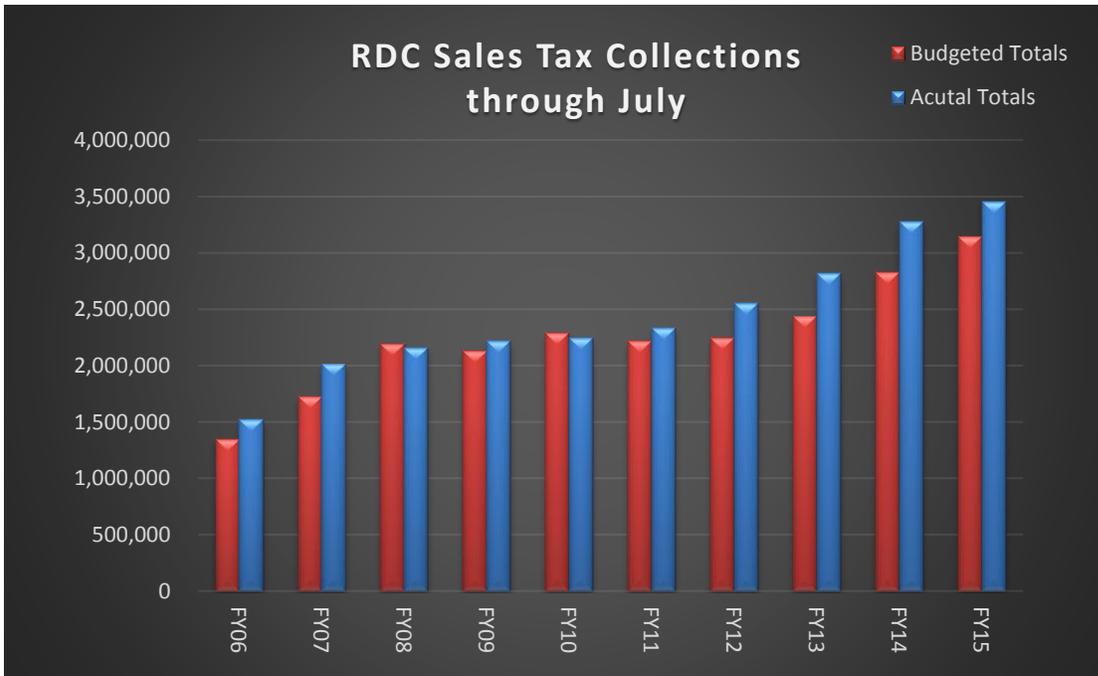
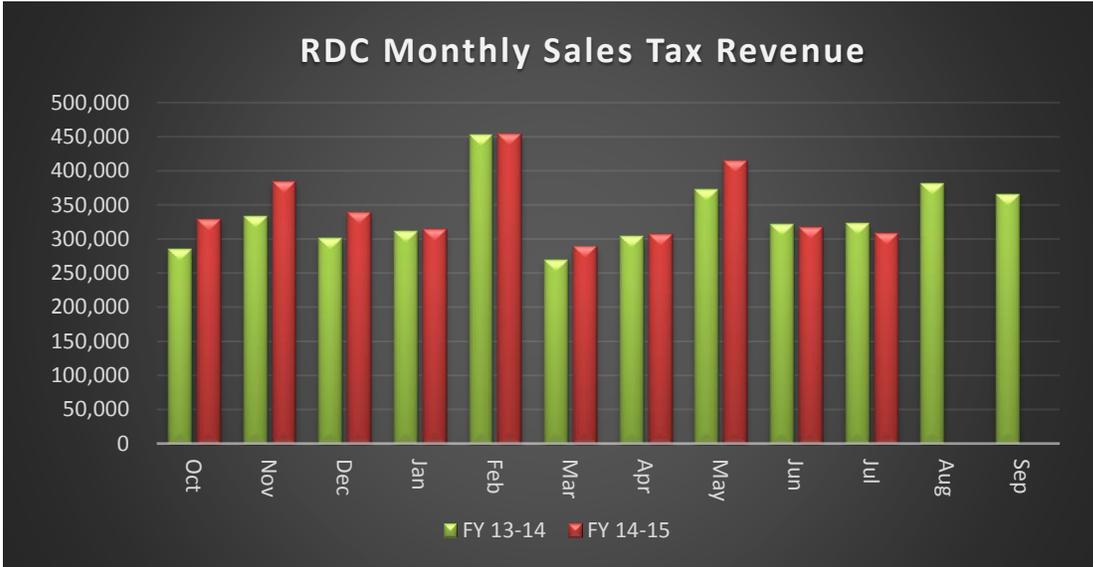
Classification	RDC Actual	RDC Projects	Total
Resources:			
Total Beginning Fund Balance @ 10/01/14 (audited)	\$ 3,755,279	\$ 4,887,495	\$ 8,642,774
Revenues and Transfers In	3,456,377	1,362,384	4,818,760
Total Funds Available	<u>\$ 7,211,656</u>	<u>\$ 6,249,879</u>	<u>\$ 13,461,534</u>
Uses/Deductions:			
Expenditures and Transfers Out	2,451,198	2,826,556	5,277,754
Ending Fund Balance:			
Total Ending Fund Balance	\$ 4,760,458	\$ 3,423,323	\$ 8,183,780
Reserved for Debt Service	964,943	\$ -	964,943
Reserved for RDC Projects	-	\$ 3,423,323	3,423,323
Unreserved Fund Balance Total	<u>\$ 3,795,515</u>	<u>\$ -</u>	<u>\$ 3,795,515</u>

**Synopsis of Current Revenues and Expenditures
Rosenberg Development Corporation
For the Month Ended July 31, 2015**

Account Number	Description	Amount
Revenues		
219-0000-402-0000	Sales Taxes	\$ 308,051.93
Total Current Period Revenues		<u>\$ 308,051.93</u>
Expenditures		
219-1000-540-3110	Office Supplies (Administration)	-
219-1000-540-3120	Computer Supplies (Administration)	-
219-1000-540-3135	Board Meeting and Directors' Expenses (Administration)	-
219-1000-540-5120	General Insurance (Administration)	-
219-1000-540-5510	Education and Travel (Administration)	-
219-1000-540-5710	Administrative Services (Administration)	(40,000.00)
Total Administration		<u>\$ (40,000.00)</u>
219-2000-540-4391	Greater Fort Bend Economic Development (Marketing)	-
219-2000-540-5220	Postage (Marketing)	28.68
219-2000-540-5230	Freight and Express (Marketing)	-
219-2000-540-5310	Advertising (Marketing)	4,800.00
219-2000-540-5410	Printing and Binding (Marketing)	-
Total Marketing		<u>\$ 4,828.68</u>
219-3000-540-3135	Business Recruitment (Memberships and Services)	551.05
219-3000-540-4235	Dues/Subscriptions/Service Contracts (Memberships and Services)	-
219-3000-540-4390	RDC Memberships (Memberships and Services)	43,600.00
219-3000-540-5730	Business Retention (Memberships and Services)	1,500.00
Total Business Recruitment		<u>\$ 45,651.05</u>
219-6000-540-4390	Other Professional Services - (Professional Services)	23,606.64
Total Professional Services		<u>\$ 23,606.64</u>
219-7000-540-5725	Prospective Business Incentive (Infrastructure)	-
219-7000-540-8110	Debt Service - Principal (Infrastructure) - June 2015	63,936.00
219-7000-540-8120	Debt Service - Interest (Infrastructure) - June 2015	16,476.00
219-7000-540-9225	Transfer to RDC Projects Fund (Infrastructure)	-
Total Infrastructure		<u>\$ 80,412.00</u>
Total Current Period Expenditures		<u>\$ 114,498.37</u>

**ROSENBERG DEVELOPMENT CORPORATION
SALES TAX REVENUES**

GRAPHS



**Rosenberg Development Corporation
Outstanding Debt Service
2014-2015 Budget**

Fiscal Year	Principal Due	Total Interest	Total Principal & Interest	Adjustment for Business Park	Adjusted Principal & Interest
2014-15	802,235	197,708	999,943	(35,000)	964,943
2015-16	652,770	177,221	829,991	(35,000)	794,991
2016-17	657,305	160,476	817,781	(113,000)	704,781
2017-18	672,840	147,957	820,797	(113,000)	707,797
2018-19	687,875	126,890	814,765	(113,000)	701,765
2019-20	703,410	104,444	807,854	(113,000)	694,854
2020-21	382,980	85,627	468,607	(191,000)	277,607
2021-22	387,515	71,341	458,856	(191,000)	267,856
2022-23	284,800	59,162	343,962	(270,000)	73,962
2023-24	297,835	48,994	346,829	(270,000)	76,829
2024-25	228,190	39,216	267,406	(256,000)	11,406
2025-26	236,225	29,874	266,099		266,099
2026-27	247,295	19,974	267,269		267,269
2027-28	255,330	9,557	264,887		264,887
2028-29	71,400	2,621	74,021		74,021
2029-30	23,005	489	23,494		23,494
Total	\$6,591,010	\$1,281,551	\$7,872,561	(1,700,000)	\$6,172,561

**Rosenberg Development Corporation
RDC Projects Fund
For the Period Ended July 31, 2015**

CP0705		Total	Amount Paid	Encumbrance	Remaining
Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
Transportation Gateway Improvements	225-7000-540-7030	\$ 676,392	\$ 664,052	\$ 12,340	\$ -
FY15 Transportation Gateway Improvements	225-7000-540-7038	80,000	9,557	3,494	66,949
Project Management Fee		4,016	4,016	-	-
Totals		\$ 760,408	\$ 677,625	\$ 15,834	\$ 66,949

CP1301		Total	Amount Paid	Encumbrance	Remaining
Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
FY2013 Park Improvements	225-7000-540-7030	\$ 251,177	\$ 237,848	\$ 8,008	\$ 5,321
Totals		\$ 251,177	\$ 237,848	\$ 8,008	\$ 5,321

CP1302		Total	Amount Paid	Encumbrance	Remaining
Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
Business Park Development	225-7000-540-7030	\$ 3,849,783	\$ 1,823,072	\$ 2,002,526	\$ 24,184
Project Management Fee	225-7000-540-4395	85,000	22,112	-	62,888
Totals		\$ 3,934,783	\$ 1,845,184	\$ 2,002,526	\$ 87,073

CP1316		Total	Amount Paid	Encumbrance	Remaining
Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
Downtown Parking Lot	225-7000-540-7030	\$ 262,500	\$ 266,445	\$ -	\$ (3,945)
Totals		\$ 262,500	\$ 266,445	\$ -	\$ (3,945)

CP1317		Total	Amount Paid	Encumbrance	Remaining
Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
Bamore Road Phase IV	225-7000-540-7031	\$ 750,000	\$ 702,896	\$ 47,104	\$ -
Totals		\$ 750,000	\$ 702,896	\$ 47,104	\$ -

CP1402		Total	Amount Paid	Encumbrance	Remaining
Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
Aldi Project	225-7000-540-7032	\$ 500,000	\$ -	\$ -	\$ 500,000
Totals		\$ 500,000	\$ -	\$ -	\$ 500,000

CP1501		Total	Amount Paid	Encumbrance	Remaining
Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
Livable Centers	225-7000-540-7035	\$ 250,000	\$ -	\$ -	\$ 250,000
Totals		\$ 250,000	\$ -	\$ -	\$ 250,000

CP1503		Total	Amount Paid	Encumbrance	Remaining
Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
Traffic Signal at Reading Rd and Town Ctr Blvd	225-7000-540-7037	\$ 115,375	\$ -	\$ -	\$ 115,375
Totals		\$ 115,375	\$ -	\$ -	\$ 115,375

CP1507		Total	Amount Paid	Encumbrance	Remaining
Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
Macario Garcia Park Restrooms	225-7000-540-7036	\$ 150,000	\$ 4,800	\$ 2,750	\$ 142,450
Totals		\$ 150,000	\$ 4,800	\$ 2,750	\$ 142,450

Total		\$ 6,885,227	\$ 3,708,670	\$ 2,076,222	\$ 1,100,335
Total Project Management Fees		\$ 89,016	\$ 26,128	\$ -	\$ 62,888

**ROSENBERG DEVELOPMENT CORPORATION
QUARTERLY INVESTMENT REPORT
FOR THE QUARTER ENDED JUNE 30, 2015**

The investment portfolio detailed in the attached report includes all investment transactions made during the above referenced period. The investment portfolio and all related transactions comply with the investment policy of the Rosenberg Development Corporation and the Public Funds Investment Act of the State of Texas.



Investment Officer: _____

Joyce Vasut, Executive Director of Administrative Services

Date: _____

8/3/2015

**ROSENBERG DEVELOPMENT CORPORATION
 QUARTERLY INVESTMENT REPORT
 AS OF JUNE 30, 2015**

Balance Comparison by Quarter

INVESTMENT BALANCES BY TYPE	Book Value 9/30/2014	Book Value 12/31/2014	Book Value 3/31/2015	Book Value 6/30/2015
TEXPOOL	\$ 2,541,922	\$ 3,518,063	\$ 3,335,300	\$ 3,883,600
BRAZOS VALLEY SCHOOLS CREDIT UNION	245,748	246,117	246,485	247,005
AMEGY BANK - OPERATING ACCOUNT	3,745	42,898	14,242	38,341
TOTAL CASH AND INVESTMENTS	<u>\$ 2,791,415</u>	<u>\$ 3,807,078</u>	<u>\$ 3,596,027</u>	<u>\$ 4,168,946</u>

ROSENBERG DEVELOPMENT CORPORATION
INVESTMENTS OUTSTANDING AS OF JUNE 30, 2015

Purchase Date	Description	Maturity Date	# Days to Maturity	Cost	Par Value	Coupon Yield	3/31/2015		Quarterly Activity			6/30/2015		Unrealized Gain/Loss
							Book Value	Market Value	Purchases	Maturities	Interest	Book Value	Market Value	
TEXPOOL														
N/A	Texpool - General Fund	N/A	N/A		3,883,600	0.06%	3,335,300	3,335,300	1,037,798	(490,000)	502	3,883,600	3,883,600	-
													93%	OF TOTAL
BRAZOS VALLEY SCHOOLS CREDIT UNION														
3/28/2015	Certificate of Deposit	3/27/2016	365	245,000	245,000	0.85%	246,485	246,485			521	247,005	247,005	-
													6%	OF TOTAL
DEPOSITORY - AMEGY BANK														
N/A	Operating Account	N/A	N/A		38,341	0.00%	14,242	14,242	490,000	(465,901)		38,341	38,341	-
													1%	OF TOTAL
TOTAL PORTFOLIO				\$ 245,000	\$ 4,166,941	0.11%	3,596,027	3,596,027	1,527,798	(955,901)	1,023	4,168,946	4,168,946	-



COMMUNICATION FORM

August 13, 2015

ITEM #	ITEM TITLE
1	Designation of Projects for FY2015-2016
ITEM/MOTION	
<p>Hold public hearing regarding the designation of projects for the Rosenberg Development Corporation.</p> <ul style="list-style-type: none">a. As a project of the Corporation, for the operation of an expanded bus route through Richmond and Rosenberg by Fort Bend Transit. The estimated amount of expenditures for such type of general project in fiscal year 2015-2016 is \$75,000.b. As a project of the Corporation, improvements to enhance the City of Rosenberg's "gateways" by landscaping and related maintenance of entrances and commercial roadways within the City (open space improvements), found by the Board of Directors to be required or suitable for open space improvements. The estimated amount of expenditures for such type of general project in fiscal year 2015-2016 is \$75,000.c. As a project of the Corporation, land, buildings, equipment, facilities, and improvements to enhance the City of Rosenberg's public park facilities, found by the Corporation to be required or suitable for amateur sports, athletic, entertainment, tourist, convention, and public park purposes and events, including ball parks, parks and park facilities, open space improvements, and related parking facilities, roads, water and sewer facilities, and other related improvements that enhance any of those items. The estimated amount of expenditures for such type of general project in fiscal year 2015-2016 is \$125,000.d. As a project of the Corporation, direct incentives to Paragon Outlets Rosenberg Limited Partnership for infrastructure related to the development of the Paragon Outlet Mall, found by the Board of Directors to be required or suitable and necessary to promote or develop such new or expanded business enterprises. The estimated amount of expenditures for such type of general project in fiscal year 2015-2016 is \$3,000,000.e. As a project of the Corporation, direct incentives to Marquez Enterprises, LLC related to the expansion of Superior Tank Company, found by the Board of Directors to be required or suitable and necessary to promote or develop such new or expanded business enterprises. The estimated amount of expenditures for such type of general project in fiscal year 2015-2016 is \$25,000.f. As a project of the Corporation, direct incentives to Texas State Technical College Foundation related to the development of a Texas State Technical College in Rosenberg, found by the Board of Directors to be suitable for the development of primary job training facilities for use by institutions of higher education. The estimated amount of expenditures for the Texas State Technical College Foundation in fiscal year 2015-2016 is \$200,000.g. As a project of the Corporation, to design and construct new sidewalks on 8th Street connecting Avenues M and N, on Damon Street connecting Avenues K and N, and on Avenue N connecting Damon Street and Radio Lane. The estimated amount of expenditures in fiscal year 2015-2016 is \$200,000.	

APPROVAL**SUPPORTING DOCUMENTS****SUBMITTED BY :**

Randall Malik
RDC Executive Director

1. Notice of Public Hearing

EXECUTIVE SUMMARY

State law requires that Type B economic developments corporations must formally designate their projects by published notice and then must wait sixty (60) days after the published notice to expend funds on the designated projects. A Public Hearing regarding the projects must also be held during the 60-day waiting period.

Pursuant to said requirements, the requisite public notice was published in Fort Bend Herald on Sunday, August 9, 2015, beginning the 60-day waiting period required by state law.

This item has been included on the Agenda to accommodate the required Public Hearing as advertised in the published notice.

NOTICE OF PROJECTS AND PUBLIC HEARING

ROSENBERG DEVELOPMENT CORPORATION, AN ECONOMIC DEVELOPMENT SALES TAX CORPORATION

The Rosenberg Development Corporation hereby gives notice, pursuant to the Texas Local Government Code, Sec. 505.160, that the Corporation has adopted and designated, as projects of the Corporation, the following:

1. As a project of the Corporation, for the operation of an expanded bus route through Richmond and Rosenberg by Fort Bend Transit. The estimated amount of expenditures for such type of general project in fiscal year 2015-2016 is \$75,000.
2. As a project of the Corporation, improvements to enhance the City of Rosenberg's "gateways" by landscaping and related maintenance of entrances and commercial roadways within the City (open space improvements), found by the Board of Directors to be required or suitable for open space improvements. The estimated amount of expenditures for such type of general project in fiscal year 2015-2016 is \$75,000.
3. As a project of the Corporation, land, buildings, equipment, facilities, and improvements to enhance the City of Rosenberg's public park facilities, found by the Corporation to be required or suitable for amateur sports, athletic, entertainment, tourist, convention, and public park purposes and events, including ball parks, parks and park facilities, open space improvements, and related parking facilities, roads, water and sewer facilities, and other related improvements that enhance any of those items. The estimated amount of expenditures for such type of general project in fiscal year 2015-2016 is \$125,000.
4. As a project of the Corporation, direct incentives to Paragon Outlets Rosenberg Limited Partnership for infrastructure related to the development of the Paragon Outlet Mall, found by the Board of Directors to be required or suitable and necessary to promote or develop such new or expanded business enterprises. The estimated amount of expenditures for such type of general project in fiscal year 2015-2016 is \$3,000,000.
5. As a project of the Corporation, direct incentives to Marquez Enterprises, LLC related to the expansion of Superior Tank Company, found by the Board of Directors to be required or suitable and necessary to promote or develop such new or expanded business enterprises. The estimated amount of expenditures for such type of general project in fiscal year 2015-2016 is \$25,000.
6. As a project of the Corporation, direct incentives to Texas State Technical College Foundation related to the development of a Texas State Technical College in Rosenberg, found by the Board of Directors to be suitable for the development of primary job training facilities for use by institutions of higher education. The estimated amount of expenditures for the Texas State Technical College Foundation in fiscal year 2015-2016 is \$200,000.

7. As a project of the Corporation, to design and construct new sidewalks on 8th Street connecting Avenues M and N, on Damon Street connecting Avenues K and N, and on Avenue N connecting Damon Street and Radio Lane. The estimated amount of expenditures in fiscal year 2015-2016 is \$200,000.

The Rosenberg Development Corporation will conduct a public hearing to solicit citizen input regarding the proposed projects and type of general projects identified and described above. The public hearing will be held at the Rosenberg Civic Center, 3825 Highway 36 South, Rosenberg, Texas, on Thursday, August 13th, at 4:00 p.m. Interested citizens are encouraged to attend and offer their comments.

For further information, please contact:

Randall Malik
Executive Director
Rosenberg Development Corporation
Telephone: 832-595-3330



COMMUNICATION FORM

August 13, 2015

ITEM #	ITEM TITLE
2	Resolution No. RDC-97 - Budget Adjustment
ITEM/MOTION	
Consideration of and action on Resolution No. RDC-97, a Resolution of the Board of Directors of the Rosenberg Development Corporation amending the Fiscal Year 2014-15 Annual Budget in the amount of \$120,000 for other professional services.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY:

1) Resolution No. RDC-97 Budget Adjustment

Joyce Vasut
Executive Director of Administrative Services

EXECUTIVE SUMMARY

The amended budget for Other Professional Services in FY2014-2015 is \$80,000. Invoices received through July 31, 2015, total \$151,605.80. Payments were made to the following:

• Denton Navarro Rocha Bernal Hyde & Zech, P.C.:	\$ 76,282.62
• Jeanne M. McDonald, Attorney:	\$ 32,822.68
• Jones & Carter, Inc.:	\$ 37,500.50
• <u>Texas Municipal League:</u>	<u>\$ 5,000.00</u>
Total	\$151,605.80

Denton Navarro Rocha Bernal Hyde and Zech, P.C., provides services for general legal matters and litigation services regarding Imperial Arts. Jeanne McDonald provides legal services for development and performance agreements. Jones & Carter, Inc., provides infrastructure reviews, most recently for the Paragon Outlet Mall. The Texas Municipal League expenditure provided for the insurance deductible for Imperial Arts litigation.

Although we anticipate that some of the attorneys' fees for litigation may be reimbursed, the reimbursement would most likely not take place during FY2015. Therefore, this budget adjustment increases the budget without considering any reimbursement during the fiscal year.

This budget amendment would provide the additional funds for the Other Professional Services line item. Staff recommends approval of Resolution No. RDC-97.

RESOLUTION NO. RDC-97

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ROSENBERG DEVELOPMENT CORPORATION AMENDING THE FISCAL YEAR 2014-15 ANNUAL BUDGET IN THE AMOUNT OF \$120,000 FOR OTHER PROFESSIONAL SERVICES.

* * * * *

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ROSENBERG DEVELOPMENT CORPORATION:

Section 1. The Rosenberg Development Corporation (RDC) does hereby approve the amendment of its Fiscal Year 2014-15 Annual Budget by allocating \$120,000.00 from Unrestricted Fund Balance for Other Professional Services, and further authorizing the expenditure of said funds for the aforementioned expenses.

PASSED, APPROVED, AND RESOLVED on this _____ day of _____ 2015.

ATTEST:

Rosenberg Development Corporation

Linda Cernosek, **City Secretary**

Bill Knesek, **President**



COMMUNICATION FORM

August 13, 2015

ITEM #	ITEM TITLE
3	Rosenberg Gateway Maintenance
ITEM/MOTION	
Review and discuss Rosenberg Gateway Maintenance, and take action as necessary to direct staff.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

1. RDC Meeting Draft Minute Excerpt – 150709

Jeremy Heath
RDC Assistant Director

EXECUTIVE SUMMARY			
<p>At the July RDC Board Meeting, the Board requested to discuss Gateway Maintenance at the Hwy 36 and US90-A intersection at a future meeting. Z-Best Lawns (Z-Best) currently has the contract for mowing the entryway where SH36 and US90-A converge. Starting in June because of the heavy rains, Z-Best has increased mowing of that segment from monthly to twice a month. Currently, the triangular esplanade that divides FM 529 from the SH36/US90-A convergence is not part of the mowing services provided by Z-Best Lawns. This esplanade needs edging, and debris and dirt needs to be cleared from the paver stones.</p> <p>For your information and review, a chart of all current mowing and maintenance contracts funded by the RDC is included below.</p>			
Description	Duration	Cost	Contractor
Finish-cut mowing along FM 2218 from I-69 north to City Limits, including the grassy center median as well as the grassy strips between the road and the inner edge of the sidewalk.	Bi-Weekly	\$450.00	Z-Best Lawns
Finish-cut mowing for gateways at Hwy 36 and I-69, and FM 2218 and I-69.	Bi-Weekly	\$1,000.00	Z-Best Lawns
Finish-cut mowing for Gateway at Hwy 36 and Hwy 90.	Bi-Weekly	\$250.00	Z-Best Lawns
Mulch change-out for all landscaping beds FM 2218 and I-69, and Hwy 36 and I-69. Oleander and rose- bush trimming at all landscaping beds at FM 2218 and I-69, and Hwy 36 and I-69.	Annually	\$506.25	Z-Best Lawns
Rough cut mowing of the 147 acre unpaved area along the right-of-way at I-69 from Hwy 36 to Spur 10.	As Needed	\$3,012.00	Reliant Sand & Construction
Rough Cut mowing of the 34.3 acre area along I-69 from FM 762 to Reading Road.	As Needed	\$891.45	Reliant Sand & Construction
Rough cut mowing of the 17.8 acre area along I-69 from Reading Road to FM 2218.	As Needed	\$462.62	Reliant Sand & Construction
Rough cut mowing of the 21.8 acre area along I-69 from FM 2218 to Hwy 36.	As Needed	\$566.68	Reliant Sand & Construction
Landscape maintenance of planters along Avenue H (90A) and 3 rd Street.	Monthly	\$115.00	Shawn Wleczyk

9. **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 BNSF DOWNTOWN PROPERTY**
 - e. **UPDATE ON RICHMOND-ROSENBERG BUS ROUTE**
 - f. **UPDATE ON NEW AND EXPANDED BUSINESSES**
 - g. **UPDATE ON EXISTING BUSINESSES**

Executive Summary: 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 updated the Board on economic development activities.

No action was taken.

10. **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 6:16 p.m.

11. **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 6:32 p.m.

Action: Director Bailey moved, seconded by Director Garcia, to authorize Randall Malik to begin developing a performance agreement with summer park to bring back for approval. The motion carried by a unanimous vote of those present.

12. **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:

- Landscaping
- Mowing and Maintenance of Highway 36 90A Gateway
- Quarterly Breakfast Meeting to create a dialog forum with Businesses

No action was taken.

13. **ANNOUNCEMENTS.**

No Announcements.

14. **ADJOURNMENT.**

Action: Director Garcia moved, seconded by Director Scopel, to adjourn the RDC Board Meeting. The motion carried by a unanimous vote of those present. The meeting adjourned at 6:37p.m.

Jasmine Bowens



COMMUNICATION FORM

August 13, 2015

ITEM #	ITEM TITLE
4	Awarding Bid for Barrier Fencing for the Downtown Parking Project
ITEM/MOTION	
Consideration of and action on awarding a bid for barrier fencing for the Downtown Parking Project.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

1. Barrier Fencing.

Jeremy Heath
RDC Assistant Director

EXECUTIVE SUMMARY

In accordance with the purchase agreement to acquire a 2.25 acre site in Downtown from BNSF, we are in the process of erecting a barrier fence on the northern border of the property. We have received multiple bids for the following three (3) fencing options:

- a basic six-foot, nine-gage chain link fence
- a six-foot, nine-gage, vinyl-coated chain link fence
- an eight-foot, wrought iron fence (which matches the fence at the Railroad Museum)

Houston Fence Company was the lowest bidder on all three (3) options at \$11,935.00, \$18,325.00 and \$40,925.00, respectively.

This expenditure will be applied to the Livable Centers Account, which currently has a balance of \$250,000.

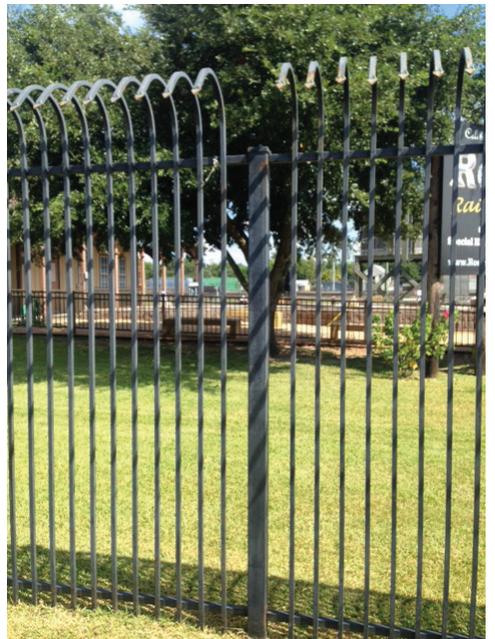
Standard Chainlink



Black Vinyl Coated Chainlink



Wrought Iron at the Railroad Museum





COMMUNICATION FORM

August 13, 2015

ITEM #	ITEM TITLE
5	Rosenberg Development Corporation Incentive Guidelines
ITEM/MOTION	
Review and discuss Rosenberg Development Corporations (RDC) economic development incentive guidelines, and take action as necessary to direct staff.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

A handwritten signature in black ink, appearing to read "R. Malik".

1. RDC Minute Excerpt – 02-12-15
2. Economic Impact Questionnaire

Randall Malik
RDC Executive Director

EXECUTIVE SUMMARY

This agenda item allows for the RDC Board to discuss potential incentive guidelines for the RDC. At the February RDC Meeting, Directors Garcia and Pena agreed to assist with a review of RDC incentive policies. We recently met to discuss RDC incentives and the types of incentives typically offered by economic development corporations in the Houston region.

Staff will provide a presentation of examples of local and state incentives available to qualifying businesses at the RDC Meeting.

to take the bids to City Council for approval on February 17. Prior to Council approval additional funding in the amount of \$260,000 is needed to cover the bids and the cost for CenterPoint Energy to provide electricity to the site. This budget amendment would provide the additional funds to move forward and obtain Council approval for the infrastructure improvements.

Key discussion points:

- Ms. Vasut explained the budget amendment.

Questions/Answers:

- President Knesek inquired about a partnership between RDC and the City to fund this item.
- Ms. Vasut replied that staff met and it was decided to take this funding request to RDC.
- RDC Board Members agreed to fund half of this amount and to amend the Resolution accordingly.

Action: Director Scopel moved and Director Bailey seconded a motion to amend the amount allocated in the Unrestricted Fund Balance from \$260,000 to \$130,000 for improvements to the Rosenberg Business Park and to approve Resolution No. RDC-91 with such revision. The motion passed by a unanimous vote.

RECESS SESSION, RECONVENE SESSION.

President Knesek recessed the Session at 5:55 p.m., and reconvened the Session at 6:05 p.m.

4. CONSIDERATION OF AND ACTION ON APPOINTING MEMBERS TO SERVE ON ROSENBERG DEVELOPMENT CORPORATION INCENTIVE COMMITTEE.

Executive Summary: Staff recommends appointing interested RDC Members to serve on an Incentive Committee. Increasingly, prospect leads sent out by the Governor's Office of Economic Development and Greater Houston Partnership (GHP) are asking for the type of incentives offered by communities.

The purpose of the Incentive Committee would be to evaluate the types of incentives typically offered by communities and economic development corporations in the Houston region and to determine our competitiveness in the Houston market. The Incentive Committee would also recommend potential types of incentives and minimum incentive criteria to the RDC Board.

Key discussion points:

- Mr. Malik requested one Director that also serves on the City Council, and one RDC Board Member volunteer to serve on the Incentive Committee.
- Mr. Malik will also contact the Greater Houston Partnership and CenterPoint Energy to request volunteers for this Committee.

Action: Director Garcia volunteered as the RDC Board Member, and Director Peña as the City Council representative.

**5. (This item was taken out of order after Item No.1A.)
HOLD EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.072 TO DELIBERATE THE POTENTIAL PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY; AND, PURSUANT TO SECTION 551.087 OF THE TEXAS GOVERNMENT CODE REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.**

Regular Session was adjourned for Executive Session at approximately 4:20 p.m.

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

Executive Session was adjourned and the RDC Board reconvened Regular Session at approximately 5:25 p.m.

Action: Director McConathy moved and Director Peña seconded a motion to authorize the Economic Development Director to negotiate a performance agreement in the amount of \$2,500,000 with Texas State Technical College when notified the City of Rosenberg is the chosen site for the facility. The motion carried by a unanimous vote.

7. 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 asked to add discussion regarding a long-term solution for future Economic Development office space after the facilities plan study from the City of Rosenberg is completed.
- City Sidewalk Plan.
- Fort Bend Transit update.
- The RDC Board Members discussed the Department Reports having been recently removed from RDC agendas. Mr. Malik explained the directive he received after City staff members attended a training session sponsored by the Office of the Attorney General regarding Public Information processes.. It was reported that



**ECONOMIC IMPACT QUESTIONNAIRE
Initial Company Information**

Company Name

Rosenberg, Fort Bend County

Based on the information you provide below, the City of Rosenberg and the Rosenberg Development Corporation (RDC) will begin prequalification of your project. The information you provide will allow the Rosenberg Economic Development Department to begin to develop your economic impact statement for presentation to the taxing entities for consideration of economic incentives. If you have any questions on the questionnaire, please contact the Rosenberg Economic Development Department. Please complete the information requested and submit it to:

Email: economicdevelopment@ci.rosenberg.tx.us

Mail: City of Rosenberg
Economic Development Department
2110 4th Street
Rosenberg, TX 77471

- Please provide a detailed summary statement about your company (its history, type of business and industry, etc.) and clearly describe its operations at the proposed facility in Rosenberg.**

- Information About Your Company**

Company Name:	
Contact Person:	Title:
Current Address:	
Office #:	Mobile #:
Fax #:	Website:
Email Address:	
The Company's Primary SIC Code:	

- Type of project (check all that apply):**
 - Existing business in Rosenberg
 - New business to Rosenberg
 - Expansion of existing facility
 - Construction of new facility
 - Company will lease facility
 - Company will own facility
 - Corporate/Regional Headquarters

- 4. **If the company will lease the facility, who will be the owner?**

- 5. **Location of proposed site(s) in Rosenberg (street address, name of Business Park or other development, city, or name of area if unincorporated):**

- 6. **Scope of project:**

Size of new facility/expansion:	
Size of existing facility (if applicable):	
Size of lease space in existing facility (if applicable):	
Number of acres at facility site:	
Type of Construction (tilt wall, metal, concrete, etc.):	

- 7. **Please give detailed breakdown of operations within the proposed facility (i.e., 20% office; 25% distribution; 15% metal fabrication; 40% warehouse, etc.):**

- 8. **Targeted start of construction:**

- 9. **Targeted start of operations:**

- 10. **Market value (taxable assets) of the firm’s property that would be located at the facility in Rosenberg (new property to Rosenberg):**

Land	Existing Improvements	Construction Costs of Building Improvements	Furniture & Fixtures	Equipment	Inventory	Total
\$	\$	\$	\$	\$	\$	\$

- 11. **Employment information:**

Current Number of Employees	Number of new jobs to Rosenberg	Number of existing jobs to be retained (if company currently located in Rosenberg)	Total Number of Jobs

Will the jobs in Rosenberg be filled by persons residing or projected to reside within the municipal limits of the City or its extra territorial jurisdiction (ETJ)?

12. Average salary (before benefits):

13. Amount of initial, annual local payroll to be created (before benefits):

14. The firm's estimated annual amount of taxable sales (that generate sales taxes) if the site will be located within the city limits of Rosenberg:

Current Amount of Taxable Sales	Projected Amount of Taxable Sales after Improvements
\$	\$

15. The firm's estimated annual amount of taxable inventory:

16. Please provide wastewater information, including activities, facilities, plant processes, products, services, chemicals, materials, and hazardous substances that may be used or that may result from the activities to be conducted within the proposed improvements:

Company Name
Rosenberg, Fort Bend County

Please answer the following, provide the following documentation, sign the certification, and return these items to the Rosenberg Economic Development Department. The Rosenberg Development Corporation and the City of Rosenberg (if applicable) will use this information, in conjunction with previously submitted information to create an economic impact statement for consideration by the taxing entities for economic incentives.

Please provide the additional information as an addendum to the EIS Questionnaire:

- A. **Site Plans & Legal Description of the Property:** City Council and Commissioners Court will **not** place a value-added tax abatement request on their agenda without first having a copy of the project site plan, **including a metes and bounds** description of the site to be designated as the reinvestment zone.
- B. **Proposed Improvements Detail Sheet:** Please specify what improvements are planned and provide a time frame with projected start and completion dates for the improvements.
- C. **Five year projection of additional planned improvements and employment.**

Employment

Improvements

Year	# of New Jobs		Year	Description	Estimated Value
1	_____		1	_____	\$
2	_____		2	_____	\$
3	_____		3	_____	\$
4	_____		4	_____	\$
5	_____		5	_____	\$

CERTIFICATION: (*Name of Company*) does hereby certify that:

1. All statements and representations made herein are accurate to the best of their knowledge and agree to comply with these terms.
2. I understand that the submittal of this application in no way guarantees me tax incentives from the City of Rosenberg or Rosenberg Development Corporation.
3. The information contained in this application is confidential between the applicant and the City of Rosenberg; thus in the event this application is rejected and/or the request for tax incentives is denied, the City of Rosenberg shall promptly return this application and not keep a copy thereof for any reason. If the request for tax incentives is granted and the City of Rosenberg and/or Rosenberg Development Corporation enters into a tax incentive agreement with the applicant, this application and all related documents will be filed with the City Secretary and available for public inspection under the Texas Open Government Code. The City of Rosenberg pledges itself to respect and honor the right of any person to maintain the confidentiality of any information or documents that are submitted to the City of Rosenberg to the extent permitted by the laws of the State of Texas and, thus, deems any rejected or declined application to be working papers and not official document of the City or any other political entities created by or under the authority of the City of Rosenberg.

By Authorized Representative:

Signature

Date

Printed Name: _____

Title: _____

Company: _____



COMMUNICATION FORM

August 13, 2015

ITEM #	ITEM TITLE
6	Quarterly Partnership Meetings
ITEM/MOTION	
Review and discuss Quarterly Economic Development Partnership Meetings, and take action as necessary to direct staff.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

Randall Malik
RDC Executive Director

1. Draft Agenda for Quarterly Economic Development Partnership Meetings
2. RDC Meeting Draft Minute Excerpt – 07-09-15

EXECUTIVE SUMMARY

At the July 2015 RDC Board Meeting, the Board requested to discuss the concept of the economic development office hosting quarterly meetings. The purpose of the quarterly meeting would be to facilitate the sharing of economic development related projects with our stakeholders. Attached is a draft agenda for a potential Quarterly Economic Development Partnership Meeting.

Draft Agenda for Economic Development Partnership Meeting

Purpose: To facilitate the sharing of information on economic development and community projects with the Rosenberg business community, economic development stakeholders, and elected & appointed officials.

Meeting Location: Rosenberg Civic Center – Multi-Media Room

Meeting Frequency: Quarterly

Sample Agenda:

7:45-8am: Breakfast Served & Networking

8-8:20 - Guest Speaker discussing economic development related topics

8:20-8:30 - Question and Answer Session for guest speaker

8:30-8:45 - Overview of Economic Development Activity from Economic Development Staff and Q&A.

8:45-9:00- Updates from Stakeholders

9:00- Adjournment

9. **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 BNSF DOWNTOWN PROPERTY**
 - e. **UPDATE ON RICHMOND-ROSENBERG BUS ROUTE**
 - f. **UPDATE ON NEW AND EXPANDED BUSINESSES**
 - g. **UPDATE ON EXISTING BUSINESSES**

Executive Summary: 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 updated the Board on economic development activities.

No action was taken.

10. **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 6:16 p.m.

11. **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 6:32 p.m.

Action: Director Bailey moved, seconded by Director Garcia, to authorize Randall Malik to begin developing a performance agreement with summer park to bring back for approval. The motion carried by a unanimous vote of those present.

12. **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:

- Landscaping
- Mowing and Maintenance of Highway 36 90A Gateway
- Quarterly Breakfast Meeting to create a dialog forum with Businesses

No action was taken.

13. **ANNOUNCEMENTS.**

No Announcements.

14. **ADJOURNMENT.**

Action: Director Garcia moved, seconded by Director Scopel, to adjourn the RDC Board Meeting. The motion carried by a unanimous vote of those present. The meeting adjourned at 6:37p.m.

Jasmine Bowers



COMMUNICATION FORM

August 13, 2015

ITEM #	ITEM TITLE
7	Executive Director's Report
ITEM/MOTION	
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: <ul style="list-style-type: none">a. Economic Indicators;b. Business Retention Visits;c. Livable Centers Study;d. Business Appreciation Luncheon;e. New and Expanded Businesses; and,f. Existing Businesses.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

A handwritten signature in black ink, appearing to read 'R. Malik'.

Randall Malik
RDC Executive Director

1. Executive Director's Report – July 2015.

EXECUTIVE SUMMARY

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.



Rosenberg Development Corporation Economic Development Director's Update July 2015

New Home Update

City Housing Starts in 2015:	280
City Housing Starts in July:	30
ETJ Housing Starts in 2015:	310
ETJ Housing Starts in July:	62

Economic Indicators:

Unemployment for June 2015:	4.3%
Non-Adjusted Employment for June 2015:	15,786
June Sales Tax Receipts (April 2015 sales):	\$1,227,028.09
Percentage Change From Previous Year:	- 4.57%
Annual Sales Tax Receipts for 2015 (April 2015 sales):	\$ 9,576,484.46
Percentage Change From Previous Year:	+ 2.05%

Business Retention Visits

Tri-Mart (New Business)
Discount Auto and Tire (New Business)
Rustic Kuts
Mike Davis Signs
Royal Urgent Care (BTC II)

Department Activity

- Guest Speaker at Central Fort Bend Chamber Breakfast in the Bend Meeting.
- Attended Quarterly Houston Regional Economic Development Alliance Meeting
- Met with a business consultant with Workforce Solutions to discuss activity in Rosenberg
- Attended GFBEDC Board Meeting and Membership Meeting.
- Presented RDC Budget to City Council.
- Attended Fort Bend Commercial Realtors Meeting.



- Met with incoming warehouse director of ALDI Distribution Center.
- Attended Meeting to discuss Greater Fort Bend EDC – County Marketing Efforts.
- Responded to two media inquiries from the Houston Chronicle (Paragon and Fort Bend County Economic Profile).
- Coordinated Incentive Meeting to discuss RDC Incentive Guidelines.
- Attended Main Street Strategic Planning Meeting and Planning for First Lady of Texas visit.
- Attended Fort Bend Chamber- Economic Development Group Luncheon.
- Conducted three prospect visits.

Projects Update:

Livable Centers Study- Morris Architects is planning to present the completed livable centers study to City Council at the September 22nd Council Workshop.

Rosenberg Business Park – Hurtado Construction Company started the RBP Phase One on May 4. The company has an estimated completion date of August 31.

Downtown Parking Lot – Staff will present a presentation of multiple options for an on-site barrier fence for the property.

Business Appreciation Luncheon – The RDC Business Appreciation Luncheon is scheduled for September 15 at the Civic Center. Staff is coordinating the event planning with Central Fort Bend Chamber staff.

Rosenberg Entrance Signs- The repainting of the Rosenberg entrance signs is expected to start the week of August 17th.



July 2015 Area Sales Tax Comparisons (May 2015 receipts)

City	Net Payment This Period	Comparable Payment Prior Year	Change	2015 Payments To Date	2015 Payments To Date	Change
Rosenberg	1,227,028.09	1,285,822.63	-4.57%	9,576,484.46	9,383,672.62	2.05%
Richmond	423,835.07	411,222.58	3.06%	3,085,227.81	2,753,433.47	12.05%
Fulshear	82,644.24	73,530.86	12.39%	702,950.76	532,815.01	31.93%
Houston	50,726,415.46	50,527,806.34	0.39%	386,317,274.75	370,272,969.06	4.33%
Humble	1,038,792.74	1,024,747.84	1.37%	8,272,763.21	7,715,370.63	7.22%
Katy	855,595.48	842,723.64	1.52%	6,480,268.86	6,228,764.93	4.03%
League City	1,352,225.20	1,226,269.35	10.27%	9,828,928.20	9,138,661.19	7.55%
Missouri City	662,232.30	602,873.17	9.84%	4,891,379.48	4,536,232.37	7.82%
Pearland	2,159,794.17	1,973,398.24	9.44%	16,397,592.01	14,677,567.28	11.71%
Sugar Land	4,012,444.11	3,872,614.50	3.61%	30,353,567.95	28,123,368.54	7.93%
Tomball	1,101,397.75	1,133,255.72	-2.81%	8,278,565.80	8,343,262.42	-0.77%

RDC July Allocation: \$306,757.02



COMMUNICATION FORM

August 13, 2015

ITEM #	ITEM TITLE
8	Future Agenda Items
ITEM/MOTION	
Review and discuss requests for future Agenda items, and take action as necessary.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

1. None

Randall Malik
RDC Executive Director

EXECUTIVE SUMMARY

This item provides the RDC Board the opportunity to request future Agenda items.

ITEM 9

Announcements.

ITEM 10

Adjournment.