

**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, July 9, 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 June 11, 2015. (Jasmine Bowens, Secretary II)
- B. Consideration of and action on the monthly Rosenberg Development Corporation Financial Reports for the period ending June 31, 2015. (Joyce Vasut, Executive Director of Administrative Services)

AGENDA

- 1. Administer Statement of Appointed Officer and Oaths of Office to newly appointed members. (Linda Cernosek, City Secretary)
- 2. Consideration of and action on election of officers to the Rosenberg Development Corporation Board of Directors. (Randall Malik, Rosenberg Development Corporation Executive Director)
- 3. Consideration of and action on appointment of Rosenberg Development Corporation Board of Director Committees. (Randall Malik, Rosenberg Development Corporation Executive Director)
 - a. Finance Committee
 - b. Policy Committee
- 4. 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. (Randall Malik, Rosenberg Development Corporation Executive Director)
- 5. Review and discuss a presentation on the scope of services provided by the West Fort Management District from Lane Ward, Richmond-Rosenberg joint representative to the West Fort Bend Management District board of directors. (Randall Malik, Rosenberg Development Corporation Executive Director)
- 6. Consideration of and action on the RDC Fiscal Year 2016 Budget. (Randall Malik, Rosenberg Development Corporation Executive Director)
- 7. Consideration of and action on repainting Rosenberg Welcome Signs. (Jeremy Heath, Assistant Economic Development Director)

8. Consideration of and action RDC sidewalk project for Fiscal Year 2016. (Randall Malik, Rosenberg Development Corporation Executive Director)
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 (Randall Malik, Rosenberg Development Corporation Executive Director):
 - 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
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.
11. Adjourn Executive Session, reconvene Regular Session, and take action as necessary as a result of Executive Session.
12. Review and discuss requests for future agenda items, and take action as necessary.
13. Announcements.
14. 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 – June 11, 2015**

ROSENBERG DEVELOPMENT CORPORATION MEETING MINUTES

On this the 11th day of June 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
Cynthia McConathy	Director, Rosenberg Development Corporation
Jimmie J. Peña	Director, Rosenberg Development Corporation
Allen Scopel	Vice President, Rosenberg Development Corporation

STAFF PRESENT

Jasmine Bowens	Secretary II
Dan Kelleher	Rosenberg Main Street Manager
Randall Malik	Executive Director, Rosenberg Development Corporation
John Maresh	Assistant City Manager of Public Services
Darren McCarthy	Rosenberg Parks and Recreation Director
Joyce Vasut	Executive Director of Administrative Services

GUESTS PRESENT

Mandi Bronsell	Executive Director of the West Fort Bend Management District
Ron Castillo	Executive Director of the Fort Bend Corps

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 MAY 14, 2015.**
- B. **CONSIDERATION OF AND ACTION ON THE MONTHLY ROSENBERG DEVELOPMENT CORPORATION FINANCIAL REPORTS FOR THE PERIOD ENDING MAY 31, 2015.**
Executive Summary: The May 2015 RDC Financial Reports are attached for your review and consideration. Staff recommends approval.

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

REGULAR AGENDA

1. **REVIEW AND DISCUSS A PRESENTATION ON THE SCOPE OF SERVICES PROVIDED BY THE FORT BEND CORPS FROM RON CASTILLO, EXECUTIVE DIRECTOR.**
Executive Summary: Ron Castillo, Executive Director of Fort Bend Corps will provide an overview of services offered by Fort Bend Corps. The RDC has annually provided funding of \$3,000 to support the efforts of Fort Bend Corps.

Key discussion points:

- Ron Castillo presented information regarding the Fort Bend Community Revitalization Projects (Fort Bend CORPS) and the five programs they manage to deliver repairs. These programs consist of Hearts & Hammers, Roofs Over Fort Bend, Interior Repair, Neighborhood Cleanup, and Energy Efficiency Improvement.

No action was taken.

2. CONSIDERATION OF AND ACTION ON A REQUEST BY THE PARKS AND RECREATION DEPARTMENT TO USE THE REMAINING FUNDS FROM THE RDC NEIGHBORHOOD PARKS PROJECT FUNDS TO PURCHASE FIELD COVERS FOR THE ADULT SOFTBALL FIELDS AT MACARIO GARCIA AND TRAVIS PARKS.

Executive Summary: At the regularly scheduled Parks and Recreation Board (Board) meeting on May 28, 2015, Parks and Recreation Director, Darren McCarthy presented a plan to the Board to use the remaining funds from CP1301 (FY 2013 Park Improvements line item) to purchase softball infield covers for Macario Garcia Park and Travis Park's adult softball programs. After brief discussion, the item passed by a unanimous vote of those present.

The RDC currently has \$13,517 in remaining funds in CP1301.

Staff recommends the approval of the remaining funds from CP1301 to purchase field covers for the adult softball fields at Macario Garcia and Travis Parks.

Question/Answers:

- President Kneseck inquired about the shelf life for the softball covers.
- Darren McCarthy stated the shelf life is approximately fifteen to twenty years.

Action: Director McConathy moved, seconded by Director Bailey, to approve the request by the Parks and Recreation Department to use the remaining funds from the RDC Neighborhood Parks Project Funds, to purchase field covers for the adult softball fields at Macario Garcia and Travis Park. The motion carried by a unanimous vote.

3. CONSIDERATION OF AND ACTION ON PROPOSED FUNDING FOR THE OVERSIZING OF A WATER LINE TO THE TEXAS STATE TECHNICAL COLLEGE (TSTC) FORT BEND CAMPUS IN AN AMOUNT NOT TO EXCEED \$100,000.

Executive Summary: On May 26, 2015, the City of Rosenberg executed a Development Agreement (Agreement) with the Henderson-Wessendorff Foundation. Further, the Agreement provides the City with the option to require certain lines to be oversized to serve land outside the tract, provided that the City bears the costs of the oversizing. This Agenda item provides the RDC with the opportunity to discuss proposed funding necessary to oversize a water line to support additional development around the Texas State Technical College (TSTC) Campus.

The City will be provided oversizing costs and then make the election whether to require the oversizing. Upon completion of the line, the City will credit applicable impact fees owed by the property owner against the oversizing costs and pay the property owner the difference up to \$100,000. Under current consideration is the oversizing of a water line from a 12-inch line to serve only this property to a 16-inch line that will ultimately be needed to support growth and development in this general area of the City and as a part of the City's Capital Improvements Program (CIP) to meet the Fort Bend Subsidence District mandate to reduce groundwater withdrawals by 60% in 2025.

TSTC plans to receive bids on June 15, 2015, and the City will have to commit to the oversizing and provide a funding source no later than the June 16, 2015 City Council Meeting. If the City elects not to oversize the line at this time, the property owner will be authorized to build the line in a size only to serve the property. Additional water lines, or the replacement of this line with a larger one would then have to be funded at such time development occurs in this area of the City. If the City elects to require the line under consideration to be oversized, the City will pay the oversizing costs minus any applicable impact fees up to \$100,000 upon completion of the line.

Staff recognizes the long-term benefits oversizing will provide to future development of this area and recommends the RDC provide funding in the amount not to exceed \$100,000 in order to oversize the 12-inch water line to a 16-inch water line.

Key discussion points:

- Director Pena stated he recalled Rosenberg City Council taking on this item. This was also the recollection of Director Barta and Director McConathy's.

Action: Director McConathy moved, seconded by Director Garcia, to reject the request on the proposed funding for the oversizing of a water line to the Texas State Technical College Fort Bend Campus in an amount not to exceed \$100,000. The motion carried by a unanimous vote.

4. 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 Budget. The Finance Committee recommended submitting the Fiscal Year 2016 Budget to the full Board at the June RDC Meeting.

Key discussion points:

- Randall Malik, Economic Development Director, reviewed the proposed Rosenberg Development Corporation Fiscal Year 2015-2016 Annual Budget.
- \$12,500 ongoing marketing to Greater Fort Bend Economic Development Council (GFBEDC). The Board of Directors (Board) requested staff to schedule a presentation from GFBEDC explaining how these funds will be used for marketing in this budget year.
- The amount of \$150,000, under Administrative Services – City Reimbursements for Administration, is currently an estimate due to the City undergoing a Classification and Compensation Study.
- Director McConathy recommended to increase the Fort Bend CORPS amount by \$2,000 for a total of \$5,000.
- Director Barta suggested, if possible, to increase the Fort Bend CORPS amount annually.
- Darren McCarthy presented information regarding \$100,000 from the RDC Park Improvements funds going towards a Nature Center in Seabourne Creek Nature Park.

No action was taken.

5. (This item was tabled, by consensus of the Board, till the next Regular Meeting.)

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 \$3,897. The RDC currently has \$66,949 in remaining funds in the Transportation Gateway Improvements line item.

6. REVIEW AND DISCUSS FUTURE OFFICE SPACE NEEDS FOR THE ECONOMIC DEVELOPMENT DEPARTMENT, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: This item was requested by Bill Knesek, RDC Board President, to discuss future Economic Development office space needs as they relate to the RDC.

Key discussion points:

- President Knesek made a suggestion to find out if a future office space would be feasible and practical.
- The general consensus of the Board was to agree to determine if a future office space would be feasible.

No action was taken.

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 THE FOLLOWING:

- a. UPDATE ON ECONOMIC INDICATORS
- b. UPDATE ON BUSINESS RETENTION VISITS
- c. UPDATE ON ECONOMIC DEVELOPMENT COMPLIANCE EFFORTS
- d. UPDATE ON LIVABLE CENTERS STUDY
- e. UPDATE ON ECONOMIC DEVELOPMENT MARKETING EFFORTS
- f. UPDATE ON BNSF DOWNTOWN PROPERTY
- g. UPDATE ON NEW AND EXPANDED BUSINESSES
- h. 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.

8. 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:

- Welcome Signs.
- Sidewalks.
- West Fort Bend Management Presentation.

No action was taken.

9. ANNOUNCEMENTS.

- Town Hall Meeting June 29, 2015.

10. ADJOURNMENT.

Action: Director Barta moved, seconded by Director Scopel, to adjourn the RDC Board Meeting. The motion carried by a unanimous vote. The meeting adjourned at 6:38 p.m.

Jasmine Bowens
Secretary II



COMMUNICATION FORM

July 09, 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 June 30, 2015.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

1. RDC Financial Report – June 2015

Joyce Vasut
Executive Director of Administrative Services

EXECUTIVE SUMMARY

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

CITY OF ROSENBERG, TEXAS
ROSENBERG DEVELOPMENT CORPORATION
AS OF JUNE 30, 2015

Classification	2014-15 Amended Budget	2014-15 Act. Rev/Exp YTD	2014-15 Encumbered	2014-15 YTD Budget Remaining	% of Budget Target
REVENUES:					75%
<i>Sales Taxes</i>	\$ 2,840,000	\$ 2,287,968	\$ -	\$ 552,032	81%
<i>Sales Taxes BTC I</i>	575,000	462,206	-	112,794	80%
<i>Sales Taxes BTC II</i>	425,000	368,297	-	56,703	87%
<i>Downtown Sales Taxes</i>	-	27,426	-	(27,426)	
<i>Sales Tax Total</i>	3,840,000	3,145,897	-	694,103	
<i>Interest Earnings</i>	5,000	1,731	-	3,269	35%
TOTAL REVENUES	3,845,000	3,147,628	-	697,372	82%
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	170,556	-	73,818	70%
Subtotal for Administration Expenses	257,724	178,909	-	78,815	69%
Marketing:					
<i>Greater Fort Bend Economic Development</i>	12,500	12,500	-	-	100%
<i>Postage</i>	200	100	-	100	50%
<i>Freight and Express</i>	100	13	-	87	13%
<i>Advertising</i>	30,500	20,843	-	9,657	68%
<i>Printing and Binding</i>	4,500	625	-	3,875	14%
Subtotal for Marketing Accounts	47,800	34,081	-	13,719	71.30%
Memberships & Services:					
<i>Business Recruitment</i>	9,000	914	-	8,086	10%
<i>Dues, Subscriptions & Service Contracts</i>	17,627	5,441	-	12,186	31%
<i>RDC Memberships</i>	83,000	36,250	-	46,750	44%
<i>Business Retention</i>	10,000	-	-	10,000	0%
Subtotal for Memberships & Services Accounts	119,627	42,605	-	77,022	36%
Professional Services:					
<i>Professional Services - Legal Fees</i>	80,000	127,022	-	(47,022)	159%
Subtotal for Professional Services	80,000	127,022	-	(47,022)	159%
Infrastructure:					
<i>Prospective Business Incentive</i>	500,000	-	-	500,000	0%
<i>Debt Service - Principal</i>	767,235	575,427	-	191,808	75%
<i>Debt Service - Interest</i>	197,708	148,281	-	49,427	75%
<i>Transfer to RDC Projects Fund</i>	1,485,375	1,230,375	-	255,000	83%
Subtotal for Infrastructure Accounts	2,950,318	1,954,083	-	996,235	66%
TOTAL EXPENDITURES	\$ 3,455,469	\$ 2,336,700	\$ -	\$ 1,118,769	68%

ROSENBERG DEVELOPMENT CORPORATION
2014-15 ACTUAL
PERIOD ENDED JUNE 30, 2015

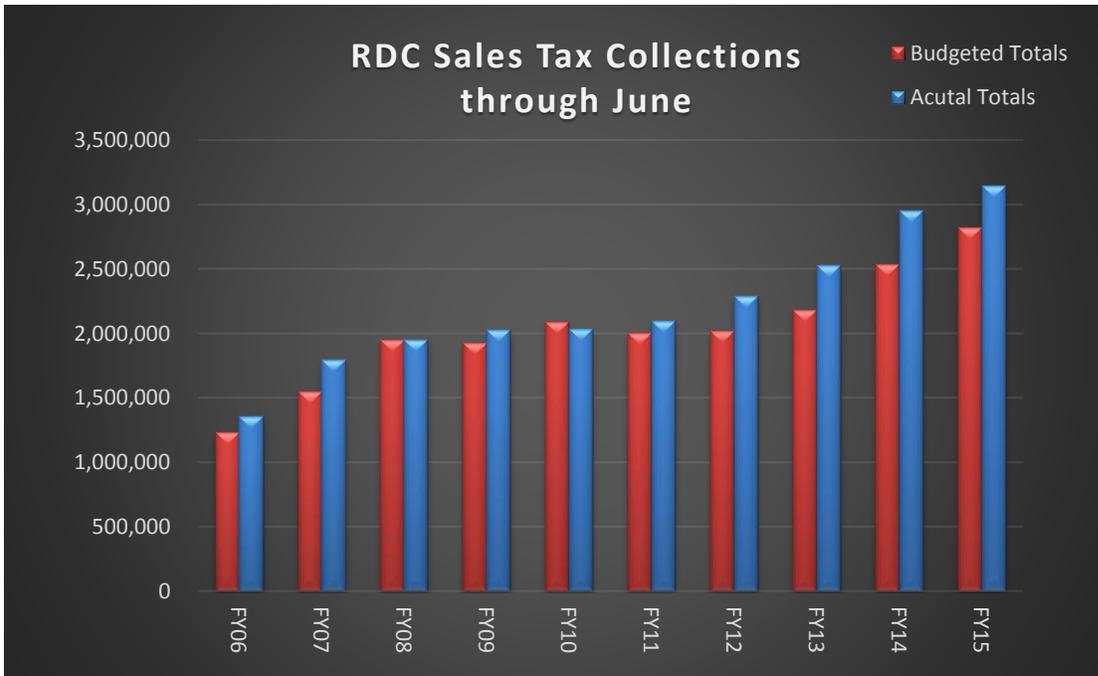
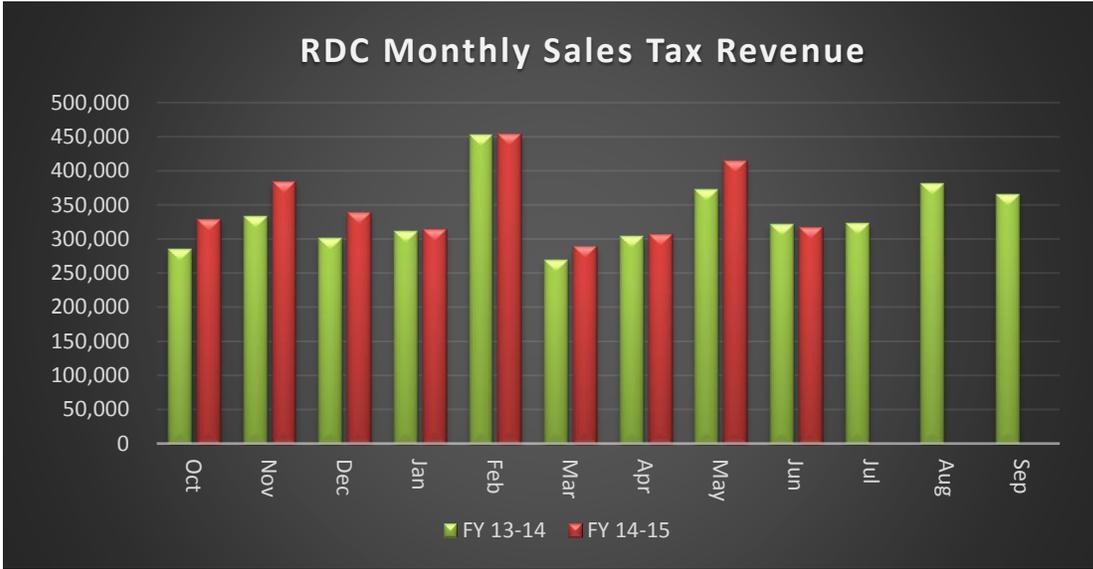
Classification	RDC Actual	RDC Projects	Total
Resources:			
Total Beginning Fund Balance @ 10/01/14 (audited)	\$ 3,755,279	\$ 4,887,495	\$ 8,642,774
Revenues and Transfers In	3,147,628	1,362,194	4,509,821
Total Funds Available	<u>\$ 6,902,907</u>	<u>\$ 6,249,689</u>	<u>\$ 13,152,595</u>
Uses/Deductions:			
Expenditures and Transfers Out	2,336,700	1,487,857	3,824,557
Ending Fund Balance:			
Total Ending Fund Balance	\$ 4,566,207	\$ 4,761,831	\$ 9,328,038
Reserved for Debt Service	964,943	\$ -	964,943
Reserved for RDC Projects	-	\$ 4,761,831	4,761,831
Unreserved Fund Balance Total	<u>\$ 3,601,264</u>	<u>\$ -</u>	<u>\$ 3,601,264</u>

**Synopsis of Current Revenues and Expenditures
Rosenberg Development Corporation
For the Month Ended June 30, 2015**

Account Number	Description	Amount
Revenues		
219-0000-402-0000	Sales Taxes	\$ 316,537.82
Total Current Period Revenues		\$ <u>316,537.82</u>
Expenditures		
219-1000-540-3110	Office Supplies (Administration)	4.00
219-1000-540-3120	Computer Supplies (Administration)	-
219-1000-540-3135	Board Meeting and Directors' Expenses (Administration)	60.89
219-1000-540-5120	General Insurance (Administration)	-
219-1000-540-5510	Education and Travel (Administration)	-
219-1000-540-5710	Administrative Services (Administration)	83.51
Total Administration		\$ <u>148.40</u>
219-2000-540-4391	Greater Fort Bend Economic Development (Marketing)	-
219-2000-540-5220	Postage (Marketing)	-
219-2000-540-5230	Freight and Express (Marketing)	-
219-2000-540-5310	Advertising (Marketing)	7,889.73
219-2000-540-5410	Printing and Binding (Marketing)	-
Total Marketing		\$ <u>7,889.73</u>
219-3000-540-3135	Business Recruitment (Memberships and Services)	313.83
219-3000-540-4235	Dues/Subscriptions/Service Contracts (Memberships and Services)	-
219-3000-540-4390	RDC Memberships (Memberships and Services)	-
219-3000-540-5730	Business Retention (Memberships and Services)	-
Total Business Recruitement		\$ <u>313.83</u>
219-6000-540-4390	Other Professional Services - Legal Fees (Professional Services)	59,061.93
Total Professional Services		\$ <u>59,061.93</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>147,825.89</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 June 30, 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	5,407	5,569	69,024
Project Management Fee		4,016	4,016	-	-
Totals		<u>\$ 760,408</u>	<u>\$ 673,475</u>	<u>\$ 17,909</u>	<u>\$ 69,024</u>

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	\$ 237,660	\$ 8,008	\$ 5,509
Totals		<u>\$ 251,177</u>	<u>\$ 237,660</u>	<u>\$ 8,008</u>	<u>\$ 5,509</u>

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	\$ 500,853	\$ 3,324,746	\$ 24,184
Project Management Fee	225-7000-540-4395	85,000	17,271	-	67,729
Totals		<u>\$ 3,934,783</u>	<u>\$ 518,123</u>	<u>\$ 3,324,746</u>	<u>\$ 91,914</u>

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	\$ 263,945	\$ -	\$ (1,445)
Totals		<u>\$ 262,500</u>	<u>\$ 263,945</u>	<u>\$ -</u>	<u>\$ (1,445)</u>

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		<u>\$ 750,000</u>	<u>\$ 702,896</u>	<u>\$ 47,104</u>	<u>\$ -</u>

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		<u>\$ 500,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 500,000</u>

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		<u>\$ 250,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 250,000</u>

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		<u>\$ 115,375</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 115,375</u>

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	\$ -	\$ -	\$ 150,000
Totals		<u>\$ 150,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 150,000</u>

Total		\$ 6,885,227	\$ 2,374,812	\$ 3,397,767	\$ 1,112,648
Total Project Management Fees		\$ 89,016	\$ 21,287	\$ -	\$ 67,729



COMMUNICATION FORM

July 09, 2015

ITEM #	ITEM TITLE
1	Oath of Office
ITEM/MOTION	
Administer Statement of Appointed Officer and Oaths of Office to newly appointed members.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

1. None.

Linda Cernosek

Linda Cernosek
City Secretary

EXECUTIVE SUMMARY



COMMUNICATION FORM

July 09, 2015

ITEM #	ITEM TITLE
2	Election of Officers
ITEM/MOTION	
Consideration of and action on election of officers to the Rosenberg Development Corporation Board of Directors.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

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

Randall Malik
Executive Director

1. Rosenberg Development Corporation Bylaws Excerpt

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

Election and Terms of Officers

4.02. The officers of the Corporation shall be elected annually by the Board of Directors at the regular annual meeting. Each Officer shall hold office until a successor is duly elected and qualified. An Officer may be elected to succeed himself or herself in the same office.

Removal of Officers

4.03. Any officer may be removed by the Board of Directors at any time, with or without good cause. The removal of an officer does not also result in the removal of such person as a director of the Corporation.

Vacancies

4.04. A vacancy in any office may be filled by the Board of Directors for the unexpired portion of the officer's term.

President

4.05. The president shall be the chief executive officer of the Corporation. The president shall supervise and control all of the business and affairs of the Corporation. The president shall preside at all meetings of the Board of Directors. When the execution of any contract or instrument shall have been authorized by the Board of Directors, the president shall execute same except where such power is expressly delegated to another office of the Corporation. The president shall perform other duties prescribed by the Board of Directors and all duties incident to the office of president. The President shall appoint the members of all committees and all committee chairs.

Vice President

4.06. The Vice-President shall perform the duties assigned to him by the Board of Directors. When the president is absent, is unable to act, or refuses to act, the vice president shall perform the duties of the president. When acting in place of the president, the vice president shall have all the powers and duties as the president and be subject to all of the limitations and restrictions placed upon the president.

Secretary

4.07. When the president and vice president are absent, unable to act, or refuse to act, the secretary shall perform the duties of the president. When acting in place of the president, the secretary shall have all the powers and duties as the president and be subject to all of the limitations and restrictions placed upon the president. In addition, the secretary, or his/her designee, shall:

- a. Give all notices as provided in the bylaws or as required by law.
- b. Take minutes of the meetings of the Board of Directors and keep the minutes as part of the corporate records.
- c. Maintain custody of the corporate records, authenticate corporate documents and affix the seal of the Corporation as required.
- d. Keep a register of the mailing address of each director and officer of the Corporation.
- e. Perform duties as assigned by the president or Board of Directors.
- f. Perform all duties incident to the office of secretary.

Treasurer

4.08. When the president, vice president and secretary are absent, unable to act, or refuse to act, the treasurer shall perform the duties of the president. When acting in place of the president, the treasurer shall have all the powers and duties as the president and be subject to all of the limitations and restrictions placed upon the president. In addition, the treasurer, or his/her designee, shall:

- a. Have charge and custody of and be responsible for all funds and securities of the Corporation.
- b. Receive and give receipts for moneys due and payable to the Corporation from any source.
- c. Deposit all moneys in the name of the Corporation in banks, trust companies, or other depositories as provided by these bylaws.
- d. Write checks and disburse funds to discharge obligations of the Corporation.
- e. Maintain the financial books and records of the corporation.
- f. Prepare financial reports at least annually.
- g. Perform other duties as assigned by the Board of Directors.
- h. Perform all duties incident to the office of treasurer.

Executive Director

4.09. The Board of Directors may designate a City of Rosenberg employee as the Executive Director to serve as the General Manager and Chief Administrative Officer of the Corporation. The Executive Director will be an employee of the City of Rosenberg and is subject to the supervision of the City Manager. The Executive Director shall perform the duties specifically delegated to him/her by the Board of Directors. Administrative and personnel services, and the specific rules related thereto are delineated in the annual Administrative Services Agreement between the Rosenberg Development Corporation and the City of Rosenberg.

The Executive Director designee shall serve at the pleasure of the Board of Directors. The Executive Director shall be responsible for policy and program implementation and the day-to-day operations of the Corporation. The Executive Director will supervise and manage the business affairs of the Corporation. The Executive Director shall be a non-voting, ex-officio member of the Board of Directors and of any other committees created by the Board of Directors. The Executive Director shall compile and submit to the Board of Directors regular reports and recommendations regarding the programs, policies, and business affairs of the Corporation.

ARTICLE V. BOARD COMMITTEES

Committees Authorized

5.01. With the approval of the Board of Directors, the President may appoint persons to serve on standing or ad hoc committees. A committee may include persons who are not Directors of the Corporation. Committees will operate under general rules adopted by the Board of Directors. Committees may be charged with specific duties or authority, but shall not have the authority to:

- a. Amend the Articles of Incorporation; amend, alter, or repeal the Bylaws; or adopt a plan of merger or consolidation with another Corporation.
- b. Authorize the sale, lease, exchange or mortgage of any of the property or assets of the Corporation or commit Corporation funds without the prior approval of the Board of Directors.



COMMUNICATION FORM

July 09, 2015

ITEM #	ITEM TITLE
3	Appointments of RDC Board Members to Committees
ITEM/MOTION	
Consideration of and action on appointment of Rosenberg Development Corporation Board of Director Committees. a. Finance Committee b. Policy Committee	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

Randall Malik
Executive Director

1. Rosenberg Development Corporation Bylaws Excerpt.

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

Treasurer

4.08. When the president, vice president and secretary are absent, unable to act, or refuse to act, the treasurer shall perform the duties of the president. When acting in place of the president, the treasurer shall have all the powers and duties as the president and be subject to all of the limitations and restrictions placed upon the president. In addition, the treasurer, or his/her designee, shall:

- a. Have charge and custody of and be responsible for all funds and securities of the Corporation.
- b. Receive and give receipts for moneys due and payable to the Corporation from any source.
- c. Deposit all moneys in the name of the Corporation in banks, trust companies, or other depositories as provided by these bylaws.
- d. Write checks and disburse funds to discharge obligations of the Corporation.
- e. Maintain the financial books and records of the corporation.
- f. Prepare financial reports at least annually.
- g. Perform other duties as assigned by the Board of Directors.
- h. Perform all duties incident to the office of treasurer.

Executive Director

4.09. The Board of Directors may designate a City of Rosenberg employee as the Executive Director to serve as the General Manager and Chief Administrative Officer of the Corporation. The Executive Director will be an employee of the City of Rosenberg and is subject to the supervision of the City Manager. The Executive Director shall perform the duties specifically delegated to him/her by the Board of Directors. Administrative and personnel services, and the specific rules related thereto are delineated in the annual Administrative Services Agreement between the Rosenberg Development Corporation and the City of Rosenberg.

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- a. Amend the Articles of Incorporation; amend, alter, or repeal the Bylaws; or adopt a plan of merger or consolidation with another Corporation.
- b. Authorize the sale, lease, exchange or mortgage of any of the property or assets of the Corporation or commit Corporation funds without the prior approval of the Board of Directors.

- c. Authorize or revoke proceedings for the voluntary dissolution of the Corporation or adopt a plan for the distribution of the assets of the Corporation.
- d. Approve any transaction to which the Corporation is a party, take any action outside the scope of authority delegated to it by the Board of Directors, take final action on a matter that requires the approval of the Board of Directors, take action on any other matters appropriate to the authority of the Board of Directors, or take any action that involves a potential conflict of interest as defined in these Bylaws.

Committee List

5.02. The Economic Development Staff shall keep a list of standing committees and their appointees, along with each members appointment date and a description of each committee's purpose. This list may be revised as deemed necessary by the Board of Directors.

Committee Terms

5.03. The members of each standing committee shall serve until successors are appointed by an incoming President, unless the Committee is terminated or a member is removed, resigns, or ceases to qualify as a member. Vacancies on committees may be filled in the same manner as the original appointment.

Rules

5.04. Each committee or subcommittee may adopt rules for its own operation consistent with the Bylaws or with rules adopted by the Board of Directors.

5.05. Such committees shall keep regular minutes of their meetings and report the same to the Board of Directors when required.

ARTICLE VI. MEETINGS

Annual Meeting

6.01. The annual meeting of the Board of Directors shall be held during the month of July of each year. The Board of Directors shall designate the time and location of the annual meeting, which shall be held in the principal offices of the Corporation. In accordance with Article IV, the election of officers should be conducted at the regular annual meeting.

Regular Meetings

6.02. The Board of Directors may provide for regular meetings by resolution stating the time and place of such meetings at least four (4) times a year. The meeting shall be held within the City of Rosenberg, Texas, at the principal offices of the Corporation or at such other location as the Board of Directors may designate.

Special Meetings

6.03. Special meetings of the Board of Directors may be called by the Mayor or at the request of the President or any three Directors. A person or persons calling the meeting shall fix the time and location of the meeting, which meeting shall be conducted within the City of Rosenberg, Texas. The person or persons calling a special meeting shall notify the secretary of the Corporation of the information required to be included in the notice of the meeting.

Notice of Meetings

6.04. The Board of Directors shall be considered a "governmental body" within the meaning of Texas



COMMUNICATION FORM

July 09, 2015

ITEM #	ITEM TITLE
4	Resolution No. RDC-96 - Authorizing Expenditures of Funds from the Development Corporation of Richmond towards the TSTC Campus.
ITEM/MOTION	
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.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

Randall Malik
Executive Director

1. Resolution No. RDC-96 – Authorizing Expenditures of Funds for Development Corporation of Richmond.
2. Section 501.159 of the Texas Local Government Code.

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.

RESOLUTION NO. RDC-97

A RESOLUTION REQUESTING THE DEVELOPMENT CORPORATION OF RICHMOND TO PROVIDE FUNDING FOR THE TEXAS STATE TECHNICAL COLLEGE FORT BEND CAMPUS LOCATED IN ROSENBERG.

* * * * *

WHEREAS, on June 9, 2015, the Development Corporation of Richmond entered into a performance agreement with the Texas State Technical Foundation for the development of a 105,000 square foot Texas State Technical College (TSTC) to be located in the boundaries of the City of Rosenberg; and,

WHEREAS, Section 501.159 of the Texas Local Government Code allows the Development Corporation of Richmond to participate in funding of TSTC if the City of Rosenberg or the Rosenberg Development Corporation requests the Development Corporation of Richmond to exercise its powers within the City of Rosenberg; and,

WHEREAS, the Rosenberg Development Corporation desires to partner with the Development Corporation of Richmond on assisting with the development of a TSTC – Regional Campus, servicing Fort Bend County,

NOW THEREFORE, BE IT RESOLVED BY THE ROSENBERG DEVELOPMENT CORPORATION

Section 1. That the Rosenberg Development Corporation requests the Development Corporation of Richmond to participate in providing funding to the TSTC Fort Bend Campus located in the City of Rosenberg.

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

ATTEST:

APPROVED:

Linda Cernosek, **City Secretary**

Bill Knesek, **President**

LOCAL GOVERNMENT CODE

TITLE 12. PLANNING AND DEVELOPMENT

SUBTITLE C1. ADDITIONAL PLANNING AND DEVELOPMENT PROVISIONS
APPLYING TO MORE THAN ONE TYPE OF LOCAL GOVERNMENT

CHAPTER 501. PROVISIONS GOVERNING DEVELOPMENT CORPORATIONS

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 501.158. PERFORMANCE AGREEMENTS. (a) A corporation may not provide a direct incentive to or make an expenditure on behalf of a business enterprise under a project as defined by Subchapter C of this chapter or by Subchapter D, Chapter 505, unless the corporation enters into a performance agreement with the business enterprise.

(b) A performance agreement between a corporation and business enterprise must:

(1) provide, at a minimum, for a schedule of additional payroll or jobs to be created or retained and capital investment to be made as consideration for any direct incentives provided or expenditures made by the corporation under the agreement; and

(2) specify the terms under which repayment must be made if the business enterprise does not meet the performance requirements specified in the agreement.

Added by Acts 2007, 80th Leg., R.S., Ch. 885 (H.B. [2278](#)), Sec. 3.01, eff. April 1, 2009.

Sec. 501.159. POWERS CONCERNING PROJECTS; JURISDICTION.

(a) A corporation may acquire, by construction, devise, purchase, gift, lease, or otherwise, or any one or more of those methods and may construct, improve, maintain, equip, and furnish one or more projects undertaken by another corporation or

located within this state, including within the coastal waters of this state, and within or partially within the limits of the authorizing unit of the corporation or within the limits of another unit, if the governing body of the other corporation or the unit requests the corporation to exercise its powers within that unit.

(b) A corporation may recover the costs of an investment under Subsection (a) from a unit or another corporation under a contract with a limited or unlimited duration.

Added by Acts 2007, 80th Leg., R.S., Ch. 885 (H.B. [2278](#)), Sec. 3.01, eff. April 1, 2009.

This section was amended by the 84th Legislature. Pending publication of the current statutes, see H.B. [2772](#), 84th Legislature, Regular Session, for amendments affecting this section.



COMMUNICATION FORM

July 09, 2015

ITEM #	ITEM TITLE
5	West Fort Bend Management District Presentation
ITEM/MOTION	
Review and discuss a presentation on the scope of services provided by the West Fort Management District from Lane Ward, Richmond-Rosenberg joint representative to the West Fort Bend Management District board of directors.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

1. West Fort Bend Management District Presentation.

Randall Malik
RDC Executive Director

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.

2014 Annual Report



WFBMD Board Members



Board of Directors



Bob Ray
President & Chairman
Appointed by Rosenberg



Todd Johnson
Vice President
Appointed by Richmond



Joey Dupuis
Assistant Vice President
Appointed by Richmond



Anthony Sulak
Assistant Secretary
Appointed by Rosenberg



Lane Ward
Secretary
Dually appointed by
Richmond and Rosenberg

Advisory Board Members

William Benton
Ron Ewer
Tim Kaminski
Lester Jones
Michelle Leach
Vincent Morales
Sharon Wallingford



Message from the President

Welcome to the West Fort Bend District!

FY 2014 was a robust year for development in the District. As development returns from pre-recession levels the area will experience rapid growth from both the commercial and residential sectors. It is encouraging to see so many people choosing to live and work in West Fort Bend, however the District maintains its position to ensure quality commercial development is renewed with this endeavor.

The 2014 fiscal year brought many opportunities for the District. These opportunities included the Livable Centers Grant Study, as well as continuance of a two year grant from The George Foundation and Henderson Wessendorff Foundation to fund a full time Executive Director position for the District. We appreciate the opportunity for this funding. The Executive Director continues to advance and represent the interest of the District. In the past year the Executive Director presented several PowerPoint presentations to civic clubs, elected officials and local government organizations. Collaboration with the cities of Richmond and Rosenberg also resulted in the reward of a fully funded Access Management Planning Study by the Houston Galveston Area Council as well as the Texas Department of Transportation in 2012.

As you all know, the success of the District has always been based on the commitment of its members, volunteers and support team. In 2014, this level of service continued with over 800 hours of professional services and volunteer time donated to the District.

The District continues to maintain the rights-of-way along US 59 and Highway 90A. In 2014, the District collected over 100,000 pounds of litter and trash from these rights-of-way. This continues to be a beneficial service to the community and the District will continue to pursue it.

Looking at our progress we have renewed focus in our mission for the future. The District is realizing its role in community development for the first time with the work of the Executive Director and a Board of Director's that is ardently committed to its mission: to establish an environment that encourages growth and improves quality of life for west Fort Bend.

Bob Ray
President and Chairman



History of the District



The West Fort Bend Management District is the largest management district of its size in Texas, encompassing over 140 square miles. The District is one of more than 35 management districts in the Greater Houston area and one of seven located within Fort Bend County. In its ninth year of operation, the District represents both the cities of Richmond and Rosenberg as detailed in Senate Bill 1820, which was signed into law by Governor Perry in 2005.

One of the District's greatest asset is its prized geographic location in Fort Bend County. The area can be characterized as a gateway ready for development. As shown in this annual report there has been considerable commercial growth across the District.



Mission Statement



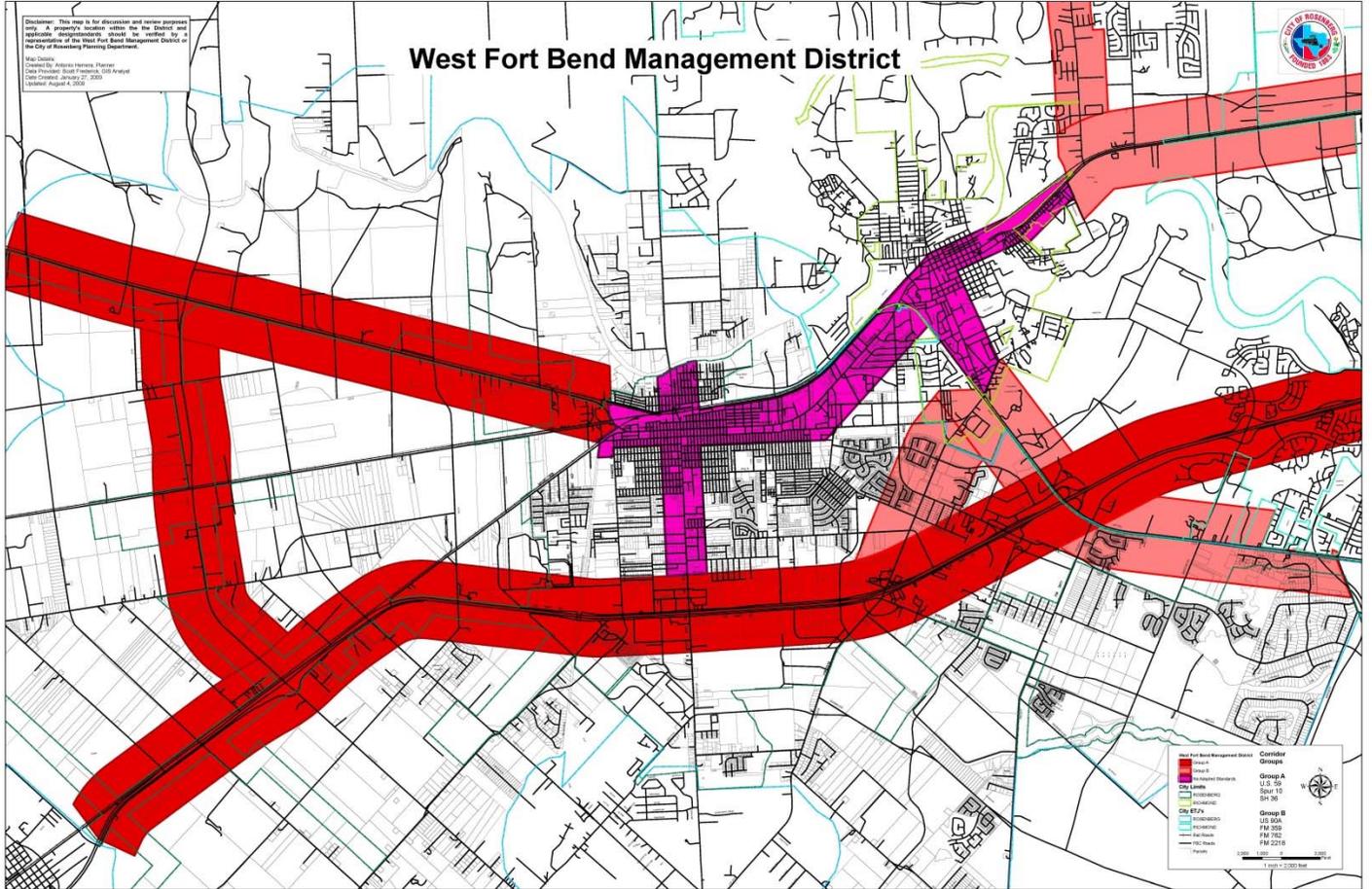
Establish an economic climate that encourages sustainable growth and improves the quality of life of citizens.



Disclaimer: This map is for discussion and review purposes only. All property lines and other data shown on this map should be verified by a professional surveyor or other appropriate authority.

Map Created by: Andrea Herrera, Planner
Date Created: January 27, 2020
Revised: August 4, 2020

West Fort Bend Management District



Vision



- **Corridor beautification and improvement**
- **Corridor maintenance**
- **Corridor planning**
- **Corridor special projects**

Vision



Development Standards Role in Development

- Building Materials
- Landscaping
- Screening
- Lighting
- Setbacks



City Standards vs. WFBMD Standards



Applies to Property	City = Within the City Limits	MD = Within MD Boundaries which includes the City and the City's ETJ
Landscape Standards	10% of parking area must be landscaped. At least 50% of required landscaping shall be islands.	1 - 3.5 caliper, 65 gal. tree for every 40' along property lines; double row of 5 gal. ligustrums (Note: water wise plants are now accepted and actually encouraged) along all parking areas; planting islands with 2 trees at end of all parking bays; planter diamond every 4 parking spaces.
Tree Preservation	None	Certain Trees over 18 inches require preservation efforts and tree removal requires review and some replacement provisions.
Front building setbacks	25'	25-35 ft. Depending on the street.
Interior building setbacks	10'	10'
Commercial building setbacks	Commercial Buildings over 50 ft. in height shall require 30 ft. setback. Industrial buildings over 60 ft. in height require 60 ft. setback.	
Front parking setbacks	10'	25-35'
Parking Lots	Asphalt or concrete paving required.	Concrete paving required.
Building Exterior Façade Materials	None	80% Masonry. Note: Industrial applications vary and do not require 80% masonry.
Screening	Off-street parking areas (including loading docks, access roads and drives) that are adjacent to an area used for residential purposes may require screening by means of a six-foot wall or opaque fence.	Masonry dumpster enclosure; screening of utility areas & rooftop equip. Also detention areas and parking lots, loading docks, require screening by landscaping or other methods.
Fencing Materials	None	Masonry, concrete, wrought iron or tubular metal. Chain link may be acceptable in Industrial Districts.
Lighting	Requires lighting of parking areas and to confine lighting with no spill over.	Requires lighting of parking and public areas and includes: Specific Standards if minimum lighting and to prevent light trespassing onto adjacent properties, especially into residential areas, and reduce light pollution.

2014 Areas of Emphasis



Continue Mowing and Maintenance Projects

- US 59 from Rabbs Bayou to FM 762
- Hwy 90A from Pitts Rd. to the Brazos River
- Railroad trestle on Highway 90A

Corridor Standards

- Monitoring commercial development to ensure that district architectural & landscaping standards are met.

Community Planning

- Apache Corporation grant award of 250 trees.
- Houston-Galveston Area Council grant award for an access management planning study for Hwy 90A, F.M. 762 and FM 1640.
- Livable Centers Grant to study the Hwy 90A Corridor in Rosenberg

Wayside Horns Project

- Formed Wayside Horns Committee to work with the Cities of Richmond and Rosenberg as well as other community stakeholders to implement a plan to install wayside horns.



District Successes



- The District approved development and redevelopment standards along the Highway 90A corridor between FM 359 and the Brazos River Bridge resulting in several businesses beautification and implementation of the District landscaping and architectural standards.
- Coordination with the cities of Rosenberg and Richmond to adopt common uniform signage standards to emphasize public safety, improve the corridors' visual environment and to protect property values.
- HGAC 2012-2013 Access Management Study which evaluated roadway corridors in the community to determine if consolidated entry points between the roadway and adjacent land uses can maximize safety & efficiency.
- Received Livable Centers Planning Study Grant in the amount of \$35,000 to study the redevelopment of the Highway 90 Corridor in Rosenberg.
- Apache Tree Grant of over 250 trees to be used for landscaping projects within the District.
- Landscape Master Plan – Collaboration of efforts between the cities and the community and reflects a landscape palette to enhance the aesthetics of the area and promote additional economic development.
- TxDOT Transportation Enhancement Grant for US 59/FM 762 Landscaping Project in the amount of \$1.3 Million. This project has been delayed due to the I 69 expansion.
- Working with Fort Bend County, City of Richmond and City of Rosenberg to coordinate efforts on a Wayside Horns Project along the FM 762 and Highway 90 corridors.
- Assisted with getting Highway 59 designated as an Interstate Highway I 69.



FY 2014 Financial Summary*



FY 14 Beginning Balance		\$127,905
FY 14 Revenues		\$190,000
Rosenberg Dev Corp	\$40,000	
City of Rosenberg – Livable Centers Grant	\$35,000	
Richmond Dev Corp	\$40,000	
The George Foundation Grant	\$50,000	
Henderson Wessendorf	\$25,000	
FY 14 Expenditures		\$209,154
FY 14 Ending Balance		\$108,741

*Fiscal year ending September 30, 2014



2014 Development Summary

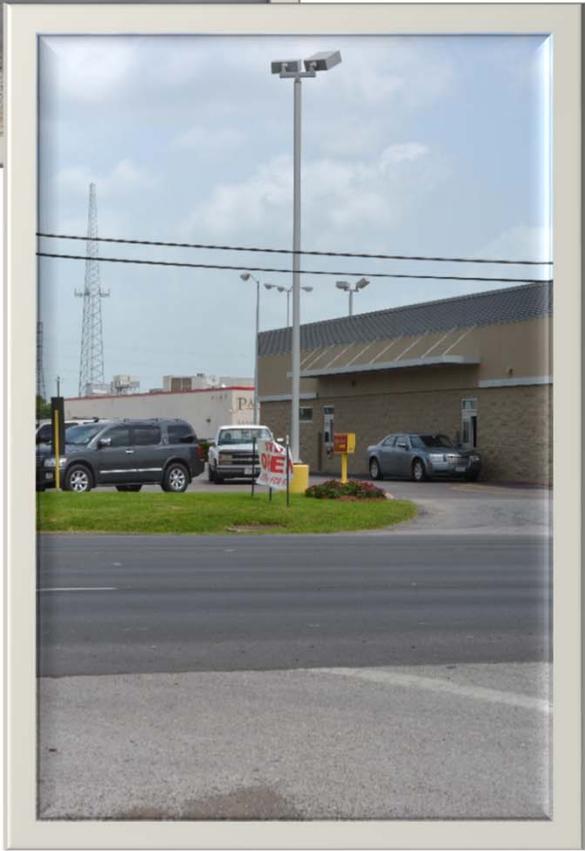


Development & Re-Development

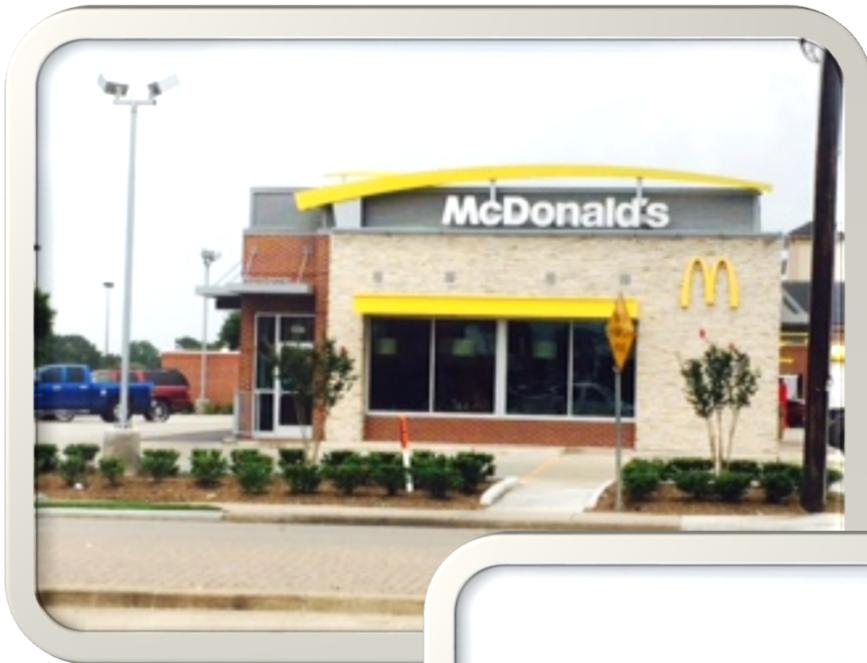
- Taco Bell (Richmond)
- Rudy's (Richmond)
- Carmax (Richmond)
- Elephant Auto Group (Rosenberg)
- River Pointe Center (Richmond)
- Venue Apartments (Richmond)
- Fort Bend County Library Admin Building (Richmond)
- Clayton Oaks (Richmond)
- El Rancho Restaurant (Richmond)
- KMO Retirement (Richmond)
- Pennywise (Richmond)
- Aldi (Rosenberg)
- Freddy's (Richmond)
- Jack in the Box (Rosenberg)
- McDonalds (Rosenberg)
- Rosenberg Business Park (Rosenberg)



McDonald's Hwy 90



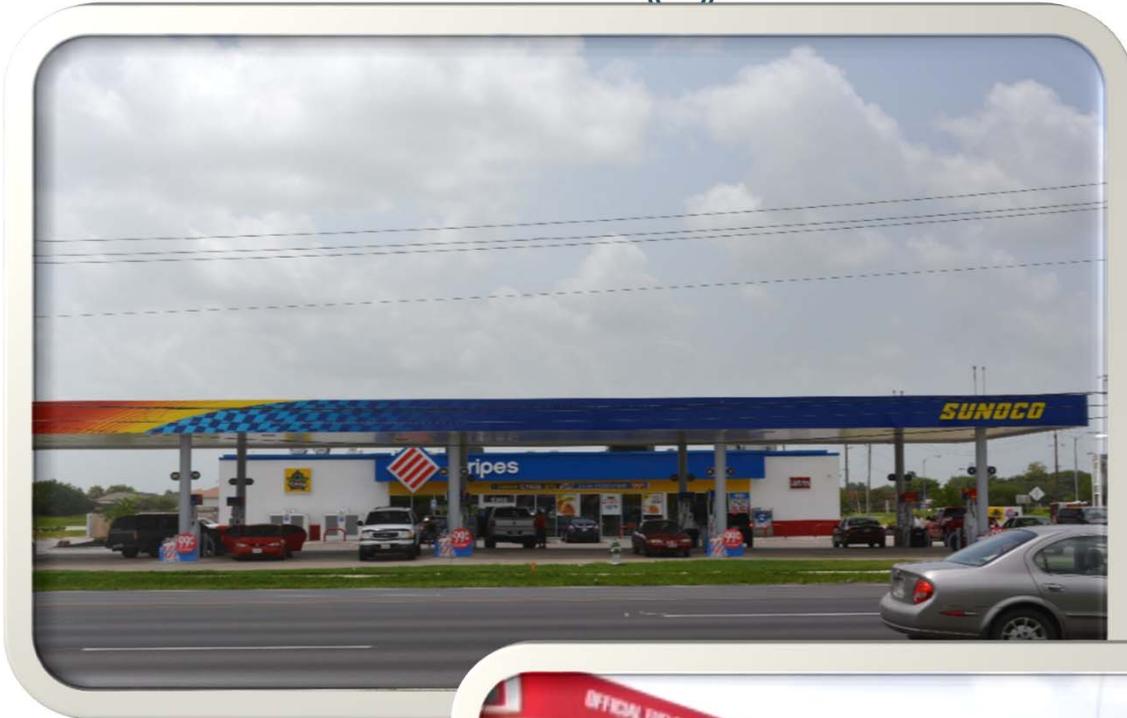
McDonald's Hwy 36 (with WFBMD Standards)



Stripes on Minonite/FM 2977 (with WFBMD Standards)



Stripes on Avenue I/FM 1640 (No WFBMD Standards)



For more Information:



Contact: Mandi Bronsell

Go to www.wfbmd.org

West Fort Bend Management District

Executive Director

P. O. Box 1688

Richmond, TX 77406

281-344-1701





COMMUNICATION FORM

July 09, 2015

ITEM #	ITEM TITLE
6	Rosenberg Development Corporation Fiscal Year 2016 Budget
ITEM/MOTION	
Consideration of and action on the RDC Fiscal Year 2016 Budget.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

Randall Malik
RDC Executive Director

1. FY2016 RDC Budget.
2. FY2016 RDC Detailed Budget
3. RDC Finance Committee Meeting Draft Minute Excerpt – 05-05-15.
4. RDC Finance Committee Meeting Draft Minute Excerpt – 05-19-15.
5. RDC Meeting Draft Minute Excerpt – 06-11-15.

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

EXECUTIVE SUMMARY

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 in an Unreserved fund balance of \$3,393,601.

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

**CITY OF ROSENBERG, TEXAS
2015-16 BUDGET**

ROSENBERG DEVELOPMENT CORPORATION FUND

FUND: 219

Classification	2013-14 Actual	2014-15 Adopted Budget	2014-15 Adjusted Budget	2014-15 Estimate	2015-16 Budget
ROSENBERG DEVELOPMENT CORPORATION FUND SUMMARY					
Resources:					
Total Beginning Balance	\$ 4,982,451	\$ 2,667,525	\$ 3,755,279	\$ 3,755,279	\$ 5,372,415
Revenues and Transfers In	<u>4,117,721</u>	<u>3,845,000</u>	<u>3,845,000</u>	<u>4,313,245</u>	<u>4,313,245</u>
Total Funds Available	<u>9,100,172</u>	<u>6,512,525</u>	<u>7,600,279</u>	<u>8,068,524</u>	<u>9,685,660</u>
Uses/Deductions:					
Expenditures and Transfers	5,344,893	3,285,469	3,455,469	2,696,109	5,496,568
Ending Fund Balance:					
Total Ending Balance	3,755,279	3,227,056	4,144,810	5,372,415	4,189,092
Reserved for Contingency	1,017,090	964,943	964,943	964,943	794,991
Unreserved ending balance	<u>2,738,189</u>	<u>2,262,113</u>	<u>3,179,867</u>	<u>4,407,472</u>	<u>3,394,101</u>
Fund Total	<u>\$ 9,100,172</u>	<u>\$ 6,512,525</u>	<u>\$ 7,600,279</u>	<u>\$ 8,068,524</u>	<u>\$ 9,685,660</u>
Net Revenues (Expenditures)	(1,227,172)	559,531	389,531	1,617,136	(1,183,323)

**CITY OF ROSENBERG, TEXAS
2015-16 BUDGET**

ROSENBERG DEVELOPMENT CORPORATION FUND

FUND: 219

Classification	2013-14 Actual	2014-15 Adopted Budget	2014-15 Adjusted Budget	2014-15 Estimate	2015-16 Budget	Var %
~ REVENUE & EXPENDITURE SUMMARY ~						
REVENUES:						
402-0000 Sales Tax	\$ 3,067,476	\$ 2,840,000	\$ 2,840,000	\$ 3,144,427	\$ 3,144,427	
402-1000 BTC 1 Sales Tax	580,432	575,000	575,000	623,341	623,341	
402-2000 BTC 2 Sales Tax	466,269	425,000	425,000	501,661	501,661	
402-3000 Downtown Sales Tax	-	-	-	41,816	41,816	
451-0000 Interest Earnings	3,544	5,000	5,000	2,000	2,000	
TOTAL REVENUES	\$ 4,117,721	\$ 3,845,000	\$ 3,845,000	\$ 4,313,245	\$ 4,313,245	12.2%
EXPENDITURES:						
Administration: (219-1000-540)						
31 10 Office Supplies	\$ 988	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	
31 20 Computer Supplies	1,252	2,000	2,000	1,588	2,500	
31 35 Board Meeting and Director's Expenses	1,192	1,700	1,700	1,700	1,700	
51 20 General Insurance	229	400	400	277	400	
55 10 Education and Training	3,285	8,250	8,250	7,500	9,000	
57 10 Administration Services - City Reimb.	242,734	244,374	244,374	244,374	249,500	
Subtotal	249,680	257,724	257,724	256,439	264,100	2.5%
Marketing: (219-2000-540)						
31 35 Business Recruitment	1,297	-	-	-	-	
42 35 Dues, Subscriptions, and Service Contracts	50,165	-	-	-	-	
43 91 GFBEDC	12,500	12,500	12,500	12,500	12,500	
52 20 Postage	108	200	200	30	200	
52 30 Freight and Express	-	100	100	50	100	
53 10 Advertising	28,897	30,500	30,500	24,250	29,500	
54 10 Printing and Binding	3,762	4,500	4,500	9,500	4,500	
57 30 Business Retention	7,919	-	-	-	-	
Subtotal	104,648	47,800	47,800	46,330	46,800	-2.1%
West Fort Bend Management: (219-4004-540)						
43 90 RDC Memberships	40,000	-	-	-	-	
Subtotal	40,000	-	-	-	-	100.0%
Memberships and Services: (219-3000-540)						
31 35 Business Recruitment	-	9,000	9,000	2,400	8,500	
42 35 Dues, Subscriptions, and Service Contracts	-	17,627	17,627	5,422	6,977	
43 90 RDC Memberships	-	83,000	83,000	85,200	90,200	
57 30 Business Retention	-	10,000	10,000	-	-	
Subtotal	-	119,627	119,627	93,022	105,677	-11.7%
Professional Services: (219-5000-540)						
43 15 Engineering Fees	-	-	-	35,000	35,000	
43 90 Legal Fees	21,704	40,000	80,000	60,000	40,000	
Subtotal	21,704	40,000	80,000	95,000	75,000	-6.3%
Business Retention and Expansion: (219-6000-540)						
57 25 Prospective Business Incentive	-	-	-	-	500,000	
57 30 Business Appreciation Luncheon	-	-	-	-	10,000	
Subtotal	-	-	-	-	510,000	100.0%
Infrastructure: (219-7000-540)						
57 25 Prospective Business Incentive	44,621	500,000	500,000	10,000	-	
81 10 Principal	779,700	767,235	767,235	767,235	652,770	
81 20 Interest	219,694	197,708	197,708	197,708	142,221	
92 25 Transfer to RDC Projects Fund	3,884,846	1,355,375	1,485,375	1,230,375	3,700,000	
Subtotal	4,928,861	2,820,318	2,950,318	2,205,318	4,494,991	52.4%
TOTAL EXPENDITURES	\$ 5,344,893	\$ 3,285,469	\$ 3,455,469	\$ 2,696,109	\$ 5,496,568	59.1%

**CITY OF ROSENBERG, TEXAS
2015-16 BUDGET**

RDC PROJECTS FUND

FUND: 225

Classification	2013-14 Actual	2014-15 Adopted Budget	2014-15 Adjusted Budget	2014-15 Estimate	2015-16 Budget
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RDC PROJECTS FUND SUMMARY

Resources:

Total Beginning Balance	\$ 1,313,937	\$ 818,808	\$ 4,641,253	\$ 4,641,253	\$ 4,771,953
Revenues and Transfers In	<u>3,886,386</u>	<u>1,356,075</u>	<u>1,616,075</u>	<u>1,361,075</u>	<u>3,700,700</u>
Total Funds Available	<u>5,200,323</u>	<u>2,174,883</u>	<u>6,257,328</u>	<u>6,002,328</u>	<u>8,472,653</u>

Uses/Deductions:

Expenditures and Transfers	559,070	1,355,375	1,485,375	1,230,375	3,700,000
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Ending Fund Balance:

Total Ending Balance	4,641,253	819,508	4,771,953	4,771,953	4,772,653
Fund Total	<u>\$ 5,200,323</u>	<u>\$ 2,174,883</u>	<u>\$ 6,257,328</u>	<u>\$ 6,002,328</u>	<u>\$ 8,472,653</u>

Net Revenues (Expenditures)	3,327,316	700	130,700	130,700	700
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**CITY OF ROSENBERG, TEXAS
2015-16 BUDGET**

RDC PROJECTS FUND

FUND: 225

Classification	2013-14 Actual	2014-15 Adopted Budget	2014-15 Adjusted Budget	2014-15 Estimate	2015-16 Budget	Var %
~ REVENUE & EXPENDITURE SUMMARY ~						
REVENUES:						
423-4000 Other Gov'tal Entities	\$ 1,700,000	\$ -	\$ -	\$ -	\$ -	
451-0000 Interest Earnings	1,540	700	700	700	700	
481-3000 Transfer from RDC	2,184,846	1,355,375	1,485,375	1,230,375	3,700,000	
481-9101 Transfer from General Fund	-	-	130,000	130,000	-	
TOTAL REVENUES	\$ 3,886,386	\$ 1,356,075	\$ 1,616,075	\$ 1,361,075	\$ 3,700,700	129.0%
EXPENDITURES:						
Infrastructure	\$ 559,070	\$ 1,355,375	\$ 1,485,375	\$ 1,230,375	\$ 3,700,000	
Subtotal	559,070	1,355,375	1,485,375	1,230,375	3,700,000	149.1%
TOTAL EXPENDITURES	\$ 559,070	\$ 1,355,375	\$ 1,485,375	\$ 1,230,375	\$ 3,700,000	149.1%

~ AUTHORIZED POSITIONS ~

Position Title

None

~ EXPENDITURE DETAIL ~

Infrastructure (225-7000-540):						
70 30 Business Park Development (CP1302)	270,854	-	130,000	130,000	-	
70 30 City-Wide GIS System	-	50,000	50,000	50,000	-	
70 20 Downtown Building Renovation (CP1210)	-	-	-	-	-	
70 30 Downtown Parking Lot (CP1316)	90,549	-	-	-	-	
70 30 Fort Bend Transit	-	80,000	80,000	80,000	75,000	
70 34 I-69 Bridge Enhancements	-	25,000	25,000	25,000	-	
TSTC	-	-	-	-	200,000	
Paragon Infrastructure	-	-	-	-	3,000,000	
70 35 Livable Centers (CP1501)	-	250,000	250,000	250,000	-	
70 36 Macario Garcia Park Restrooms (CP1507)	-	150,000	150,000	150,000	-	
Sidewalk Improvements	-	-	-	-	200,000	
Superior Tanks Incentives	-	-	-	-	25,000	
Parks Improvements (CP1301)	70,144	-	-	-	-	
43 95 Project Management Fees	-	5,000	5,000	5,000	-	
70 30 Texas Master Naturalist Contribution	-	50,000	50,000	50,000	125,000	
70 37 Traffic Signal at Reading Rd and Town Ctr Blvd (CP1503)	-	115,375	115,375	115,375	-	
70 30 Transportation Gateway Improvements (CP0705)	126,143	80,000	80,000	75,000	75,000	
US 90 Redevelopment (CP1002)	1,380	-	-	-	-	
70 30 Walsh Road Industrial Park	-	300,000	300,000	300,000	-	
70 30 Workforce Development Project	-	250,000	250,000	-	-	
Subtotal	559,070	1,355,375	1,485,375	1,230,375	3,700,000	149.1%
Total Expenditures	\$ 559,070	\$ 1,355,375	\$ 1,485,375	\$ 1,230,375	\$ 3,700,000	149.1%

FY 2016 RDC Sales Tax Revenue Projections

FY 14 Actual
\$4,117,721

FY 15 Projected
\$4,313,245

Percent Change from FY 14
4.79%

FY 16 RDC Projected Amount: \$4,313,245

***Note:** FY15 Actual Numbers are available through June.
July through September projections are based on
0% growth from FY14 Actual totals.*

FY 2015-16 RDC Budget

	<u>FY 14 Actual</u>	<u>FY 15 Budget</u>	<u>FY 15 Projected</u>	<u>FY 16 Budget</u>
Beginning Balance	\$4,982,451	\$3,755,279	\$3,755,279	\$5,372,415
Projected Revenues	\$4,117,721	\$3,845,000	\$4,313,245	\$4,313,245
Projected Expenditures	\$5,344,893	\$3,285,469	\$2,566,109	\$5,496,568
Anticipated Ending Fund Balance	\$3,755,279	\$4,314,810	\$5,502,416	\$4,189,092
Restricted Reserve	\$999,394	\$964,943	\$964,943	\$794,991
Anticipated Ending Unrestricted Fund Balance	\$2,755,885	\$3,349,867	\$4,537,473	\$3,394,101

REVENUES

	<u>FY 14 Actual</u>	<u>FY 15 Budget</u>	<u>FY 15 Projected</u>	<u>FY 16 Budget</u>	<u>% Change</u>
Sales Tax	\$3,000,694	\$2,840,000	\$3,144,427	\$3,144,427	11%
BTC 1	\$594,848	\$575,000	\$623,341	\$623,341	8%
BTC 2	\$478,730	\$425,000	\$501,661	\$501,661	18%
Downtown Sales Tax	\$39,905		\$41,816	\$41,816	
Interest Earnings	\$3,544	\$5,000	\$2,000	\$2,000	-60%
Miscellaneous Income				\$0	
Total	\$4,177,721	\$3,845,000	\$4,313,245	\$4,313,245	12%

EXPENDITURES

	<u>FY 2014 Budget</u>	<u>FY 2015 Budget</u>	<u>FY 2015 Projected</u>	<u>FY 2016 Budget</u>	<u>% Change</u>
Administration					
Office Supplies	\$1,000	\$1,000	\$1,000	\$1,000	0%
Computer Supplies	\$3,000	\$2,000	\$1,588	\$2,500	25%
GIS Aerial Layer	\$3000	\$2000			-100%
Discs, printer cartridges, etc.	\$0	\$0			
Business Expenses	\$1,700	\$1,700	\$1,700	\$1,700	0%
Board of Directors Expenses	\$500	\$500		\$500	0%
RDC Board Meetings	\$500	\$500		\$500	0%
Chamber Meetings	\$700	\$700		\$700	0%
Other Supplies (formerly office supplies)	\$0	\$0			
General Insurance	\$400	\$400	\$277	\$400	0%

Education and Training	\$7,500	\$8,250	\$7,500	\$9,000	9%
CEcD & edfp	\$2,500	\$3,500	\$2,000	\$3,000	-14%
TEDC	\$1,500	\$2,500	\$4,250	\$2,500	0%
Travel	\$2,000	\$2,000	\$1,250	\$2,000	0%
Miscellaneous	\$1,500	\$1,500		\$1,500	0%
Admin. Services - City Reimb	\$241,851	\$244,374	\$244,374	\$250,000	2%
Administration Total	\$255,451	\$257,724	\$256,439	\$264,600	3%
Marketing					
GFBEDC Marketing	\$12,500	\$12,500	\$12,500	\$12,500	0%
Postage	\$200	\$200	\$125	\$200	0%
Freight & Express	\$100	\$100	\$50	\$100	0%
Advertising	\$29,000	\$30,500	\$24,250	\$29,500	-3%
Print Media, TV, Ads	\$15,000	\$5,000	\$14,000	\$8,500	70%
Regional Marketing	\$5,000	\$2,500		\$0	-100%
Ad Development	\$5,000	\$7,500	\$5,500	\$7,500	0%
Web Development	\$4,000	\$25,000	\$4,750	\$6,500	-74%
Miscellaneous				\$7,000	
Printing and Binding	\$4,500	\$4,500	\$9,500	\$4,500	0%
Marketing Total	\$46,300	\$47,800	\$46,330	\$46,800	-2.1%
Membership & Services					
Business Recruitment	\$3,730	\$9,000	\$2,400	\$8,500	-6%
Exec Director Expenses	\$1,000	\$1,000	\$400	\$1,000	0%
ICSC San Antonio & Dallas	\$1,730	\$3,000		\$2,500	-17%
Business Call Trips	\$1,000	\$5,000	\$2,000	\$5,000	0%
Dues, Subs, Service Contracts	\$14,112	\$17,627	\$7,302	\$6,977	-52%
HBJ	\$100	\$100	\$100	\$100	0%
TEDC	\$1,250	\$1,250	\$1,000	\$1,250	0%
FB Herald	\$87	\$87	\$87	\$87	0%
ICSC	\$100	\$100	\$100	\$100	0%
IEDC	\$640	\$640	\$640	\$640	0%
Dunn & Bradstreet	\$7,490	\$7,490	\$0	\$0	-100%

Impact Datasource	\$3,000	\$3,465	\$0	\$0	-100%
ARCIT	\$350	\$0	\$0	\$0	
Claritas	\$1,095	\$1,495	\$1,495	\$0	-100%
Demographic Data			\$2,000	\$4,800	
RDC Memberships	\$84,000	\$83,000	\$82,550	\$90,200	5%
Central Fort Bend Chamber	\$12,500	\$12,500	\$12,500	\$12,500	0%
GFBEDC Membership	\$20,000	\$20,000	\$20,000	\$20,000	0%
FB Chamber	\$3,000	\$3,000	\$3,750	\$3,750	25%
Fort Bend CORPS	\$3,000	\$3,000	\$3,000	\$5,000	67%
Texas One	\$1,000	\$1,000	\$1,000	\$1,000	0%
Team Texas				\$3,000	
Alliance for Highway 36A	\$1,500	\$3,500	\$1,500	\$1,500	-57%
Alliance for I69	\$3,000	\$3,000	\$3,450	\$3,450	15%
WFBMD	\$40,000	\$40,000	\$40,000	\$40,000	0%
Business Retention	\$10,000				0%
Membership & Services Total	\$101,842	\$119,627	\$93,022	\$105,677	-4%
Professional Services					
Legal Fees	\$20,000	\$40,000	\$60,000	\$40,000	0%
Engineering Fees			\$35,000	\$35,000	
Professional Services Total	\$20,000	\$40,000	\$95,000	\$75,000	88%
Total Operating Expenses		\$465,151	\$490,791	\$492,077	8%
Prospective Business Incentives	\$500,000	\$500,000	\$0	\$500,000	0%
Business App. Reception	\$9,500	\$9,500	\$9,500	\$9,500	0%
Misc. Events	\$500	\$500	\$500	\$500	0%
Business Ret. & Exp. Total	\$510,000	\$510,000	\$10,000	\$510,000	0%

Debt Service

Debt Service - Principal	\$779,700	\$767,235	\$767,235	\$652,770	-15%
Debt Service - Interest	\$219,694	\$197,708	\$197,708	\$142,221	-18%
Debt Service Total	\$999,394	\$964,943	\$964,943	\$794,991	-18%

Infrastructure

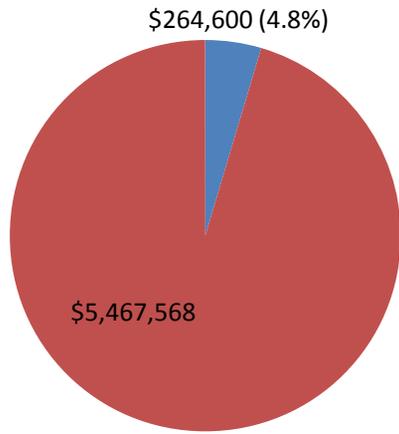
Transfer to RDC Projects Fund	\$4,658,539	\$1,355,375	\$1,230,375	\$3,700,000	173%
Park Improvements	\$400,000	\$50,000	\$50,000	\$125,000	150%
Downtown Parking Lot	\$250,000	\$250,000	\$250,000		
Business Park Development		\$1,889,783	\$1,889,783		
US 90A Redevelopment	\$35,000				
Seatex Expansion Project	\$429,846				
Aldi Project	\$500,000				
Livable Centers Projects		\$250,000			
Bamore Road Phase IV	\$750,000				
Walsh Road Industrial Park		\$300,000	\$300,000		
TSTC				\$200,000	
Fort Bend Transit				\$75,000	
Paragon Infrastructure				\$3,000,000	
Sidewalk Improvements				\$200,000	
Superior Tanks Incentives				\$25,000	
Downtown Rail Property/Livable Center Improvements					
I-69 Bridge Enhancements		\$100,000			
Transporation Gateway Improvements		\$75,000	\$75,000	\$75,000	0%
RDC Downtown Building Ren.	\$676,392	\$80,000			
Project Management Fees	\$400,000	\$550,000			
Infrastructure Total	\$6,157,933	\$2,820,318	\$2,065,318	\$3,700,000	173%
Total Expenditures	\$6,591,526	\$3,285,469	\$2,696,104	\$5,496,568	67%

Economic Development: Project Forecasting

	<u>FY 16 Budget</u>	<u>FY 17 Budget</u>	<u>FY 18 Budget</u>	<u>FY 19 Budget</u>	<u>FY 20 Budget</u>
Beginning Balance	\$5,372,415	\$4,189,092	\$4,935,157	\$5,921,621	\$6,807,431
Projected Revenues	\$4,313,245	\$4,313,245	\$4,313,245	\$4,313,245	\$4,313,245
Projected Expenditures	\$5,496,568	\$3,567,180	\$3,326,782	\$3,427,434	\$2,427,308
Anticipated Ending Fund Balance	\$4,189,092	\$4,935,157	\$5,921,621	\$6,807,431	\$8,693,368
Restricted Reserve	\$794,991	\$704,781	\$707,797	\$701,765	\$694,854
Ant. Ending Unr. Fund Balance	\$3,394,101	\$4,230,376	\$5,213,824	\$6,105,666	\$7,998,514
Project					
*Paragon Infrastructure	\$3,000,000	\$1,000,000	\$750,000		
*TSTC	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
*Fort Bend Transit	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
Sidewalks	\$200,000	\$100,000	\$100,000	\$100,000	\$100,000
Livable Center Improvements		\$350,000	\$350,000	\$200,000	\$200,000
Texas Master Naturalist - SCP	\$100,000	\$50,000	\$50,000	\$50,000	\$50,000
*Rosenberg Business Park				\$1,000,000	
Gateway Maintance	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
*Superior Tank Incentives	\$25,000	\$8,333	\$8,333	\$8,333	\$8,333
Economic Dev. Office Space					
Operating Expenditures					
Administration	\$264,600	\$268,569	\$272,598	\$276,686	\$280,837
Marketing	\$54,300	\$55,115	\$55,941	\$56,780	\$57,632
Memberships & Services	\$113,677	\$115,382	\$117,113	\$118,870	\$120,653
Professional Services	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
Prospective Business Incentives	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Debt Service	\$794,991	\$704,781	\$707,797	\$701,765	\$694,854
Projected Revenue (0% Increase)	\$4,313,245	\$4,313,245	\$4,313,245	\$4,313,245	\$4,313,245
Projected Expenses	\$5,467,568	\$3,567,180	\$3,326,782	\$3,427,434	\$2,427,308

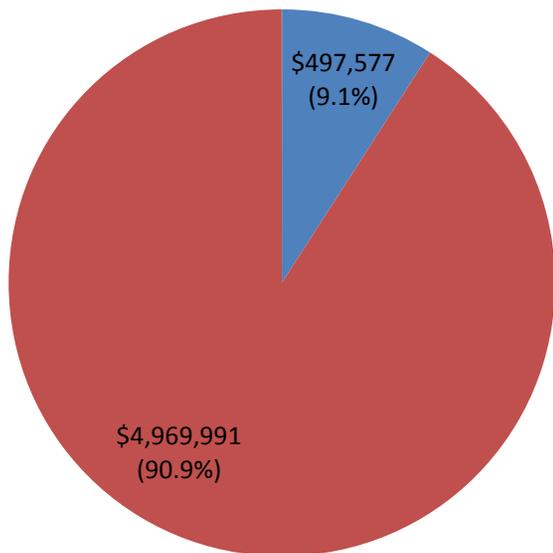
* Denotes projects to which the RDC has contractually committed funding.

Administration Expenses Percentage



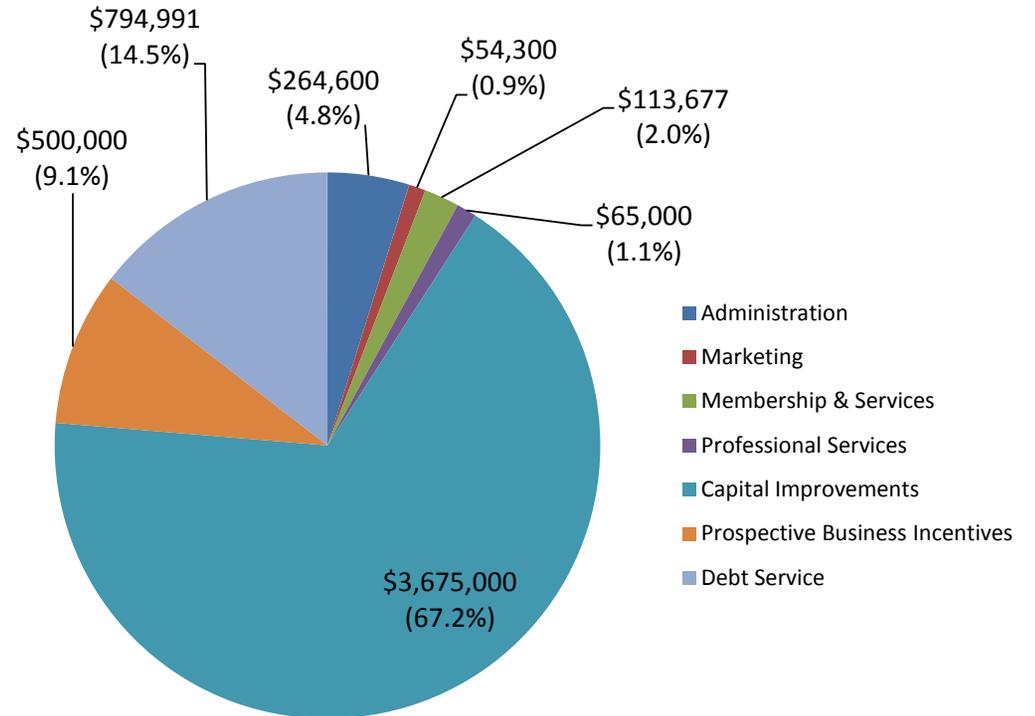
- Administration
- Total Budget

Operating Expenses vs. Capital Improvement Costs



- Operating Expenses
- Capital Improvement Costs

Itemized Budget Breakdown



- Administration
- Marketing
- Membership & Services
- Professional Services
- Capital Improvements
- Prospective Business Incentives
- Debt Service

ROSENBERG DEVELOPMENT CORPORATION FINANCE COMMITTEE MEETING MINUTES

On this the 5th day of May 2015, the Rosenberg Development Corporation (RDC) Finance Committee of the City of Rosenberg, Fort Bend County, Texas, met in Regular Session, at the Rosenberg City Hall Council Office, 2110 4th Street, Rosenberg, Texas.

DIRECTORS PRESENT:

Teresa Bailey, Secretary
Ted Garcia, Director, Treasurer
Allen Scopel, Director
Amanda Barta, Director

STAFF:

Randall Malik, Executive Director of Rosenberg Development Corporation
Jeremy Heath, Assistant Director of Rosenberg Development Corporation
Joyce Vasut, Executive Director of Administrative Services
Jasmine Bowens, Secretary II

GUEST:

Dan Kelleher, Main Street Manager

CALL TO ORDER:

The meeting was called to order at 5:06 p.m., by Ted Garcia, RDC Treasurer.

AGENDA

1. CONSIDERATION OF AND ACTION ON ROSENBERG DEVELOPMENT CORPORATION FINANCE COMMITTEE MEETING MINUTES FOR MARCH 03, 2015.

Action: Theresa Bailey moved, and Allenr Scopel seconded to approve the Finance Committee Meeting Minutes for March 03, 2015. The motion passed by a unanimous vote.

2. CONSIDERATION OF AND ACTION ON ROSENBERG DEVELOPMENT CORPORATION FISCAL YEAR 2015 – 2016 ANNUAL OPERATING BUDGET.

FY 2016 RDC Sales Tax Revenue Projections was distributed to the Finance Committee Members.

Key discussion points:

- RandallMalik discussed the projected Fiscal Year 2015 – 2016 RDC sales tax which set the projected 2016 Fiscal Year amount at \$4,177,423.
- Joyce Vasut explained that a budget place holder amount was added under the Fiscal Year 2016 Administration Services. The \$250,000 amount will be replaced uponfinalization of the Classification and Compensation Study.
- Allen Scopel inquired about the Printing and Binding projected budget amount for Fiscal Year 2016. He commented that the amount to be budgeted for the newsletter had yet to be determined. Staff indicated that additional research would be necessary, and would be provided at the next meeting.

No action was taken.

3. CONSIDERATION OF AND ACTION ON SETTING FUTURE MEETING DATE AND TIME FOR ROSENBERG DEVELOPMENT CORPORATION – FINANCE COMMITTEE.

ROSENBERG DEVELOPMENT CORPORATION FINANCE COMMITTEE MEETING MINUTES

On this the 19th day of May 2015, the Rosenberg Development Corporation (RDC) Finance Committee of the City of Rosenberg, Fort Bend County, Texas, met in Regular Session, at the Rosenberg City Hall Council Office, 2110 4th Street, Rosenberg, Texas.

DIRECTORS PRESENT:

Teresa Bailey, Secretary
Ted Garcia, Director, Treasurer
Allen Scopel, Director
Amanda Barta, Director

STAFF:

Randall Malik, Executive Director of Rosenberg Development Corporation
Jeremy Heath, Assistant Director of Rosenberg Development Corporation
Luis Garza, Accounting Supervisor of Finance Department
Jasmine Bowens, Secretary II

GUEST:

Dan Kelleher, Main Street Manager
Darren McCarthy, Parks and Recreation Director

CALL TO ORDER:

The meeting was called to order at 5:08 p.m., by Ted Garcia, RDC Treasurer.

AGENDA

1. **CONSIDERATION OF AND ACTION ON REVISED ROSENBERG DEVELOPMENT CORPORATION FINANCE COMMITTEE MEETING MINUTES FOR MARCH 03, 2015, AND ROSENBERG DEVELOPMENT CORPORATION FINANCE COMMITTEE MEETING MINUTES MAY 05, 2015.**

Action: Theresa Bailey moved, and Amanda Barta seconded to approve the revised Finance Committee Meeting Minutes for March 03, 2015 and the draft minutes for May 05, 2015 . The motion passed by a unanimous vote.

2. **CONSIDERATION OF AND ACTION ON ROSENBERG DEVELOPMENT CORPORATION FISCAL YEAR 2015-2016 ANNUAL BUDGET.**

Key discussion points:

- Randall Malik introduced Darren McCarthy, who discussed information regarding \$100,000 from the Rosenberg Development Corporation (RDC) Park Improvements funds going towards a Nature Center in Seabourne Creek Nature Park .
- The general consensus of the board was to take the Fiscal Year 2015-2016 Annual Budget to the RDC Board of Directors at the June 11, 2015 meeting.

Action: Allen Scopel moved, and Amanda Barta seconded to accept the budget as presented for Fiscal Year 2015-2016. The motion passed by a unanimous vote.

ROSENBERG DEVELOPMENT CORPORATION MEETING MINUTES

On this the 11th day of June 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
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
Amanda J. Barta	Director, Rosenberg Development Corporation

STAFF PRESENT

Jasmine Bowens	Secretary II
Randall Malik	Executive Director, Rosenberg Development Corporation
Joyce Vasut	Executive Director of Administrative Services
John Marsh	Assistant City Manager of Public Services.
Dan Kelleher	Rosenberg Main Street Manager
Darren McCarthy	Rosenberg Parks and Recreation Director

GUESTS PRESENT

Mandi Bronsell	Executive Director of the West Fort Bend Management District
Ron Castillo	Executive Director of the Fort Bend Corps

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 MAY 14, 2015.**
- B. **CONSIDERATION OF AND ACTION ON THE MONTHLY ROSENBERG DEVELOPMENT CORPORATION FINANCIAL REPORTS FOR THE PERIOD ENDING MAY 31, 2015.**
Executive Summary: The May 2015 RDC Financial Reports are attached for your review and consideration. Staff recommends approval.

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

REGULAR AGENDA

1. **REVIEW AND DISCUSS A PRESENTATION ON THE SCOPE OF SERVICES PROVIDED BY THE FORT BEND CORPS FROM RON CASTILLO, EXECUTIVE DIRECTOR.**

Executive Summary: Ron Castillo, Executive Director of Fort Bend Corps will provide an overview of services offered by Fort Bend Corps. The RDC has annually provided funding of \$3,000 to support the efforts of Fort Bend Corps.

Key discussion points:

- Ron Casillo presented information regarding the Fort Bend Community Revitalization Projects (Fort Bend CORPS) and the five programs they manage to deliver repairs. These programs consist of Hearts & Hammers, Roofs Over Fort Bend, Interior Repair, Neighborhood Cleanup, and Energy Efficiency Improvement.

No action was taken.

2. **CONSIDERATION OF AND ACTION ON A REQUEST BY THE PARKS AND RECREATION DEPARTMENT TO USE THE REMAINING FUNDS FROM THE RDC NEIGHBORHOOD PARKS PROJECT FUNDS, TO PURCHASE FIELD COVERS FOR THE ADULT SOFTBALL FIELDS AT MACARIO GARCIA AND TRAVIS PARKS.**

Executive Summary: At the regularly scheduled Parks and Recreation Board (Board) meeting on May 28, 2015, Parks and Recreation Director, Darren McCarthy presented a plan to the Board to use the remaining funds from CP1301 (FY 2013 Park Improvements line item) to purchase softball infield covers for Macario Garcia Park and Travis Park's adult softball programs. After brief discussion, the item passed by a unanimous vote of those present.

The RDC currently has \$13,517 in remaining funds in CP1301.

Staff recommends the approval of the remaining funds from CP1301 to purchase field covers for the adult softball fields at Macario Garcia and Travis Parks.

Question/Answers:

- President Knesek inquired about the shelf life for the softball covers.
- Darren McCarthy stated the shelf life is approximately fifteen to twenty years.

Action: Director McConathy moved, seconded by Director Bailey, to approve the request by the Parks and Recreation Department to use the remaining funds from the RDC Neighborhood Parks Project Funds, to purchase field covers for the adult softball fields at Macario Garcia and Travis Park. The motion carried by a unanimous vote.

3. **CONSIDERATION OF AND ACTION ON PROPOSED FUNDING FOR THE OVERSIZING OF A WATER LINE TO THE TEXAS STATE TECHNICAL COLLEGE (TSTC) FORT BEND CAMPUS IN AN AMOUNT NOT TO EXCEED \$100,000.**

Executive Summary: On May 26, 2015, the City of Rosenberg executed a Development Agreement (Agreement) with the Henderson-Wessendorff Foundation. Further, the Agreement provides the City with the option to require certain lines to be oversized to serve land outside the tract, provided that the City bears the costs of the oversizing. This Agenda item provides the RDC with the opportunity to discuss proposed funding necessary to oversize a water line to support additional development around the Texas State Technical College (TSTC) Campus.

The City will be provided oversizing costs and then make the election whether to require the oversizing. Upon completion of the line, the City will credit applicable impact fees owed by the property owner against the oversizing costs and pay the property owner the difference up to \$100,000. Under current consideration is the oversizing of a water line from a 12-inch line to serve only this property to a 16-inch line that will ultimately be needed to support growth and development in this general area of the City and as a part of the City's Capital Improvements Program (CIP) to meet the Fort Bend Subsidence District mandate to reduce groundwater withdrawals by 60% in 2025.

TSTC plans to receive bids on June 15, 2015, and the City will have to commit to the oversizing and provide a funding source no later than the June 16, 2015 City Council Meeting. If the City elects not to oversize the line at this time, the property owner will be authorized to build the line in a size only to serve the property. Additional water lines, or the replacement of this line with a larger one would then have to be funded at such time development occurs in this area of the City. If the City elects to require the line under consideration to be oversized, the City will pay the oversizing costs minus any applicable impact fees up to \$100,000 upon completion of the line.

Staff recognizes the long-term benefits oversizing will provide to future development of this area and recommends the RDC provide funding in the amount not to exceed \$100,000 in order to oversize the 12-inch water line to a 16-inch water line.

Key discussion points:

- Director Pena stated he recalled Rosenberg City Council taking on this item. This was also the recollection of Director Barta and Director McConathy's.

Action: Director McConathy moved, seconded by Director Garcia, to reject the request on the proposed funding for the oversizing of a water line to the Texas State Technical College Fort Bend Campus in an amount not to exceed \$100,000. The motion carried by a unanimous vote.

4. 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 Budget. The Finance Committee recommended submitting the Fiscal Year 2016 Budget to the full Board at the June RDC Meeting.

Key discussion points:

- Randall Malik, Economic Development Director, reviewed the proposed Rosenberg Development Corporation Fiscal Year 2015-2016 Annual Budget.
- \$12,500 ongoing marketing to Greater Fort Bend Economic Development Corporation (GRBEDC) The Board of Directors (Board) requested staff schedule a presentation from GRBEDC explaining how these funds will be used for marketing in this budget year.
- The amount of \$150,000, under Admini. Services – City Reimb for Administration, is currently an estimate due to the city undergoing a Classification and Compensation Study.
- Director McConathy recommended to increase the Fort Bend CORPS amount by \$2,000 for a total of \$5,000.
- Director Barta suggested, if possible, to increase the Fort Bend CORPS amount annually.
- Darren McCarthy discussed information regarding \$100,000 from the RDC Park Improvements funds going towards a Nature Center in Seabourne Creek Nature Park.

No action was taken.

5. (This item was postponed till the next Regular Meeting.)

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 \$3,897. The RDC currently has \$66,949 in remaining funds in the Transportation Gateway Improvements line item.

6. REVIEW AND DISCUSS FUTURE OFFICE SPACE NEEDS FOR THE ECONOMIC DEVELOPMENT DEPARTMENT, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: This item was requested by Bill Knesek, RDC Board President, to discuss future Economic Development office space needs as they relate to the RDC.

Key discussion points:

- President Knesek made a suggestion to find out if a future office space would be feasible and practical.
- The general consensus of the Board was to agree to determine if a future office space would be feasible.

No action was taken.

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 THE FOLLOWING:

- UPDATE ON ECONOMIC INDICATORS**
- UPDATE ON BUSINESS RETENTION VISITS**
- UPDATE ON ECONOMIC DEVELOPMENT COMPLIANCE EFFORTS**
- UPDATE ON LIVABLE CENTERS STUDY**
- UPDATE ON ECONOMIC DEVELOPMENT MARKETING EFFORTS**
- UPDATE ON BNSF DOWNTOWN PROPERTY**



COMMUNICATION FORM

July 09, 2015

ITEM #	ITEM TITLE
7	Rosenberg Welcome Signs
ITEM/MOTION	
Consideration of and action on repainting Rosenberg Welcome Signs.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

1. RDC Meeting Draft Minute Excerpt – 05-14-15.

Jeremy Health
RDC Assistant Director

EXECUTIVE SUMMARY

The item was tabled at the June 11, RDC Meeting.

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.

ROSENBERG DEVELOPMENT CORPORATION MEETING MINUTES

On this the 14th day of May 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
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

ABSENT

Amanda J. Barta	Director, Rosenberg Development Corporation
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STAFF PRESENT

Jasmine Bowens	Secretary II
Randall Malik	Executive Director, Rosenberg Development Corporation
Travis Tanner	Executive Director of Community Development
Joyce Vasut	Executive Director of Administrative Services
Jeanne H. McDonald	Jeanne H. McDonald, P.C. Attorneys at Law

GUESTS PRESENT

Paul Reed	Paragon Outlets - Senior Vice President of Construction
Marco Ruiz	Fort Bend County Small Business Development Center
Dave Vrshek	Chair of the West Fort Bend Management District
Mandi Bronsell	Executive Director of the West Fort Bend Management District
Bill Tobin	Houston-Galveston Area Council – Transportation Planner

CALL TO ORDER.

President Knesek called the meeting to order at 4:09 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 APRIL 9, 2015.**
- B. **CONSIDERATION OF AND ACTION ON THE MONTHLY ROSENBERG DEVELOPMENT CORPORATION FINANCIAL REPORTS FOR THE PERIOD ENDING APRIL 30, 2015.**
Executive Summary: The April 2015 RDC Financial Reports are attached for your review and consideration. Staff recommends approval.

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

REGULAR AGENDA

1. **REVIEW AND DISCUSS A PRESENTATION FROM MARCO RUIZ OF THE FORT BEND COUNTY SMALL BUSINESS DEVELOPMENT CENTER REGARDING ACTIVITIES OF THE SMALL BUSINESS DEVELOPMENT CENTER.**

Executive Summary: Marco Ruiz of the Fort Bend County Small Business Development Center (SBDC) will provide an overview of services offered by the SBDC and discuss trends in the small businesses that they are serving.

Key discussion points:

- Marco Ruiz gave an update to the board on current projects of the Fort Bend County Small Business Development Center.

No action was taken.

2. (This item was taken out of order after Item 4)
REVIEW AND DISCUSS A PRESENTATION FROM DAVE VRSHEK, CHAIR OF THE WEST FORT BEND MANAGEMENT DISTRICT – WAYSIDE HORN COMMITTEE ON RAILROAD QUIET ZONES.

Executive Summary: At the April RDC Board Meeting, Director Pena had requested rail road quiet zones be added to a future agenda item. Dave Vrshek, Chair of the West Fort Bend Management District – Wayside Horn Committee will present information regarding railroad quiet zones.

Key discussion points:

- Dave Vrshek presented information regarding railroad quiet zones through a slide presentation.

No action was taken.

3. (This item was taken out of order after Item 1)
CONSIDERATION OF AND ACTION ON GATEWAY MAINTENANCE FOR US 90A, SH 36, FM 2218, AND FM 723.

Executive Summary: This item has been requested by RDC President Bill Knesek to discuss gateway maintenance for US 90A, SH 36, and FM 2218 and FM 723.

Key discussion points:

- Randall Malik explained the contract was altered from annual terms to an as needed basis. This allowed more flexibility for a decrease in maintenance during the winter, and now an increase during the wet season.

Questions/Answers:

- President Knesek inquired about the maintenance on FM 2218 near the South Texas Medical Clinic.
- Randall Malik stated that location is not a part of the RDC contract.
- Director McConathy asked about trash collecting along the intersection, on SH 36.
- Randall Malik replied that he was able to add to the services previously with a similar concern, so he does not believe it will be a problem.
- President Knesek requested more information on repainting Rosenberg's box signs.

No action was taken.

4. **CONSIDERATION OF AND ACTION ON A PERFORMANCE AGREEMENT BY AND BETWEEN THE ROSENBERG DEVELOPMENT CORPORATION AND FORT BEND CORPS.**

Executive Summary: The RDC has budgeted \$3,000 in the Fiscal Year 2014-15 for Fort Bend Corps. The RDC - Fort Bend Corps Performance Agreement would provide funding of \$3,000 to Fort Bend Corps contingent upon Fort Bend Corps investing a minimum of \$3,000 towards the expansion of affordable housing in Rosenberg by December 31, 2015. Additionally, all funding by the RDC to Fort Bend Corps would be required to comply with Title 42 of the United States Code Section 12745, relating to the qualification as affordable housing. The Performance Agreement has been reviewed and approved by City Attorney Scott Tschirhart.

Staff recommends authorizing the RDC President to execute the Performance Agreement by and between the RDC and Fort Bend Corps.

Action: Director McConathy moved, seconded by Director Scopel, to approve a Performance Agreement by and between the Rosenberg Development Corporation and Fort Bend Corps. The motion passed by a unanimous vote of those present.

5. **CONSIDERATION OF AND ACTION ON RESOLUTION NO. RDC-95, A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ROSENBERG DEVELOPMENT CORPORATION AMENDING THE FISCAL YEAR 2014-15 ANNUAL BUDGET IN THE AMOUNT OF \$40,000 FOR OTHER PROFESSIONAL SERVICES.**

Executive Summary: The original budget for Other Professional Services in FY2014-2015 is \$40,000. Invoices received through April 30th, 2015, total \$45,653.60. Payments were made to the following:

• Denton Navarro Rocha Bernal Hyde & Zech, P.C.:	\$10,544.82
• Jeanne M. McDonald, Attorney:	\$11,706.78
• Jones & Carter, Inc.:	\$18,402.00
• <u>Texas Municipal League:</u>	<u>\$ 5,000.00</u>
Total	\$45,653.60

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.

This budget amendment would provide the additional funds for the Other Professional Services line item. Staff recommends approval of Resolution No. RDC-95.

Key discussion points:

- Joyce Vasut discussed the amendment for the Fiscal Year 2014-15 annual budget, explaining that other invoices were received after the time the original budget for Other Professional Services was written.

Action: Director Scopel moved, seconded by Director Garcia, to approve Resolution No. RDC-95, a Resolution of the Board of Directors of the Rosenberg Development Corporation amending the Fiscal Year 2014-15 Annual Budget in the amount of \$40,000 for other professional services. The motion passed by a unanimous vote of those present.

6. **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 5:15 p.m.

7. **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 6:22 p.m.

8. **CONSIDERATION OF AND ACTION ON A PERFORMANCE AGREEMENT BY AND BETWEEN THE ROSENBERG DEVELOPMENT CORPORATION AND PARAGON OUTLETS ROSENBERG LIMITED PARTNERSHIP.**

Executive Summary: Staff recommends authorizing the RDC President to execute the Performance Agreement by and between the RDC and Paragon Outlets.

Action: Director Scopel moved, seconded by Director Garcia, to approve the Performance Agreement by and between the City of Rosenberg Development Corporation and Paragon Outlets Rosenberg Limited Partnership. The motion carried by a unanimous vote of those present.

9. **CONSIDERATION OF AND ACTION ON A PERFORMANCE AGREEMENT BY AND BETWEEN THE ROSENBERG DEVELOPMENT CORPORATION AND TEXAS STATE TECHNICAL COLLEGE SYSTEM.**

Executive Summary: Staff recommends authorizing the RDC President to execute the Performance Agreement by and between the RDC and Paragon Outlets.

Action: Director McConathy moved, seconded by Director Bailey, to approve the Performance Agreement by and between the City of Rosenberg Development Corporation and Texas State Technical College System. The motion carried by a unanimous vote of those present.

10. **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 ECONOMIC DEVELOPMENT COMPLIANCE EFFORTS**
- d. **UPDATE ON LIVABLE CENTERS STUDY**
- e. **UPDATE ON ROSENBERG BUSINESS 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 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.

11. **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:

- Fort Bend Corps Update by Director Scopel.
- Rosenberg Development Office by President Kneseck

No action was taken.

12. **ANNOUNCEMENTS.**

- Planet Fitness has a new sign.
- Bush Chicken ribbon cutting May 16, 2015.

13. **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 6:40 p.m.

Jasmine Bowens
Secretary II



COMMUNICATION FORM

July 09, 2015

ITEM #	ITEM TITLE
8	RDC Sidewalk Project
ITEM/MOTION	
Consideration of and action RDC sidewalk project for Fiscal Year 2016.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

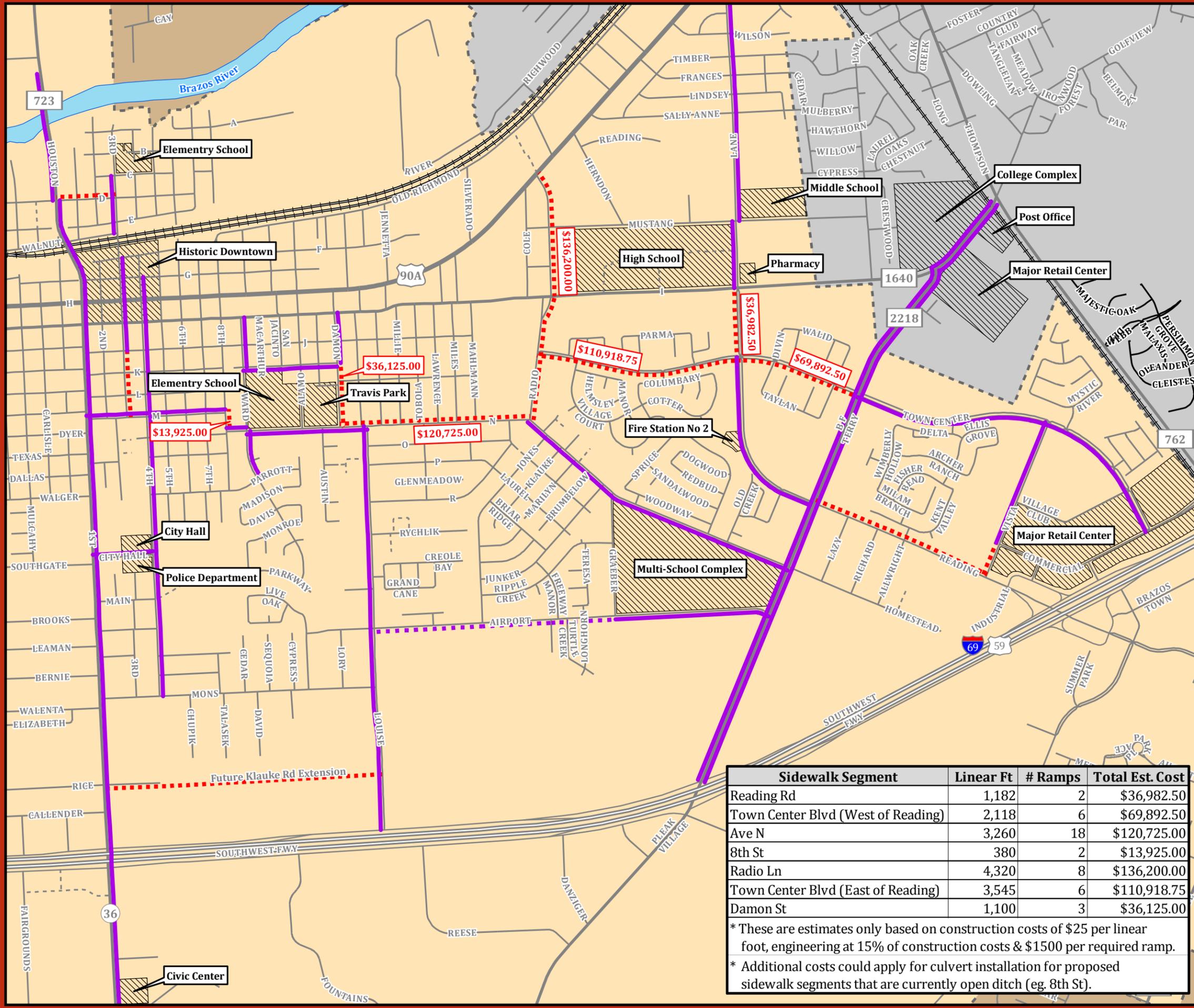
Randall Malik
Executive Director

1. Sidewalk Proposal for Community Connectivity including costs.
2. 2013 Economic Development Handbook Excerpt – Infrastructural Project Improvements which promote or develop new or expanded business enterprises.
3. RDC 01-08-15 Meeting Minute Excerpt.
4. RDC 02-12-15 Meeting Minute Excerpt.

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.

Sidewalk Proposal for Community Connectivity City of Rosenberg, Texas



Sidewalks

- Proposed Sidewalk
- Existing Sidewalk
- Sidewalk 2015

Basemap Features

- Interstate
- US Highway
- State Highway
- Public Road
- Private Road
- Railroad
- Community Connectivity Areas
- Brazos River
- Rosenberg City Limits
- Rosenberg ETJ
- Other Jurisdictions

Sidewalk Segment	Linear Ft	# Ramps	Total Est. Cost
Reading Rd	1,182	2	\$36,982.50
Town Center Blvd (West of Reading)	2,118	6	\$69,892.50
Ave N	3,260	18	\$120,725.00
8th St	380	2	\$13,925.00
Radio Ln	4,320	8	\$136,200.00
Town Center Blvd (East of Reading)	3,545	6	\$110,918.75
Damon St	1,100	3	\$36,125.00

* These are estimates only based on construction costs of \$25 per linear foot, engineering at 15% of construction costs & \$1500 per required ramp.

* Additional costs could apply for culvert installation for proposed sidewalk segments that are currently open ditch (eg. 8th St).



Scale:
1:19,800
or
1 Inch = 1,650 Feet



Created by: City of Rosenberg GIS - Paul M. Jones
Date Created: June 17, 2015
Original Size: 11" x 17"
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This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of geographic features.



Type A and Type B Projects Which Are Not Required to Create Primary Jobs

The following categories are authorized Type A and Type B projects that are not conditioned upon the creation or retention of primary jobs.

Job training classes. Certain job training required or suitable for the promotion or development and expansion of business enterprises can be a permissible project. Type A and Type B corporations may spend tax revenue for job training classes offered through a business enterprise only if the business enterprise agrees in writing to certain conditions. The business enterprise must agree to create new jobs that pay wages that are at least equal to the prevailing wage for the applicable occupation in the local labor market area, or agree to increase its payroll to pay wages that are at least equal to the prevailing wage for the applicable occupation in the local labor market area.⁴²

Certain infrastructural improvements which promote or develop new or expanded business enterprises. “Project” also includes expenditures found by the board of directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises. However, the infrastructure improvements are limited to streets and roads, rail spurs, water and sewer utilities, electric utilities, gas utilities, drainage, site improvement, and related improvements, telecommunications and Internet improvements, and beach remediation along the Gulf of Mexico.⁴³ Accordingly, Type A and Type B corporations may assist with limited infrastructural improvements that the board finds will promote or develop new or expanded business development.

Career Centers. Certain career centers can be provided land, buildings, equipment, facilities, improvements and expenditures found by the board of directors to be required or suitable for use if the area to be benefited by the career center is not located in the taxing jurisdiction of a junior college district.⁴⁴

Commuter Rail, Light Rail or Motor Buses. A Type A and Type B corporation, as authorized by the corporation’s board of directors, may spend tax revenue received under the Act for the development, improvement, expansion or maintenance of facilities relating to the operation of commuter rail, light rail, or motor buses.⁴⁵

In addition, there are three categories that are not required to create or retain primary jobs, but for which there are revenue amount, population and other requirements specified in the Act:

Airport Facilities. Type A and Type B corporations located wholly or partly within twenty-five miles of an international border, in a city with population of less than 50,000 or an average rate of unemployment that is greater than the state average rate of unemployment during the preceding twelve month period, may assist with land,

⁴² *Id.* § 501.162. *See id.* § 501.102.

⁴³ *Id.* § 501.103.

⁴⁴ *Id.* § 501.105.

⁴⁵ *Id.* § 502.052

ROSENBERG DEVELOPMENT CORPORATION MEETING MINUTES

On this the 8th day of January 2015, 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
Ted Garcia	Treasurer, Rosenberg Development Corporation
Cynthia McConathy	Director, Rosenberg Development Corporation
Jimmie J. Peña	Director, Rosenberg Development Corporation
Allen Scopel	Vice President, Rosenberg Development Corporation

ABSENT

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

STAFF PRESENT

Robert Gracia	City Manager
Jeremy Heath	Assistant Economic Development Director
Darren McCarthy	Parks and Recreation Director
Randall D. Malik	Executive Director, Rosenberg Development Corporation
Cynthia Sullivan	Secretary II
Travis Tanner	Executive Director of Community Development
Jeff Trinker	Executive Director of Support Services
Joyce Vasut	Executive Director of Administrative Services

GUESTS

Jeanne H. McDonald	Jeanne H. McDonald, P.C. Attorneys at Law
Karl Baumgartner	President, Texas Master Naturalists, Coastal Prairie Chapter
Regina Morales	President/CEO, Central Fort Bend Chamber
Jeff Wiley	President/CEO, Greater Fort Bend Economic Development Council
Paulette Shelton	Director, Fort Bend County Transportation Department

CALL TO ORDER.

Vice President Scopel called the meeting to order at 4:00 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 NOVEMBER 13, 2014.**

B. **CONSIDERATION OF AND ACTION ON THE MONTHLY ROSENBERG DEVELOPMENT CORPORATION FINANCIAL REPORTS FOR THE PERIOD ENDING DECEMBER 31, 2014.**

Executive Summary: The December 2014 RDC Financial Reports are attached for your review and consideration. Staff recommends approval.

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

AGENDA

1. **HOLD EXECUTIVE SESSION PURSUANT TO SECTION 551.071 OF THE TEXAS GOVERNMENT CODE TO RECEIVE LEGAL ADVICE FROM THE CITY ATTORNEY CONCERNING CONTEMPLATED LITIGATION, NAMELY DISPUTE WITH IMPERIAL PERFORMING ARTS, INC.; 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.

Vice President Scopel adjourned the Regular Session and declared an Executive Session at 4:05 p.m.

An Executive Session was held for deliberations pursuant to 551.071 of the Texas Government Code to receive legal advice from the City Attorney concerning contemplated litigation, namely dispute with Imperial Performing Arts, Inc.; 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.

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

Vice President Scopel adjourned the Executive Session and reconvened into Regular Session at 4:35 p.m. Vice President Scopel asked for the Board's desire to take action on the Superior Tanks Agreement.

Action: Director McConathy moved and Director Bailey seconded a motion to approve the Agreement and authorize President Bill Knesek to execute the Superior Tanks Agreement. The motion carried by a unanimous vote of those present.

3. CONSIDERATION OF AND ACTION ON AN ENGAGEMENT LETTER FOR LEGAL SERVICES BY JEANNE H. MCDONALD, P.C., ATTORNEYS AT LAW REPRESENTING ROSENBERG DEVELOPMENT CORPORATION.

Executive Summary: This item has been added to the Agenda to engage Jeanne H. McDonald, P.C., Attorneys at Law, for the negotiation and preparation of incentive agreements and other legal services for the Rosenberg Development Corporation.

Key discussion points:

- Mr. Malik explained the engagement letter for creation of incentive agreements from time to time.

Questions/Answers:

- Director McConathy asked how long Ms. McDonald's firm has been in service to RDC.
- Ms. McDonald explained that she had been working with the City on Economic Development agreements for about 1.5 years, in business for 30 years, and her experience with other Governmental entities in this type of work for the past 8-10 years.
- Director McConathy asked if the staff recommends approval of this agreement.
- Mr. Malik explained that staff had been very comfortable with Ms. McDonald's firm as Ms. McDonald has been working on MUD documentation.
- Director Peña explained it is important that we continue with this flow of expertise as Ms. McDonald's firm has been handling these documents through the City.
- Vice President Scopel asked about the definition of "entities" on page one (1) regarding any related person or entities.
- Ms. McDonald explained that if RDC had a subsidiary, she would not be representing the subsidiary, but just the RDC. She has a separate engagement letter with the City. If the City and the RDC ever became adversarial, she would be conflicted out of representing either the City or the RDC.

Action: Director Garcia moved and Director McConathy seconded a motion to accept the engagement letter between Rosenberg Development Corporation and Jeanne H. McDonald, P.C., Attorneys at Law. The motion carried by a unanimous vote of those present.

4. CONSIDERATION OF AND ACTION ON A FUNDING AGREEMENT BY AND BETWEEN THE ROSENBERG DEVELOPMENT CORPORATION AND THE TEXAS MASTER NATURALISTS, COASTAL PRAIRIE CHAPTER, INC., IN THE AMOUNT OF \$50,000.

Executive Summary: Representatives of the Texas Master Naturalists, Coastal Prairie Chapter, Inc., presented a proposal for funding for their 2015 activities. The attached Funding Agreement would authorize the expenditure of the \$50,000 for the specific items listed in Exhibit "A" to the proposed funding agreement.

Key discussion points:

- Mr. Malik introduced Karl Baumgartner, Texas Master Naturalists, Coastal Prairie Chapter President to present past activities and improvements they are looking at this year.
- Mr. Baumgartner presented a history of the past year through a slide presentation shared with the Board of Directors.

Questions/Answers:

- Director Peña asked about fishing in the pond.
- Mr. Baumgartner reported there had been a three pound bass caught this year in the pond. He also stated that currently the pond has vegetation around it and the fishing has improved.

Action: Director McConathy moved and Director Garcia seconded a motion to authorize the expenditure of \$50,000 and the execution of the Funding Agreement by and between the RDC and the Texas Master Naturalists. The motion carried by a unanimous vote of those present.

RECESS SESSION, RECONVENE SESSION.

Vice President Scopel recessed the Session at 5:00 p.m., and reconvened the Session at 5:12 p.m.

5. **CONSIDERATION OF AND ACTION ON A STANDARD SERVICES CONTRACT FOR PROMOTIONAL AND MEMBERSHIP SERVICES BY AND BETWEEN THE ROSENBERG DEVELOPMENT CORPORATION AND THE CENTRAL FORT BEND CHAMBER IN THE AMOUNT OF \$10,000.**

Executive Summary: The Rosenberg Development Corporation has annually budgeted \$10,000 for promotional and membership services provided by the Central Fort Bend Chamber. \$10,000 has been budgeted in the Fiscal Year 2015 Budget for the Central Fort Bend Chamber. Staff recommends authorizing the RDC President to sign the Standard Services Contract between Rosenberg Development Corporation and Central Fort Bend Chamber.

Key discussion points:

- Mr. Malik explained that historically RDC has allocated \$10,000 annually for promotional services with the Central Fort Bend Chamber (CFBC) and an additional \$2,500 to cover the use of the Rosenberg Civic Center.
- Mr. Malik introduced Regina Morales, President / CEO of the CFBC.
- Ms. Morales explained the contract between CFBC and RDC has more details than previous contracts. Some of these include an explanation of promotional opportunities in the Membership Directories distributed to all area Chamber members and mailed in relocation and visitor packages. RDC will receive 12 placements in the CFBC's weekly electronic newsletter. RDC will have a reserved table for three monthly membership luncheons/breakfasts which includes the Mayor's State of the City event. The RDC logo will be displayed on the homepage of the CFBC's website as a member and will include a link to the RDC website. CFBC will provide 12 email blasts for the purpose of advertisement and promotion to greater than 4,300 regional recipients in the CFBC database. CFBC will be refocusing this year in setting up programs through SCORE and SBA for small businesses.

Questions/Answers:

- Director McConathy asked if the CFBC is providing 300 maps of the Rosenberg area. Ms. Morales explained the maps will be of the Rosenberg-Richmond area. CFBC will be adding a tourism proponent also.
- Director Peña asked if the CFBC could assist the City and the RDC by providing lists of people that are chamber members as we have need for volunteer committee members. Ms. Morales agreed it would be a great idea and said that when the City or RDC has appointments coming up, the CFBC could ask the membership through their communication mechanisms to help garner volunteers to serve as committee members.

Action: Director Bailey moved and Director McConathy seconded a motion to authorize the expenditure of \$10,000 for promotional services and an additional \$2,500 to cover the use of the Rosenberg Civic Center with the Central Fort Bend Chamber. The motion carried by a unanimous vote of those present.

6. **CONSIDERATION OF AND ACTION ON A SERVICES CONTRACT FOR ECONOMIC DEVELOPMENT SERVICES BY AND BETWEEN THE ROSENBERG DEVELOPMENT CORPORATION AND THE GREATER FORT BEND ECONOMIC DEVELOPMENT COUNCIL IN THE AMOUNT OF \$20,000.**

Executive Summary: The Rosenberg Development Corporation has annually budgeted \$20,000 for economic development services provided by the Greater Fort Bend Economic Development Council. \$20,000 has been budgeted in the Fiscal Year 2015 Budget for services provided by the Greater Fort Bend Economic Development Council. Staff recommends authorizing the RDC President to sign the Services Contract between the Rosenberg Development Corporation and the Greater Fort Bend Economic Development Council.

Key discussion points:

- Mr. Malik explained the RDC has historically allocated \$20,000 annually for the GFBEDC and Jeff Wiley is here to answer any questions the Board might have for this organization.
- Mr. Wiley mentioned GFBEDC is very interested in the legislative session coming up.

Questions/Answers:

- Vice President Scopel mentioned a Rosenberg business having difficulty with lab results.
- Mr. Wiley said some of their staff is very familiar with the limitations on air quality in Fort Bend County versus other counties. He further stated GFBEDC is available to help.

Action: Director Garcia moved and Director McConathy seconded a motion to authorize the expenditure of \$20,000 for services provided by the Greater Fort Bend Economic Development Council. The motion carried by a unanimous vote of those present.

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

Executive Summary: Paulette Shelton, Fort Bend Transit Director, is planning to attend the meeting to provide an update on the proposed Rosenberg/Richmond Bus Route. This project is proposed to be funded with four partners (Richmond, Rosenberg, Fort Bend County, and the George Foundation) sharing equally in the cost of the bus transit service.

Key discussion points:

- Mr. Malik reminded the Board Ms. Shelton attended the last Board meeting to update the Board on the proposed bus route and overall project.
- Ms. Shelton distributed the proposed bus route, with possible routes and schedules. Ms. Shelton further stated that since the last visit with the Board, there had been a site visit by the George Foundation.

Questions/Answers:

- Director McConathy asked about the dashed line on the drawing. Ms. Shelton explained the dashed line is the railroad tracks.
- Vice President Scopel asked about the blue dashes going across US 59, and down to University of Houston.
- Ms. Shelton stated an iteration of this schedule shows commuter options and a parking lot on FM 762 that could be used for a stop on this bus route.
- Mr. Malik stated the main change is the area on Avenue D and north of the railroad tracks.
- Director Peña stated the railroad is going to increase their rail traffic to Freeport/Galveston area. Traffic will be even more heavily traveled in the area across from the library, a highly traveled area, and Director Peña proposed going underneath the underpass between Rosenberg and Richmond, down Reading Road and turn on Town Center Boulevard. His concern with that route is the safety of traffic. An alternative would be coming around the Justice Center and catch Lane Drive which turns into Reading Road, and have a controlled overpass avoiding the trains.
- Ms. Shelton states north Richmond area residents are trying to get to Wal-Mart.
- Director Garcia asked about any stops on the north area of Rosenberg near Avenue D.
- Director Peña pointed out that instead of going across the railroad tracks, the route plans to drive over the bridge and catch Highway 90A toward Fiesta.

No action was taken.

8. **CONSIDERATION OF AND ACTION ON AN AGREEMENT FOR TRANSPORTATION SERVICE BY AND BETWEEN ROSENBERG DEVELOPMENT CORPORATION AND FORT BEND COUNTY FOR BUS SERVICES IN ROSENBERG IN THE AMOUNT OF \$83,725.**

Executive Summary: This agenda item includes a proposed agreement between Fort Bend County and the Rosenberg Development Corporation for Transportation Services. Transportation services include the operation of a bus route through Rosenberg and Richmond. The Rosenberg Development Corporation has budgeted \$80,000 in the Fiscal Year 2015 Budget for transportation services provided by the Fort Bend County Transportation Department.

Key discussion points:

- Ms. Shelton explained a partnership of four entities. Richmond Development Corporation has approved the amount of \$75,000 for this project.
- Fort Bend County has been approached by the Wessendorff Foundation to submit an application for funding.
- Ms. Shelton asked the RDC Board of Directors to consider a \$75,000 contribution to the Fort Bend County Transportation Service.
- Ms. Shelton reported Richmond has requested changes in the contract language. If either party cancels the contract without cause, there will be pro-rata share returned to each partner. She further stated a request for two additional changes; driver records and background checks be made available on a consistent basis. Fort Bend County does not operate the service directly, but contracts this service to a private company.
- Vice President Scopel offered his approval to fund \$75,000 and allow our attorney to look at the contract.
- Director McConathy asked a question on Section 3.2 of the contract regarding automatic renewal without the benefit of the RDC Board. She prefers the RDC Board have the opportunity to look at this contract before the contract renews.
- Director Bailey asked what controls are in place for RDC giving the funding to the County, but the County is contracting the service out to the private sector.
- Ms. Shelton stated there are extensive monitoring visits, and driving records are kept. The advantages are reimbursement rates are better and it takes the money out to the private sector.
- Director Bailey asked if there was ever an accident, would RDC be a party to the lawsuit. Ms. Shelton stated that most likely in the event of an accident, each entity would be liable if a lawsuit was filed.
- Director Garcia asked about Section 3.4; the County has no obligation to return any funds to any party if the contract is cancelled.
- Ms. Shelton is proposing a pro-rata share back if the contract is cancelled by any entity.
- Director Garcia stated he understands that if the total amount of funding is \$251,000 and there are five (5) partners to the Transit System that would lower each share to \$50,000. His concern is the initial investment.

- Director Peña stated the County is asking for \$75,000 initial investment and RDC already budgeted \$80,000 for this project.
- Director Peña asked if there is a problem with a certain crossing, how the contract would be amended.
- Ms. Shelton stated it could not be changed in a day, but would go through the proper processes.

Action: Director Bailey moved and Director McConathy seconded a motion to authorize the expenditure of \$75,000 for bus services in Rosenberg and submit the funding agreement/contract to RDC attorney for review. The motion carried by a unanimous vote of those present.

9. REVIEW AND DISCUSS CITY SIDEWALK PLAN, AND TAKE ACTION AS NECESSARY.

Executive Summary: This item has been added to provide the Board an opportunity to discuss potential sidewalk projects in the City of Rosenberg, and to take action if necessary.

Key discussion points:

- Mr. Tanner explained the City has a sidewalk plan that governs where developers have to install sidewalks. The City recently adopted a sidewalk repair and maintenance program. The City does not have funding for installing new sidewalks if not installed by developers. RDC approached the City a few months ago with questions about installing sidewalks and make connections in the City. The City further looked at areas that would benefit commercial development in existing business areas and make those connections. Generally speaking, the cost is approximately \$25 per linear foot or \$130,000 per mile of sidewalk.
- Director McConathy asked if this price includes just one side of the street, not both sides and Mr. Tanner confirmed the cost is for just one side of the street.
- Director Peña asked if there is a preference for the north versus the south side of the street for planned sidewalk connections. Mr. Tanner stated installation is based on the plan the City has already made.
- Director McConathy asked what the two different colors represented on the plan. Mr. Tanner stated the purple is sidewalks already funded.
- Director Peña asked about Avenue G and Mr. Tanner reported Avenue G falls under our sidewalk repair program already funded.
- Mr. Malik reminded the Board that they had discussed these areas, and the Board is interested in funding new sidewalks in commercial areas. He and Mr. Tanner had discussed possible areas.
- Director McConathy asked Mr. Tanner to prepare a proposal regarding businesses coming in and bring the cost to that proposal back to the Board for funding sidewalks in commercial areas.
- Mr. Tanner said the projects would be based on a possible funding amount.
- Vice President Scopel asked Mr. Tanner to mark those individual areas with a cost and to bring that plan back when President Knesek is able to attend the Board meeting.

No action was taken.

10. REVIEW AND DISCUSS OLD RICHMOND ROAD AND JENNETTA STREET RECONSTRUCTION, AND TAKE ACTION AS NECESSARY.

Executive Summary: This item was added by RDC Director Jimmie Peña for consideration of RDC funding for the reconstruction of Old Richmond Road. The project was included in the City of Rosenberg FY2014 Capital Improvement Project list. The FY2014 Capital Improvement Project list was approved by City Council on September 17, 2013. On October 15, 2013, City Council approved Resolution No. R-1705, which approved the reconstruction of Old Richmond Road and Jennetta Street, including necessary drainage improvements with the participation of Fort Bend County Road and Bridge.

Key discussion points:

- City Manager Gracia briefed the Board that in 2014 City Council approved \$500,000 for improvements. To date, the City has spent \$143,000 on an engineering study and also completed some drainage work. The City will need an alternative route to get people from point A to point B. It can and will be a major corridor for people driving through Rosenberg and brings people into the Historic Downtown District.
- Director Bailey pointed out as she was reading through minutes from previous City Council meetings, the question was asked if there was funding for this road, and the answer was always yes.
- Director Peña stated the \$500,000 was funded for the engineering study only. The City used the money to repair the road.
- Director McConathy asked if the engineering study addresses the long term drainage issues.
- Director Bailey stated it seems like this is a City or a bond issue, not an RDC funding issue.
- Director Bailey asked if the \$500,000 budgeted will go for the engineering study.
- Mr. Gracia reported \$143,000 was for the engineering study, some of the funds were spent on drainage work that was needed, and in order to complete the project the City needs \$1,500,000.
- Vice President Scopel asked about the funding possibility for RDC for this project. Ms. Vasut said at this time, RDC would not have to go into additional debt to fund this project. The entire project was going to be a part of the bond election, but there was no bond election. The City does not have the \$1,500,000 at this time for this project, and in order to move the project more quickly, it was brought to RDC to request funding.
- Mr. Malik pointed out with the Paragon project and the \$4,750,000 with completion of that, RDC has \$100,000 to \$200,000 wiggle room in the budget to avoid additional debt.

Budget item titles.

- President Knesek asked about the City charging RDC for professional services in the amount of \$2,600 for the Business Park Development. Ms. Vasut explained the City is charging RDC actual costs for professional services and is not charging RDC 5% as has been charged previously. She also confirmed that professional services were not included in the total cost of the project.
- President Knesek asked about the reduction of General Funds in the third quarter. Ms. Vasut replied that the RDC funded \$1.7 million for the City to fund the Rosenberg Business Park project.
- President Knesek also pointed out the low interest rate on RDC funds in Texpool. Ms. Vasut reported that Texpool is flexible about moving funds in and out of that account.

Action: Director McConathy moved and Director Scopel seconded a motion to approve the Financial Reports for the period ending January 31, 2015, and the quarterly Investment Report for the period ending December 31, 2014, as presented. The motion passed by a unanimous vote.

1. (This item was taken out of order after Item No. 6)
REVIEW AND DISCUSS CITY SIDEWALK PLAN, AND TAKE ACTION AS NECESSARY.

Executive Summary: This agenda item was requested by the RDC Board at the January RDC Meeting. The RDC Board requested that staff update the map to provide anticipated cost figures of each proposed sidewalk segment. The RDC does not have funds budgeted for the sidewalk project in the Fiscal Year 15 Budget.

Key discussion points:

- Mr. Tanner reported on the dollar amounts for the segments of sidewalk that could benefit commercial development and major commercial centers.

Questions/Answers:

- President Knesek inquired about specific areas highlighted and if funds for sidewalks had been included in the Fiscal Year 2015 Budget.
- Mr. Malik confirmed no funds were budgeted for sidewalks in Fiscal Year 2015.
- President Knesek stated that he appreciates the work completed on sidewalk project and indicated sidewalk project would be discussed in the RDC's Fiscal Year 2016 Budget process.
- Mr. Tanner stated that he would calculate those specific areas for commercial development.
- Director McConathy suggested a focus on the older Rosenberg area sidewalks because new development is required to provide sidewalks.
- Director Barta pointed out there are children walking to schools that do not have sidewalks.
- Mr. Tanner replied that he would look at the City's plan for sidewalks in the areas that include schools.

No action was taken.

2. **CONSIDERATION OF AND ACTION ON INSTALLING TREE GRATES IN DOWNTOWN ROSENBERG.**

Executive Summary: This item has been requested by Darren McCarthy, Rosenberg Parks and Recreation Director, as an opportunity for the Rosenberg Development Corporation to partner with the City of Rosenberg in installing tree grates in Downtown Rosenberg and to take action as necessary. A local company, Kelly's Welding, could construct the grates at a cost of \$270.00 each. Installation is approximately \$300.00 each for a total cost to complete the project at \$8,000.00. The RDC Projects Fund currently has \$15,888 remaining dollars in the FY 2014 Park Improvements Line Item.

Key discussion points:

- Mr. McCarthy explained the placement of tree grates in downtown Rosenberg. He also reported the rose bushes will be replaced with the type of trees that are planted in that area. He added that ADA requires a curb around the trees for sight impaired citizens.

Questions/Answers:

- President Knesek asked if the City would partner with RDC for this project. The \$8,000 could be funded by RDC and the City each funding \$4,000.
- Mr. McCarthy reported there was \$15,888 remaining for this project in the Fiscal Year 2014 Budget.
- Director Pena agreed the City could partner with this project.
- Director McConathy asked about the types of trees being planted and if the root system be deep enough. Mr. McCarthy affirmed the types of trees have a deep root system.

Action: Director McConathy moved and Director Barta seconded a motion to approve funding in the amount of \$4,000 for the purchase of seven (7) tree grates, half the recommended number, from Kelly's Welding Service to be placed in Downtown Rosenberg. The motion carried by a unanimous vote.

3. **CONSIDERATION OF AND ACTION ON RESOLUTION NO. RDC-91, A RESOLUTION OF BOARD OF DIRECTORS OF THE ROSENBERG DEVELOPMENT CORPORATION AMENDING THE FISCAL YEAR 2014-15 ANNUAL BUDGET IN THE AMOUNT OF \$260,000 FOR IMPROVEMENTS TO THE ROSENBERG BUSINESS PARK.**

Executive Summary: Previously the RDC approved a development agreement with Rosenberg Business Park, Ltd.,



COMMUNICATION FORM

July 09, 2015

ITEM #	ITEM TITLE
9	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 the following: <ul style="list-style-type: none">a. Update on Economic Indicatorsb. Update on Business Retention Visitsc. Update on Livable Centers Studyd. Update on BNSF Downtown Propertye. Update on Richmond-Rosenberg Bus Routef. Update on New and Expanded Businessesg. Update on Existing Businesses	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

Randall Malik
RDC Executive Director

1. Executive Director's Report – June 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 June 2015

New Home Update

City Housing Starts in 2015:	250
City Housing Starts in June:	41
ETJ Housing Starts in 2015:	248
ETJ Housing Starts in June:	48

Economic Indicators:

Unemployment for May 2015:	3.9%
Non-Adjusted Employment for May 2015:	15,884
June Sales Tax Receipts (April 2015 sales):	\$1,261,086.89
Percentage Change From Previous Year:	- 1.71%
Annual Sales Tax Receipts for 2015 (April 2015 sales):	\$ 8,349,456.37
Percentage Change From Previous Year:	+ 3.10%

Business Retention Visits

Brazos River Provisions
Lane Aviation

Department Activity

- Hosted table at State of Richmond Address.
- Attended TSTC Groundbreaking event.
- Attended GFBEDC Board Meeting and Membership Meeting.
- Attended Central Fort Bend Chamber Board of Directors meeting.
- Attended Fort Bend Chamber update featuring Stafford Mayor Leonard Scarcella.
- Attended Monthly Main Street Board Meeting/Livable Centers Presentation.
- Attended Livable Centers Open House Presentation in Historic Downtown.
- Attended County Judge Hebert Reception for representatives of Ping Tung County, Taiwan.



- Presented recommendations of the Livable Centers Study at the District One Town-hall Meeting.
- Coordinated livable centers staff implementation meeting.
- Attended Main Street Design Committee meeting.
- Attended Main Street Economic Restructuring Meeting.
- Conducted four prospect visits.

Projects Update:

BNSF Downtown Property – The City of Rosenberg has closed on the property. Economic Development staff is now accepting bids for fence construction along the northern border.

Walsh Road Industrial Park – ICO Commercial has now placed a monument sign at the entrance of the park.

Richmond – Rosenberg Bus Route - The expanded bus route system through Richmond and Rosenberg started on July 1st.

TSTC – TSTC broke ground on the Fort Bend Campus on June 25th. The campus is expected to be complete in the Fall of 2016.

Livable Centers Study- Morris Architects held a come and go event on June 20th to present the recommendations included in the draft livable centers study. Further, the consultants attended the Main Street Board Meeting on June 26th to discuss the recommendations with the Downtown Stakeholders. The final report is expected to be submitted to each of the partners in Mid-July.

Rosenberg Business Park – Hurtado Construction Company started the RBP Phase One on May 4. The company was allotted 120 days (weather permitting) to complete the project, establishing an estimated completion date of August 31.



June 2015 Area Sales Tax Comparisons (April 2015 receipts)

City	Net Payment This Period	Comparable Payment Prior Year	Change	2015 Payments To Date	2015 Payments To Date	Change
Rosenberg	1,261,086.89	1,283,032.20	-1.71%	8,349,456.37	8,097,849.99	3.10%
Richmond	440,312.24	369,291.97	19.23%	2,661,392.74	2,342,210.89	13.62%
Fulshear	70,293.47	73,009.47	-3.72%	620,306.52	459,284.15	35.05%
Houston	50,133,662.78	51,286,395.49	-2.24%	335,590,859.29	319,745,162.72	4.95%
Humble	1,050,208.06	1,037,885.44	1.18%	7,233,970.47	6,690,622.79	8.12%
Katy	879,603.31	845,201.91	4.07%	5,624,673.38	5,386,041.29	4.43%
League City	1,333,636.26	1,279,770.82	4.20%	8,476,703.00	7,912,391.84	7.13%
Missouri City	636,010.21	641,440.14	-0.84%	4,229,147.18	3,933,359.20	7.51%
Pearland	2,150,453.12	2,005,285.50	7.23%	14,237,797.84	12,704,169.04	12.07%
Sugar Land	4,116,205.64	3,878,412.24	6.13%	26,341,123.84	24,250,754.04	8.61%
Tomball	1,113,794.52	1,183,166.20	-5.86%	7,177,168.05	7,210,006.70	-0.45%

RDC June Allocation: \$315,271.72

ITEM 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.

ITEM 11

Adjourn Executive Session, reconvene Regular Session, and take action as necessary as a result of Executive Session.



COMMUNICATION FORM

July 09, 2015

ITEM #	ITEM TITLE
12	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 13

Announcements.

ITEM 14

Adjournment.