

**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, June 11, 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 May 14, 2015. (Jasmine Bowens, Secretary II)
- B. Consideration of and action on the monthly Rosenberg Development Corporation Financial Reports for the period ending May 31, 2015. (Joyce Vasut, Executive Director of Administrative Services)

AGENDA

- 1. Review and discuss a presentation on the scope of services provided by the Fort Bend Corps from Ron Castillo, Executive Director. (Randall Malik, Rosenberg Development Corporation Executive Director)
- 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. (Darren McCarthy, Parks and Recreation Director)
- 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. (Randall Malik, Rosenberg Development Corporation Executive Director)
- 4. Consideration of and action on the RDC Fiscal Year 2016 Budget. (Randall Malik, Rosenberg Development Corporation Executive Director)
- 5. Consideration of and action on repainting Rosenberg Welcome Signs. (Jeremy Heath, Assistant Economic Development Director)
- 6. Review and discuss future office space needs for the Economic Development Department, and take action as necessary to direct staff. (Randall Malik, Rosenberg Development Corporation Executive Director)

7. Consideration of and action on a report from the Rosenberg Development Corporation Executive Director regarding the previous month's economic development activities and contacts, which includes the following (Randall Malik, Rosenberg Development Corporation Executive Director):
 - 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 BNSF Downtown Property
 - f. Update on New and Expanded Businesses
 - g. Update on Existing Businesses
8. Review and discuss requests for future agenda items, and take action as necessary.
9. Announcements.
10. Adjournment.

{EXECUTION PAGE TO FOLLOW}

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

by _____.

Attest:

Linda Cernosek, City Secretary

Approved for posting:

Randall Malik, Executive Director

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

ITEM A

Minutes:

- 1. Regular Rosenberg Development Corporation Meeting
Minutes – May 14, 2015**

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

June 11, 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 May 31, 2015.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

1. RDC Financial Report – May 2015

A handwritten signature in blue ink that reads "Joyce Vasut".

Joyce Vasut
Executive Director of Administrative Services

EXECUTIVE SUMMARY

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

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

Classification	2014-15 Amended Budget	2014-15 Act. Rev/Exp YTD	2014-15 Encumbered	2014-15 YTD Budget Remaining	% of Budget Target
REVENUES:					67%
<i>Sales Taxes</i>	\$ 2,840,000	\$ 2,039,864	\$ -	\$ 800,136	72%
<i>Sales Taxes BTC I</i>	575,000	420,325	-	154,675	73%
<i>Sales Taxes BTC II</i>	425,000	344,139	-	80,861	81%
<i>Downtown Sales Taxes</i>	-	25,031	-	(25,031)	
<i>Sales Tax Total</i>	3,840,000	2,829,359	-	1,010,641	
<i>Interest Earnings</i>	5,000	1,553	-	3,447	31%
TOTAL REVENUES	3,845,000	2,830,912	-	1,014,088	74%
EXPENDITURES:					
Administration (max 10%):					
<i>Office Supplies</i>	1,000	830	-	170	83%
<i>Computer Supplies</i>	2,000	1,588	-	412	79%
<i>Board Meeting and Directors' Expenses</i>	1,700	1,381	-	319	81%
<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	170,472	-	73,902	70%
Subtotal for Administration Expenses	257,724	178,761	-	78,963	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	12,953	-	17,547	42%
<i>Printing and Binding</i>	4,500	625	-	3,875	14%
Subtotal for Marketing Accounts	47,800	26,191	-	21,609	54.79%
Memberships & Services:					
<i>Business Recruitment</i>	9,000	600	-	8,400	7%
<i>Dues, Subscriptions & Service Contracts</i>	17,627	15,302	-	2,325	87%
<i>RDC Memberships</i>	83,000	26,389	-	56,611	32%
<i>Business Retention</i>	10,000	-	-	10,000	0%
Subtotal for Memberships & Services Accounts	119,627	42,291	-	77,336	35%
Professional Services:					
<i>Professional Services - Legal Fees</i>	40,000	67,960	-	(27,960)	170%
Subtotal for Professional Services	40,000	67,960	-	(27,960)	170%
Infrastructure:					
<i>Prospective Business Incentive</i>	500,000	-	-	500,000	0%
<i>Debt Service - Principal</i>	767,235	511,491	-	255,744	67%
<i>Debt Service - Interest</i>	197,708	131,805	-	65,903	67%
<i>Transfer to RDC Projects Fund</i>	1,485,375	1,230,375	-	255,000	83%
Subtotal for Infrastructure Accounts	2,950,318	1,873,671	-	1,076,647	64%
TOTAL EXPENDITURES	\$ 3,415,469	\$ 2,188,874	\$ -	\$ 1,226,595	64%

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

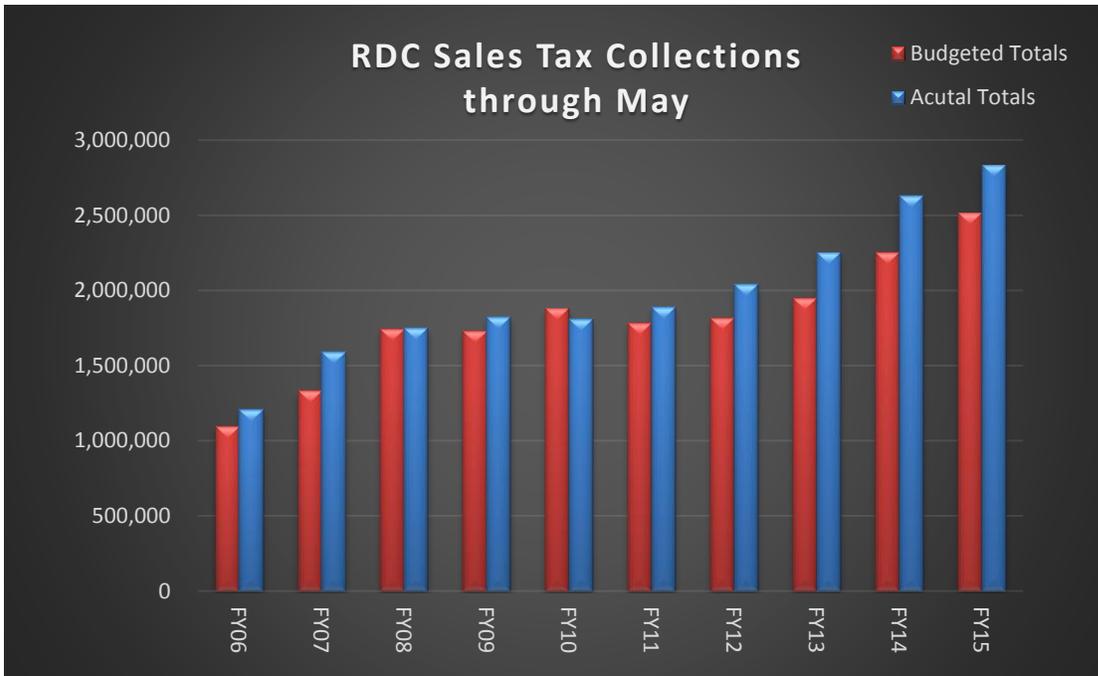
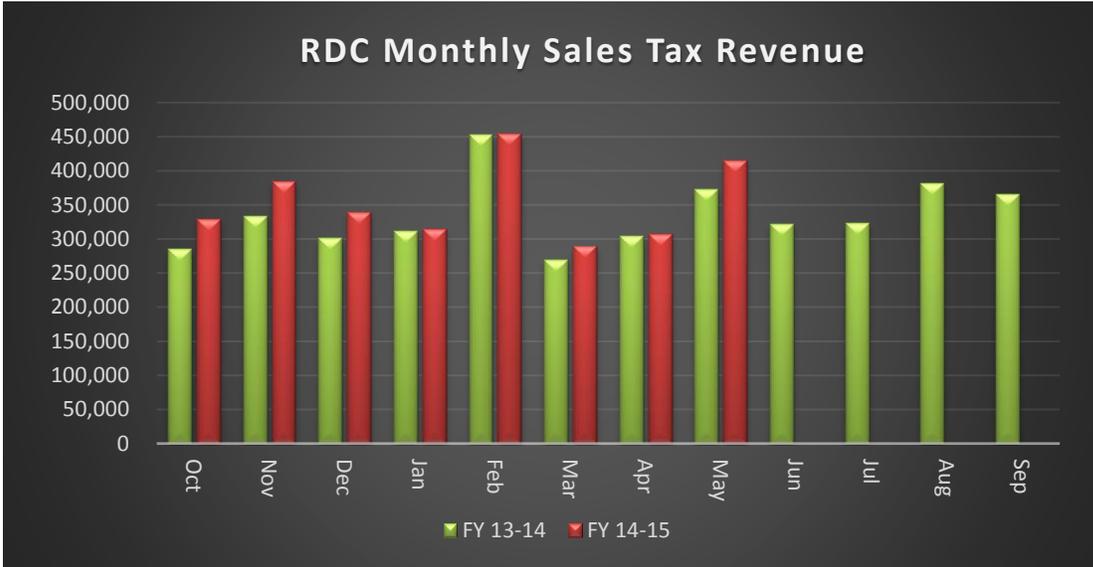
Classification	RDC Actual	RDC Projects	Total
Resources:			
Total Beginning Fund Balance @ 10/01/14 (audited)	\$ 3,755,279	\$ 4,887,495	\$ 8,642,774
Revenues and Transfers In	2,830,912	1,361,991	4,192,903
Total Funds Available	<u>\$ 6,586,191</u>	<u>\$ 6,249,486</u>	<u>\$ 12,835,677</u>
Uses/Deductions:			
Expenditures and Transfers Out	2,188,874	1,029,609	3,218,483
Ending Fund Balance:			
Total Ending Fund Balance	\$ 4,397,317	\$ 5,219,878	\$ 9,617,194
Reserved for Debt Service	964,943	\$ -	964,943
Reserved for RDC Projects	-	\$ 5,219,878	5,219,878
Unreserved Fund Balance Total	<u>\$ 3,432,374</u>	<u>\$ -</u>	<u>\$ 3,432,374</u>

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

Account Number	Description	Amount
Revenues		
219-0000-402-0000	Sales Taxes	\$ 414,271.44
Total Current Period Revenues		\$ <u>414,271.44</u>
Expenditures		
219-1000-540-3110	Office Supplies (Administration)	6.30
219-1000-540-3120	Computer Supplies (Administration)	-
219-1000-540-3135	Board Meeting and Directors' Expenses (Administration)	388.51
219-1000-540-5120	General Insurance (Administration)	-
219-1000-540-5510	Education and Travel (Administration)	-
219-1000-540-5710	Administrative Services (Administration)	61,181.70
Total Administration		\$ <u>61,576.51</u>
219-2000-540-4391	Greater Fort Bend Economic Development (Marketing)	-
219-2000-540-5220	Postage (Marketing)	99.26
219-2000-540-5230	Freight and Express (Marketing)	-
219-2000-540-5310	Advertising (Marketing)	-
219-2000-540-5410	Printing and Binding (Marketing)	285.00
Total Marketing		\$ <u>384.26</u>
219-3000-540-3135	Business Recruitment (Memberships and Services)	442.47
219-3000-540-4235	Dues/Subscriptions/Service Contracts (Memberships and Services)	1,200.00
219-3000-540-4390	RDC Memberships (Memberships and Services)	-
219-3000-540-5730	Business Retention (Memberships and Services)	-
Total Business Recruitement		\$ <u>1,642.47</u>
219-6000-540-4390	Other Professional Services - Legal Fees (Professional Services)	26,704.83
Total Professional Services		\$ <u>26,704.83</u>
219-7000-540-5725	Prospective Business Incentive (Infrastructure)	-
219-7000-540-8110	Debt Service - Principal (Infrastructure) - May 2015	63,936.00
219-7000-540-8120	Debt Service - Interest (Infrastructure) - May 2015	16,476.00
219-7000-540-9225	Transfer to RDC Projects Fund (Infrastructure)	130,000.00
Total Infrastructure		\$ <u>210,412.00</u>
Total Current Period Expenditures		\$ <u>300,720.07</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 May 31, 2015**

CP0705		Total	Amount Paid	Encumbrance	Remaining
Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
Transportation Gateway Improvements	225-7000-540-7030	\$ 676,392	\$ 663,559	\$ 12,833	\$ -
FY15 Transportation Gateway Improvements	225-7000-540-7038	80,000	1,710	11,341	66,949
Project Management Fee		4,016	4,016	-	-
Totals		<u>\$ 760,408</u>	<u>\$ 669,285</u>	<u>\$ 24,174</u>	<u>\$ 66,949</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	\$ -	\$ 13,517
Totals		<u>\$ 251,177</u>	<u>\$ 237,660</u>	<u>\$ -</u>	<u>\$ 13,517</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	\$ 372,674	\$ 3,452,700	\$ 24,409
Project Management Fee	225-7000-540-4395	85,000	11,070	-	73,930
Totals		<u>\$ 3,934,783</u>	<u>\$ 383,743</u>	<u>\$ 3,452,700</u>	<u>\$ 98,340</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	\$ 250,000	\$ 113,213	\$ -	\$ 136,787
Project Management Fee		12,500	-	-	12,500
Totals		<u>\$ 262,500</u>	<u>\$ 113,213</u>	<u>\$ -</u>	<u>\$ 149,287</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	\$ 533,949	\$ 216,051	\$ -
Totals		<u>\$ 750,000</u>	<u>\$ 533,949</u>	<u>\$ 216,051</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		\$ 6,872,727	\$ 1,922,765	\$ 3,692,925	\$ 1,257,037
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Total Project Management Fees		\$ 101,516	\$ 15,086	\$ -	\$ 86,430
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COMMUNICATION FORM

June 11, 2015

ITEM #	ITEM TITLE
1	Fort Bend Corps Presentation
ITEM/MOTION	
Review and discuss a presentation on the scope of services provided by the Fort Bend Corps from Ron Castillo, Executive Director.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

1. None

Randall Malik
RDC 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.



COMMUNICATION FORM

June 11, 2015

ITEM #	ITEM TITLE
2	Softball Infield Covers
ITEM/MOTION	
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.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

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

1. Cover estimate from Anthem Sports
2. 150528 Parks Board Excerpt – Field Covers

Randall Malik
RDC Executive Director

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.



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ITEMS



[FieldSaver Full Softball Infield Cover, 120' x 120'](#)
Anthem Part# A15-741

QTY	PRICE	TOTAL
<input type="text" value="2"/>	\$3,195.00	\$6,390.00 x

Subtotal \$6,390.00
TOTAL \$6,390.00

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ROSENBERG, TX 77471

Standard Shipping \$416.30 [Clear](#)

Express Shipments: Express shipments are possible. Please contact Anthem Sports for a quote (or request a quote in the comments section on the checkout page). Your order will not be processed until you approve the express shipment quote.

Lead Times: In stock items ship with in 24 hours (Mon-Fri) however you will be notified via e-mail if there is an extended lead time on your



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Home > Softball > Field Covers



FieldSaver Full Softball Infield Cover, 120' x 120'

Save your fields and your games from the damaging effects of drenching rain, heavy foot traffic and even heavy equipment for events with the FieldSaver Full Softball Infield Cover.

This field cover will protect your field – keeping it the perfect diamond it ought to be! Made from high-strength, long-lasting, reinforced PVC and polyethylene fabrics, FieldSaver covers are waterproof and rot-resistant.

- 6 oz. woven polyethylene material is light weight & durable
- 120' x 120' Softball Infield Cover
- Hand-holds spaced at 10'-12' intervals on perimeter for ease of movement
- Grommets at 10'-12' intervals on perimeter
- Reflects the sun to keep turf cooler
- Silver/white
- Also available in sizes:
 - 170' x 170' (A15-749)
 - 160' x 160' (A15-740)
 - 90' x 90' (A15-742)
- **1-2 week lead time plus 1-5 business days in transit**

Anthem Part# A15-741
Retail Price: \$3,775.95
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Your Price: \$3,195.00

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DRAFT

Key Discussion: Item was pulled by staff as the representatives were not able to attend.

ACTION: No action taken.

3. CONSIDERATION OF AND ACTION ON PROPOSED DONATION FROM FORT BEND CARES FOR FY2016 IMPROVEMENTS TO COMMUNITY PARK.

Key Discussion: Darren McCarthy, Parks and Recreation Director, introduced the group, Fort Bend Cares, to the board to discuss a project for improvements to Community Park. Walt White, Fort Bend Cares Chairman, began by mentioning that Fort Bend Cares is a non-profit, re-granting organization. With this project, he would like the opportunity to get the community involved. After visiting various parks throughout Fort Bend County, the organization felt the most comfortable investing in the Rosenberg park system, because of how well they are maintained. Before Mr. White continued with the project, he informed the board with a brief history of how the organization developed. Doctor Robert McClendon and Jim Rice, the founders, had formed the organization ten years ago with a simple party and golf tournament. Initially the founders wanted to fund the local Boy Scouts, but with how successful the group is able to raise money each year, more opportunity allows granting to other organizations. Some successful events are the annual gala and the Doggone Fun Run. They also serve youth in Fort Bend County; giving to children in need of certain opportunities to pursue a better outcome in life, by pulling together various organizations to fund projects that otherwise would not be funded. Last year, the group was able to grant \$160,000. For the Rosenberg park improvements, the committee is currently in the process of raising funds. Mr. White then introduced his daughter and volunteer, Savannah White, Board Member Thomas Rey, and the Executive Director of Fort Bend Cares, Angie Wierzbicki. Ms. Wierzbicki mentioned that Fort Bend Cares received donations from the grants they give out, such as Rosenberg Richmond Helping Hands, The Women's Center, and Child Advocates. She showcased three prototypes of a playground that targets the six to twelve year old age group, a shaded structure to encourage use in the summertime, and benches with other amenities. She also mentioned they would like to level the soccer field. Angie included that a few organizations, one being the Church, have volunteered to assist with the project, and that funding will be received by various foundations, private individuals, large corporate donors, and small businesses. With guidance from the Parks Department and Fun Abounds, she anticipates the build date to be around October 24, 2015. Darren added that Fun Abounds is the local playground company, based in Sugar Land, and the playground they carry is a Burke product, which is the same brand as the rocket in Sunset Park. Darren credits Burke's quality and warranty, because when the tire swings at Travis and Brazos parks became inoperable, the company replaced the tire swings at no cost. Julia Worley questioned if different color choices of the playground piece could handle the heat. Darren responded that new playground units are designed to be more heat resistant, and when installed, the company fun abounds will place the slides to face the north, as the south seems to be the hottest.

ACTION: Julia Worley made a motion, seconded by Ray Kueck, to accept the Fort Bend Cares proposed additions to Community Park. The motion carried unanimously by a vote of those present.

4. CONSIDERATION OF AND ACTION ON A PROPOSAL TO USE REMAINING ROSENBERG DEVELOPMENT CORPORATION NEIGHBORHOOD PARK FUNDS TO PURCHASE SOFTBALL FIELD COVERS.

Key Discussion: Darren McCarthy, Parks and Recreation Director, informed the board there was a remaining balance of about \$7,000 in the Rosenberg Development Corporation (RDC) fund, because the RDC only approved half of the funds to be utilized for the downtown tree grate project. The city paid the other half. With the remaining funds and a recommendation from the board, Darren would like to purchase covers for Travis and Macario Garcia parks to protect the fields from the rain. Teresa Bailey asked if the product was durable and Darren responded that they were the same field covers used on college and professional fields. He also discussed the challenges with scheduling games around the rain. The entire infield is dirt and with rain, the dirt becomes mud. Even lighter rainy days will close Travis Field down for games, but if the infields were able to be kept dry, then the softball schedule would be able to stay in season. Lydia Acosta added that because of the weather, the current Spring Season has been stretched out, causing the Men's League play-offs to be pushed to June 2, 2015. Normally, the players have a couple of weeks break before the next manager's meeting, which is

DRAFT

June 9, 2015, but with the inability to clear fields for use after the rain, games were rescheduled or cancelled. Revenue is lost when tournaments have to be cancelled and if the fields cannot bounce back, teams will take their business elsewhere. Eric Ramirez asked if money was made off of the league. Lydia mentioned that each season contributes about \$5,000 above its costs into the general fund. Each tournament brings in people from all over, inviting new comers to want to play in Rosenberg and purchase product from local stores. George Zepeda questioned if the cover would blow away and Darren mentioned that the cover would be staked into the ground. George also asked where the cover would be stored and Darren said the storage unit would stay on the side of the field for the next time it would be utilized. Lydia added that the fields are used year round and with the opportunity to prevent cancellations by protecting the field, more games could be scheduled and more revenue would be brought to the city.

ACTION: Eric Ramirez made a motion, seconded by Julia Worley, to recommend the purchase of two field covers for Travis and Macario Garcia parks with the remaining Rosenberg Development Corporation Park funds. The motion carried unanimously by a vote of those present.

5. CONSIDERATION OF AND ACTION ON 100 TREES FOR 100 CITIES GRANT PROGRAM.

Key Discussion: Darren McCarthy, Parks and Recreation Director, received an email from the Houston Area Urban Forestry Council, who is working with the United States Forest Service to put together a program donating trees. Darren will be taking the item to council to add two parcels to Community Park and would like to add the trees to that area, if accepted. The trees would be small trees that can survive floods and drought.

ACTION: Julia Worley made a motion, seconded by Ray Kueck, to apply for 100 trees through the grant program. The motion carried unanimously by a vote of those present.

6. REVIEW AND DISCUSS DRONE USE IN THE PARKS, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Key Discussion: Darren McCarthy, Parks and Recreation Director, commented on the articles of personal drone use in the parks. Darren fears individuals testing out their drones at the Family 4th event, or crashing into power lines, the new gas line, or water infrastructure within Seabourne Creek Nature Park. He would like to work with the city attorney to create an ordinance to regulate drone use in the parks. Darren asked Kat Poppleton to inform the board of one civilian who recently visited the Parks Department building. Kat said the visitor requested permission to take pictures of the water tower behind the shop. She notified him of the House of Representatives recently creating a bill that prevents all drone use over certain water structures, gave him a copy of the HB 1481, and a number to the police department should he have any other questions. Amanda Barta commented the drones are getting out of hand. Melissa Dixon would like to say no now to protect park visitors. Darren is also concerned with what drones can carry and would rather, if given permission and if known, have only a professional be permitted to use a drone in the park. Darren will be bringing the item to the next City Council meeting to discuss options further.

ACTION: Teresa Bailey, Parks and Recreation Board Chairman, asked to continue on if there were no other questions or comments.

7. REVIEW AND DISCUSS THE PARKS AND RECREATION BOARD MEMBER ATTENDANCE, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Key Discussion: Darren McCarthy, Parks and Recreation Director, presented the attendance record and asked if there were any discrepancies or provide a brief explanation of any absences for council to consider when their making the appointments to Parks Board. William Allen had called prior to the meeting of his absence for a work related issue. Teresa Bailey mentioned Berth Nell Kelm's absence from the meeting was due to illness. Eric Ramirez had a difficult time with his work hours, but now that he has his own dealership, he will be more available. Melissa Dixon and Eric Juarez also mentioned their absences have been related to work issues.



COMMUNICATION FORM

June 11, 2015

ITEM #	ITEM TITLE
3	Oversizing of Water Line to Serve Texas State Technical College
ITEM/MOTION	
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.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

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

1. Resolution No. R-1794 – 05-26-15 - Excerpt from City of Rosenberg/Henderson-Wessendorf Development Agreement
2. City Council Meeting Draft Minute Excerpt - 05-26-15

Randall Malik
RDC Executive Director

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.

Section 7. Oversizing. Landowner will pay all impacts fee for each phase of development of the Tract. The City will pay all costs of oversizing of lines as set out in this section. If the City requests a line to be oversized, i.e. made larger to serve more than the needs of the Tract (the "Oversizing"), Landowner will price such line in the size needed to serve only the Tract and price the size requested by the City and will present to the City the Oversizing Costs, which will be calculated as the difference in costs to install the two sized lines, together with a justification for such calculation. If the City elects to proceed with the Oversizing after receipt of the Oversizing Costs, the City will advise Landowner, and Landowner will proceed with construction of the oversized line. If the City elects not to proceed with the Oversizing, the City will notify the Landowner, and Landowner will install the line in the size needed to serve only the Tract. All elections by the City and all notices by the Landowner will be made in a timely manner so as not to delay construction of the project and to allow the City sufficient time to analyze the Oversizing Costs. The City may observe the construction and must approve any change orders that impact the Oversizing Costs. Upon completion of the line, the City will credit the applicable impact fees owed for the phase of development being undertaken against the Oversizing Costs and pay the difference to the Landowner up to a maximum of \$100,000.

Section 8. Termination. The City shall have the right to terminate this Agreement upon which action it shall be of no further force and effect if development on the Tract has not been initiated within 2 years from the date of this Agreement.

Section 9. Waiver of Actions under Private Real Property Rights Preservation Act. The Landowner hereby waives its right, if any, to assert any causes of action against the City accruing under the Private Real Property Rights Preservation Act, Chapter 2007, Texas Government Code (the "Act"), that the City's execution or performance of this Agreement or any authorized amendment or supplements thereto may constitute, either now or in the future, a "Taking" of Landowner's, Landowner's grantee's, or a grantee's successor's "Private Real Property," as such terms are defined in the Act. Provided, however, that this waiver does not apply to, and the Landowner and Landowner's grantees and successors do not waive their rights under the Act to assert a claim under the Act for any action taken by the City beyond the scope of this Agreement which otherwise may give rise to a cause of action under the Act. City understands and acknowledges that no covenants or terms of this Agreement may be construed as a waiver of sovereign immunity by TSTC.

Section 10. Covenant Running with the Tract. The City and the Landowner hereby acknowledge and agree that this Agreement is a covenant that runs with the Tract and will inure to the benefit of the City and Landowner and their successors, to the extent allowed by the laws and the Constitution of the State of Texas, unless terminated by the City pursuant to Section 8 hereof . This Agreement shall be recorded in the Official Records of Fort Bend County, Texas. The Landowner may convey all or a portion of the Tract to one or more persons who shall be bound by this Agreement and perform the obligations of Landowner hereunder as to that portion of the Tract to which such Landowner holds title. Landowner shall provide written notice to the City of any conveyance of all or a portion of the Tract within thirty (30) days of such conveyance.

Section 11. Notice. For the purposes of notice, the addresses of the parties, until changed as provided below, shall be as follows:

CITY OF ROSENBERG
SPECIAL COUNCIL MEETING MINUTES
*****DRAFT*****

On this the 26th day of May, 2015, the City Council of the City of Rosenberg, Fort Bend County, Texas, met in a Special Session, in the Rosenberg City Hall Council Chamber, located at 2110 4th Street, Rosenberg, Texas.

PRESENT

Vincent M. Morales, Jr.	Mayor
William Benton	Councilor at Large, Position 1
Cynthia McConathy	Councilor at Large, Position 2
Jimmie J. Pena	Councilor, District 1
Susan Euton	Councilor, District 2
Dwayne Grigar	Councilor, District 3
Amanda Barta	Councilor, District 4

STAFF PRESENT

Robert Gracia	City Manager
Scott M. Tschirhart	City Attorney
Linda Cernosek	City Secretary
John Maresh	Assistant City Manager of Public Services
Jeff Trinker	Executive Director of Support Services
Joyce Vasut	Executive Director of Administrative Services
Travis Tanner	Executive Director of Community Development
Charles Kalkomey	City Engineer
Wade Goates	Fire Chief
Darrell Himly	Assistant Fire Chief
Melissa Pena	Project Director
James Lewis	Information Services Manager

CALL TO ORDER.

Mayor Morales called the meeting to order at 6:00 p.m.

GENERAL COMMENTS FROM THE AUDIENCE.

Citizens who desire to address the City Council with comments of a general nature will be received at this time. Each speaker is limited to three (3) minutes. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. It is our policy to have all speakers identify themselves by providing their name and residential address when making comments.

AGENDA

- 1. CONSIDERATION OF AND ACTION ON RESOLUTION NO. R-1974, A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE, FOR AND ON BEHALF OF THE CITY, A DEVELOPMENT AGREEMENT, BY AND BETWEEN THE CITY AND THE HENDERSON-WESSENDORFF FOUNDATION.**

Executive Summary: The Henderson-Wessendorff Foundation is the owner of 80.033 acres of land, of which 72.446 acres located on the north side of U.S. Highway 59 (IH-69) between Louise Street and FM 2218 is currently being platted for Texas State Technical College (TSTC) to construct technical college campus facilities. The Plat includes 5.12 acres of proposed public right-of-way to be dedicated. The reason for this is that the City's Master Thoroughfare Plan calls for both a north-south (Graeber Road) and an east-west (Mons Avenue) collector on the property.

Normally, per City ordinance, all public streets within a development must be constructed at the time of platting. In this particular case, however, the streets are proposed to be developed in phases, with Graeber Road being completed approximately 1,000' north from IH-69 during the first phase of construction of the campus. An Agreement must be established to defer

construction of remaining phases since the property and rights-of-way are being platted all at once. In addition to giving the property owner the ability to defer said road construction, the Agreement would allow the public streets to drain through the private on-site detention to Dry Creek until the time at which this public street system connects to Dry Creek and can drain there in the future.

Additionally, the agreement provides the City with the option to require lines to be oversized to serve land outside the tract, provided that the City bears the costs of the oversizing. 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 16 inches 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 City Council meeting. If the City elects not to oversize the line, the property owner will be authorized to build the line in a size only to serve the property. 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 recommends approval of Resolution No. R-1974.

Key Discussion Points: Jeanne H. McDonald, Attorney, gave an overview of the item. She pointed out that, by adding in the oversizing option now, the City positions itself to allow the adjacent tracts to develop while reducing the cost to do so in the future. Charles Kalkomey, City Engineer, added that the primary benefit of the oversizing agreement is to enable Plant #4 to connect to the rest of the system, allowing surface water from the southeast to travel along 59 to the plant. Mayor Morales explained that passage of the resolution only gives the City the option to decide whether or not to oversize the line at this time, at the City's expense but at a lower cost than would be required after TSTC completes development. However, passage of the resolution does not require that the City oversize the line, based on staff's findings after the meeting but before the June 15 deadline.

Action: Councilor Euton made a motion, seconded by Councilor Barta, to approve Resolution No. R-1974, a Resolution authorizing the Mayor to execute, for and on behalf of the City, a Development Agreement, by and between the City and the Henderson-Wessendorff Foundation. The motion carried by a unanimous vote.

2. **CONSIDERATION OF AND ACTION ON A FINAL PLAT OF TEXAS STATE TECHNICAL COLLEGE FORT BEND SECTION ONE, A SUBDIVISION OF 72.446 ACRES OF LAND SITUATED IN THE B.B.B. AND C. RAILROAD COMPANY SURVEY, SECTION 13, ABSTRACT 140, AND IN THE FRANCIS H. DEMAY SURVEY, ABSTRACT 350, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 5 RESERVES, (67.326 ACRES), 3 BLOCKS.**

Executive Summary: The Final Plat of Texas State Technical College Fort Bend Section One consists of 72.446 acres of land located on the north side of U.S. Highway 59 (IH-69) between Louise Street and FM 2218. Texas State Technical College (TSTC) has selected the site to develop a technical college campus.

The Final Plat consists of slightly less acreage than the Preliminary Plat (approved by the Planning Commission on May 20, 2015, and attached for referenced) because it contains only that acreage south of the centerline of Dry Creek, therefore having no frontage on Airport Avenue. Specifically, it consists of five (5) reserves with 67.326 acres in addition to 5.12 acres of proposed public right-of-way to be dedicated. As discussed, the reason for the latter is that the City's Master Thoroughfare Plan calls for both a north-south (Graeber Road) and an east-west (Mons Avenue) collector on this property. The streets will be developed in phases, with Graeber Road being completed up to the north line of Reserve "A" during the first phase of construction of the campus. An agreement had to be established to defer construction of the remaining phases of



COMMUNICATION FORM

June 11, 2015

ITEM #	ITEM TITLE
4	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 :

A handwritten signature in black ink, appearing to read 'R Malik', is written over the signature line.

1. FY2016 RDC Budget
2. RDC Finance Committee Meeting Draft Minute Excerpt – 05-05-15
3. RDC Finance Committee Meeting Draft Minute Excerpt – 05-19-15

Randall Malik
RDC Executive Director

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.

FY 2016 RDC Sales Tax Revenue Projections

FY 14 Actual
\$4,117,720

FY 15 Projected
\$4,320,166

Percent Change from FY 14
4.95%

FY 16 RDC Projected Amount: \$4,320,166

Note: FY15 Actual Numbers are available through May.

June 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	\$5,519,336
Projected Revenues	\$4,117,721	\$3,845,000	\$4,320,166	\$4,320,166
Projected Expenditures	\$5,344,893	\$3,285,469	\$2,556,109	\$5,467,568
Anticipated Ending Fund Balance	\$3,755,279	\$4,314,810	\$5,519,336	\$4,371,934
Restricted Reserve	\$999,394	\$964,943	\$964,943	\$794,991
Anticipated Ending Unrestricted Fund Balance	\$2,755,885	\$3,349,867	\$4,544,393	\$3,576,943

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	\$3,149,474	\$3,079,486	11%
BTC 1	\$594,848	\$575,000	\$624,342	\$624,342	9%
BTC 2	\$478,730	\$425,000	\$502,466	\$502,466	18%
Downtown Sales Tax	\$39,905		\$41,844	\$40,253	
Interest Earnings	\$3,544	\$5,000	\$2,000	\$2,000	-60%
Miscellaneous Income				\$0	
Total	\$4,177,721	\$3,845,000	\$4,320,166	\$4,320,166	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 cartidges, 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	\$30	\$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	\$12,000	167%
Marketing Total	\$46,300	\$47,800	\$46,330	\$54,300	14%
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	\$14,627	\$5,422	\$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	\$86,000	\$85,200	\$88,200	3%
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	\$3,000	0%
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	\$10,000	\$10,000	\$10,000	0%
Business App. Reception	\$9,500	\$9,500	\$9,500	\$9,500	0%
Misc. Events	\$500	\$500	\$500	\$500	0%
Membership & Services Total	\$111,842	\$119,627	\$103,022	\$113,677	-5%
Professional Services					
Legal Fees	\$20,000	\$40,000	\$60,000	\$40,000	0%
Engineering Fees			\$25,000	\$25,000	
Professional Services Total	\$20,000	\$40,000	\$85,000	\$65,000	63%
Total Operating Expenses		\$465,151	\$490,791	\$497,577	7%
Infrastructure					
Prospective Business Incentives	\$500,000	\$500,000		\$500,000	0%
Debt Service - Principal	\$779,700	\$767,235	\$767,235	\$652,770	-15%
Debt Service - Interest	\$219,694	\$197,708	\$197,708	\$142,221	-28%
Transfer to RDC Projects Fund	\$4,658,539	\$1,355,375	\$1,100,375	\$3,675,000	171%
Park Improvements	\$400,000	\$50,000	\$50,000	\$100,000	100%
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	\$4,969,991	76%
Total Expenditures	\$6,591,526	\$3,285,469	\$2,556,109	\$5,467,568	66%

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	\$5,519,336	\$4,371,934	\$5,124,920	\$6,118,305	\$7,011,036
Projected Revenues	\$4,320,166	\$4,320,166	\$4,320,166	\$4,320,166	\$4,320,166
Projected Expenditures	\$5,467,568	\$3,567,180	\$3,326,782	\$3,427,434	\$2,427,308
Anticipated Ending Fund Balance	\$4,371,934	\$5,124,920	\$6,118,305	\$7,011,036	\$8,903,894
Restricted Reserve	\$794,991	\$704,781	\$707,797	\$701,765	\$694,854
Ant. Ending Unr. Fund Balance	\$3,576,943	\$4,420,139	\$5,410,508	\$6,309,271	\$8,209,040

Project

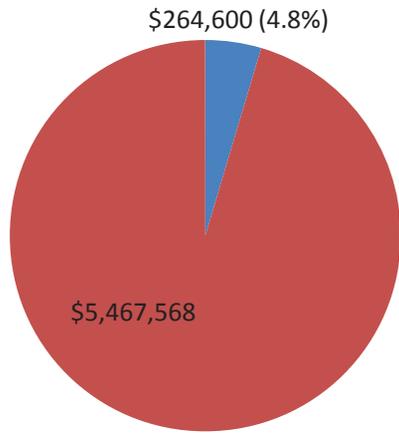
*Paragon Infrastructure	\$3,000,000	\$1,000,000	\$750,000		
*TSTC	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
*Fort Bend Transit	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
Sidewalks	\$200,000	\$100,000	\$100,000	\$100,000	\$100,000
Livable Center Improvements		\$350,000	\$350,000	\$200,000	\$200,000
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)	\$4,320,166	\$4,320,166	\$4,320,166	\$4,320,166	\$4,320,166
Projected Expenses	\$5,467,568	\$3,567,180	\$3,326,782	\$3,427,434	\$2,427,308

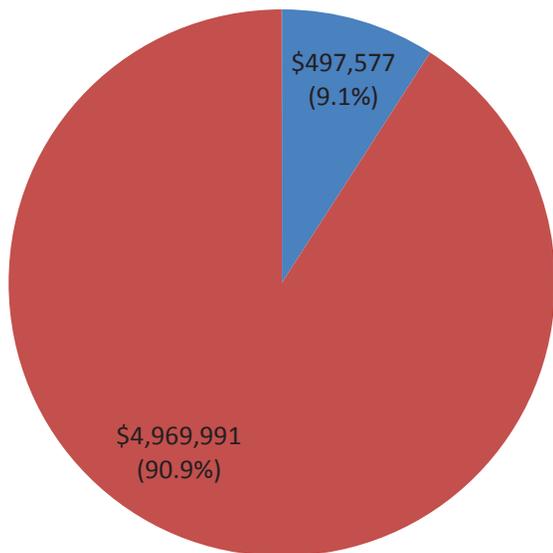
* Denotes projects to which the RDC has contractually committed funding.

Administration Expenses Percentage



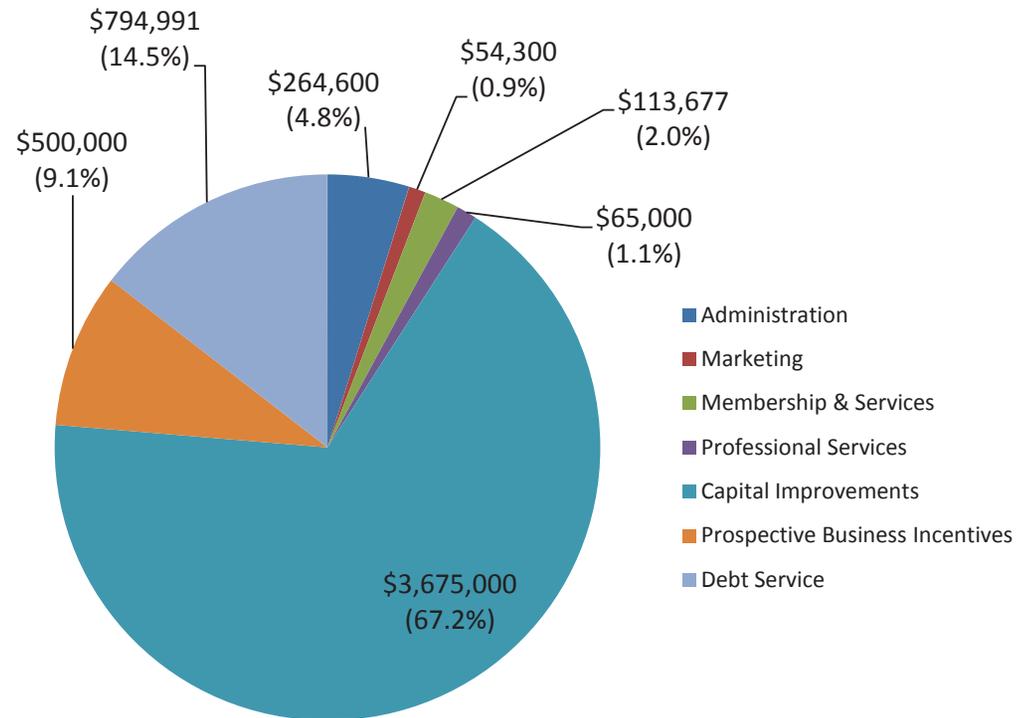
- Administration
- Total Budget

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.



COMMUNICATION FORM

June 11, 2015

ITEM #	ITEM TITLE
5	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

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.

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.



COMMUNICATION FORM

June 11, 2015

ITEM #	ITEM TITLE
6	Economic Development Office Space Discussion
ITEM/MOTION	
Review and discuss future office space needs for the Economic Development Department, and take action as necessary to direct staff.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

1. None

Randall Malik
RDC Executive Director

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.



COMMUNICATION FORM

June 11, 2015

ITEM #	ITEM TITLE
7	Executive Director's Report
ITEM/MOTION	
Consideration of and action on a report from the Rosenberg Development Corporation Executive Director regarding the previous month's economic development activities and contacts, which includes the following: <ul style="list-style-type: none">a. Update on Economic indicatorsb. Update on Business Retention Visitsc. Update on Economic Development Compliance Effortsd. Update on Livable Centers Studye. Update on Economic Development Marketing Effortsf. Update on BNSF Downtown Propertyg. Update on New and Expanded Businessesh. Update on Existing Businesses	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

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

Randall Malik
RDC Executive Director

1. Executive Director's Report – May 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 May 2015

New Home Update

City Housing Starts in 2015:	172
City Housing Starts in May:	70
ETJ Housing Starts in 2015:	149
ETJ Housing Starts in May:	30

Economic Indicators:

Unemployment for April 2015:	3.7%
Non-Adjusted Employment for March 2015:	15,891
May Sales Tax Receipts (March 2015 sales):	\$1,651,923.22
Percentage Change From Previous Year:	+ 11.36%
Annual Sales Tax Receipts for 2015 (March 2015 sales):	\$ 7,088,369.48
Percentage Change From Previous Year:	+ 4.01%

Business Retention Visits

Fresenius Dialysis Center

Department Activity

- Attended GFBEDC Board Meeting and Membership Meeting.
- Participated in Bisnow Event, "Future of Fort Bend County" to discuss development in Rosenberg.
- Attended Main Street Breakfast and Board Meeting.
- Attended Central Fort Bend Chamber Board of Directors meeting.
- Attended Fort Bend Chamber Board of Directors Meeting.
- Attended Central Fort Bend Chamber Infrastructure Committee Meeting.
- Attended Fort Bend Commercial Realtors Meeting.
- Coordinated RDC Finance Committee Meetings.
- Coordinated Aldi Drainage Meeting.
- Coordinated OCuSOFT meeting regarding water and wastewater service.
- Assisted TSTC with preparations for TSTC Ground-breaking.
- Assisted in facilitating distribution of Paragon Press Release.



Projects Update:

TSTC Fort Bend County- The TSTC Performance Agreement and Development Agreement have each been signed. TSTC expects to begin construction in late June.

Paragon Development Agreement- The Paragon Development Agreement has been executed by the City of Rosenberg, RDC, and Paragon Outlets.

BNSF Downtown Property- Real Estate Purchase Contract has been signed by the City of Rosenberg and BNSF. Phase One Environmental Study has been completed.

Richmond – Rosenberg Bus Route: Fort Bend County has completed the public comment period for the bus routes. The planned opening day for the expanded bus route is July 1st.

RDC/ West Fort Bend Management District Committee: The committee is scheduled to meet on Wednesday of this week to continue discussions on the Management District.

Livable Centers Study- Morris Architects is planning a public meeting and planning event demo on Saturday, June 20th. The event will be an opportunity for residents, store owners and visitors to see what the Livable Centers Plan is proposing.

Rosenberg Business Park- Hurtado Construction has begun work on the Phase One Infrastructure Improvements. The estimated completion date for the project is August 31, 2015.

Department Marketing Materials- Economic Development staff has completed a new Demographics Profile and Development Map for promotion and recruitment.



May 2015 Area Sales Tax Comparisons (March 2015 receipts)

City	Net Payment This Period	Comparable Payment Prior Year	Change	2015 Payments To Date	2014 Payments To Date	Change
Rosenberg	1,651,923.22	1,483,347.31	11.36%	7,088,369.48	6,814,817.79	4.01%
Richmond	495,255.60	460,824.20	7.47%	2,221,080.50	1,972,918.92	12.57%
Fulshear	124,392.41	94,312.79	31.89%	550,013.05	386,274.68	42.38%
Houston	61,737,096.47	58,124,412.59	6.21%	285,457,196.51	268,458,767.23	6.33%
Humble	1,226,456.21	1,178,525.17	4.06%	6,183,762.41	5,652,737.35	9.39%
Katy	985,412.05	953,905.48	3.30%	4,745,070.07	4,540,839.38	4.49%
League City	1,639,113.42	1,544,813.86	6.10%	7,143,066.74	6,632,621.02	7.69%
Missouri City	824,890.47	742,597.09	11.08%	3,593,136.97	3,291,919.06	9.15%
Pearland	2,705,100.63	2,292,994.07	17.97%	12,087,344.72	10,698,883.54	12.97%
Sugar Land	4,671,654.02	4,177,215.97	11.83%	22,224,918.20	20,372,341.80	9.09%
Tomball	1,410,809.10	1,266,817.30	11.36%	6,063,373.53	6,026,840.50	0.60%

RDC May Allocation: \$412,980.81



City Property Tax Abatement Report

Tax Year 2015

Company	Seatex Expansion	Biotics Expansion	HITEC Power Protection	Aldi	Paragon	Superior Tank
Duration of Agreement (Tax Years)	2012-16	2012-16	2013-2016	2017-2026	2016-2022	2016-2022
% Abated Year One	100%	100%	100%	70%	50%	50%
% Abated Year Two	75%	75%	100%	70%	50%	50%
% Abated Year Three	50%	50%	50%	70%	50%	50%
% Abated Year Four	25%	25%	25%	70%	50%	50%
% Abated Year Five	25%	25%	0%	70%	50%	50%
% Abated Year Six	NA	NA	NA	70%	50%	NA
% Abated Year Seven	NA	NA	NA	70%	50%	NA
% Abated Year Eight	NA	NA	NA	70%	NA	NA
% Abated Year Nine	NA	NA	NA	70%	NA	NA
% Abated Year Ten	NA	NA	NA	70%	NA	NA
Capital Investment Required	\$2,000,000	\$2,000,000	\$800,000	\$44,000,000	\$54.8M - Phase 1 \$66.8M Phase 2 \$80M Phase 3	\$4,712,180
Primary Jobs	71	135	N/A	72	343 - Phase 1 418 - Phase 2 500 - Phase 3	71
Required to Report	1-May-16	1-May-16	1-May-16	1-May-17	1-May-17	1-May-17



RDC Incentives Compliance Report

Tax Year 2015

Company	Paragon	Paragon	Superior Tank	TSTC
Duration of Agreement (Tax Years)	2016-2018	2016-2022	2016-2022	2016-2025
Type of Incentive	Public Infrastructure Reimbursement (3 Phases)	RDC Sales Tax Abatement	Infrastructure Improvements	Partial Property Cost Reimbursement
Year One	\$3,000,000	50%	\$25,000	\$200,000
Year Two	\$1,000,000	50%	\$8,333.34	\$200,000
Year Three	\$750,000	50%	\$8,333.34	\$200,000
Year Four	NA	50%	\$8,333.34	\$200,000
Year Five	NA	50%	\$8,333.34	\$200,000
Year Six	NA	50%	\$8,333.34	\$300,000
Year Seven	NA	50%	\$8,333.34	\$300,000
Year Eight	NA	NA	NA	\$300,000
Year Nine	NA	NA	NA	\$300,000
Year Ten	NA	NA	NA	\$300,000
Total Incentive	\$4,750,000	N/A	\$75,000	\$2,500,000
Capital Investment Required	\$54.8M - Phase 1 \$66.8M Phase 2 \$80M Phase 3		\$4,712,180	\$27,300,000
Primary Jobs	343 - Phase 1 418 - Phase 2 500 - Phase 3		50 - Year 1 63 - Year 2 76 - Year 3 88 - Year 4 100 - Years 5-7	
Reporting Requirements	RDC payments to be made within 30 days of substantial completion of each phase and each year on the anniversary date of first payment.	RDC payments to be made within 30 days of receipt of annual sales tax receipts from Comptroller's Office.	RDC payments to be made within 30 days of substantial completion and each year on the anniversary date of first payment.	RDC payments to be made within 30 days of substantial completion and each year on the anniversary date of first payment.



Company	ALDI	Seatex	Benedettini Cabinets
Duration of Agreement (Tax Years)	2017-2026	2012-2021	2011-2020
Type of Incentive	Infrastructure Improvements	Infrastructure Improvements	Infrastructure Improvements
Total Incentive	\$500,000	\$300,000	\$25,000
Capital Investment Required	\$44,000,000	\$2,000,000	\$650,000
Primary Jobs	72 - Year 1 78 - Year 2 86 - Year 3 95 - Year 4 102 Years 5-10	71	30
Reporting Requirements	RDC \$500,000 Infrastructure Reimbursement to occur within 30 days of company receiving certificate of Occupancy from the City of Rosenberg.	RDC to Reimburse the City the cost of constructing the improvements within 90 days of completion, less the portion provided by the RDC.	RDC to Reimburse the City the cost of constructing the improvements within 90 days of completion, less the portion provided by the RDC.



COMMUNICATION FORM

June 11, 2015

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

SUBMITTED BY :

1. None

Randall Malik
RDC Executive Director

EXECUTIVE SUMMARY
This item provides the RDC Board the opportunity to request future agenda items.

ITEM 9

Announcements.

ITEM 10

Adjournment.