

**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, May 12, 2016

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 Rosenberg Development Corporation Meeting Minutes for April 14, 2016. (Jasmine Bowens, Senior Administrative Specialist)
- B. Consideration of and action on the monthly Rosenberg Development Corporation Financial Reports for the period ending April 30, 2016. (Joyce Vasut, Executive Director of Administrative Services)
- C. Review and discuss the Quarterly Investment Report for the period ending March 31, 2016, and may take action as necessary. (Joyce Vasut, Executive Director of Administrative Services)

AGENDA

- 1. Review and discuss the "Welcome to Rosenberg" entrance sign off of US 90A, and take action as necessary to direct staff. (Randall Malik, Executive Director)
- 2. Review and discuss the Administrative Services Agreement by and between the Rosenberg Development Corporation and the City of Rosenberg, and take action as necessary. (Randall Malik, Executive Director)
- 3. 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.
- 4. Adjourn Executive Session, reconvene Regular Session, and take action as necessary as a result of Executive Session.
- 5. Consideration of and action on a report from the Rosenberg Development Corporation Executive Director regarding the previous month's economic development activities and contacts, which includes updates on the following (Randall Malik, Executive Director):
 - a. Economic Indicators;
 - b. Business Retention Visits;
 - c. New and Expanded Businesses; and,
 - d. RDC Projects.

6. Review and discuss requests for future Agenda items, and take action as necessary.
7. Announcements.
8. Adjournment.

{EXECUTION PAGE TO FOLLOW}

DATED AND POSTED this the _____ day of _____ 2016, 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. There may be a quorum of City Council Members attending this meeting.

ITEM A

Minutes:

- 1. Rosenberg Development Corporation Meeting Minutes – April 14, 2016**

ROSENBERG DEVELOPMENT CORPORATION MEETING MINUTES

On this the 14th day of April 2016, the Rosenberg Development Corporation (RDC) of the City of Rosenberg, Fort Bend County, Texas, met in Regular Session, at the Rosenberg Civic Center, located at 3825 Highway 36 South, Rosenberg, Texas.

PRESENT

Teresa Bailey	Secretary, Rosenberg Development Corporation
Ted Garcia	Treasurer, Rosenberg Development Corporation
Lynn Moses	Director, Rosenberg Development Corporation
Jimmie J. Pena	Director, Rosenberg Development Corporation

ABSENT

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

STAFF PRESENT

Jasmine Bowens	Senior Administrative Specialist
Dan Kelleher	Main Street Manager
Jeremy Heath	Assistant Economic Development Director
Randall Malik	Executive Director, Rosenberg Development Corporation
Darren McCarthy	Parks and Recreation Director
Travis Tanner	Executive Director of Community Development
Joyce Vasut	Executive Director of Administrative Services
Jeanne H. McDonald	Jeanne H. McDonald, P.C. Attorneys at Law

GUESTS

Karl Baumgartner	Texas Master Naturalist Coastal Prairie Chapter
Dave Johnston	Highway 36A Coalition
Charles Kalkomey	City Engineer, Jones & Carter, Inc.
Craig Kalkomey	Department Manager, Municipal and District Services Practice, Jones & Carter, Inc.
Cynthia McConathy	Mayor, City of Rosenberg
Dr. Alex Medcalf	
Dianne Russel	Texas Master Naturalist Coastal Prairie Chapter
Jeff Wiley	President/CEO, Greater Fort Bend Economic Development Council

CALL TO ORDER.

Director Teresa called the meeting to order at 4:10 p.m.

STATEMENT OF RULES PERTAINING TO AUDIENCE COMMENTS.

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

COMMENTS FROM THE AUDIENCE.

There were no comments from the audience.

CONSENT AGENDA

- A. **CONSIDERATION OF AND ACTION ON THE ROSENBERG DEVELOPMENT CORPORATION MEETING MINUTES FOR MARCH 10, 2016.**
- B. **CONSIDERATION OF AND ACTION ON THE MONTHLY ROSENBERG DEVELOPMENT CORPORATION FINANCIAL REPORTS FOR THE PERIOD ENDING MARCH 31, 2016.**
Executive Summary: The March 2016 RDC Financial Reports are attached for your review and consideration. Staff recommends approval.

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

REGULAR AGENDA

1. **REVIEW AND DISCUSS PROGRAMMING AND CONCEPTUAL DESIGN OF SEABOURNE CREEK PARK NATURE CENTER, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

Executive Summary: Darren McCarthy, Parks and Recreation Director, will present a proposal from Gensler regarding design services for the Seabourne Creek Nature Center. The RDC budgeted \$100,000 towards this project in support of the proposed Nature Center in the FY 2016 budget. The attached agreement with Gensler would authorize the expenditure of up to \$35,000 for the design phases of the project.

Key discussion points:

Darren McCarthy, Parks and Recreation Director, gave a presentation on the Seabourne Creek Nature Center project's progress and the proposal from Gensler. The Board complimented him on the work they have done.

Action: Director Pena moved, seconded by Director Garcia, to authorize the expenditure of up to \$35,000 for the design phases of the project for the Seabourne Creek Park Nature Center. The motion carried by a unanimous vote of those present.

2. **CONSIDERATION OF AND ACTION ON A PERFORMANCE AGREEMENT BY AND BETWEEN THE ROSENBERG DEVELOPMENT CORPORATION AND TEXAS MASTER NATURALIST, COASTAL PRAIRIE CHAPTER.**

Executive Summary: The RDC has budgeted \$25,000 in the Fiscal Year 2016 budget towards improvements for the Seabourne Creek Nature Park, carried out by the Texas Master Naturalist, Coastal Prairie Chapter. The annual Performance Agreement specifies the improvements that are to be made to the Seabourne Creek Nature Park for Fiscal Year 2016. Representatives of the Texas Master Naturalist, Coastal Prairie Chapter will attend the meeting to answer any questions related to the FY2016 improvements.

Staff recommends authorizing the RDC President to execute the Performance Agreement by and between the RDC and the Texas Master Naturalist, Coastal Prairie Chapter.

Key discussion points:

- Director Malik briefly reviewed the Texas Master Naturalist, Coastal Prairie Chapter Performance Agreement. He noted the funding amount was reduced from \$50,000 to \$25,000 in Exhibit C, due to the RDC Board providing \$100,000 in the funding to the Nature Center this Fiscal Year.
- Director Garcia inquired about the statement on page two (2) section two (2): "*As provided for under the RPRD Agreement, the Chapter shall bear no financial obligation or liability pursuant to the implementation or completion of projects and activities.*" His concern was for the liability of RDC.
- Director Pena inquired if the RDC attorney reviewed the Performance Agreement.
- Director Malik answered yes, and directed the Board to page four (4) section nine (9): "The Chapter understands and agrees that if the Chapter is convicted of a violation under 8 U.S.C> Section 1324a(f), the Chapter will reimburse the RDC the total amount of any payment or incentive made to the Chapter..." .

Action: Director Pena moved, seconded by Director Moses, to approve the Performance Agreement by and between the RDC and the Texas Master Naturalist, Coastal Prairie Chapter, in the revised amount of \$25,000 on Exhibit C. The motion carried by a unanimous vote of those present.

3. **REVIEW AND DISCUSS PRESENTATION FROM DR. ALEX MEDCALF REGARDING POTENTIAL ROSENBERG MULTI-MODAL STUDY, AND TAKE ACTION AS NECESSARY.**

Executive Summary: At the March RDC meeting, the Board requested a presentation from Dr. Alex Medcalf regarding a proposed Rosenberg Multi-Modal Study (Study). The purpose of the Study would be to build upon the results of the initial SH 36A Rail Development Study and begin to identify the steps necessary to implement the Rosenberg Multi-Modal Hub. Dr. Medcalf will attend the meeting to present the scope of work for the proposed Study to the RDC Board.

Key discussion points:

- Dr. Alex Medcalf gave the Board an overview of the impact that the widening of the Panama Canal could have on the Port of Freeport. Dr. Medcalf noted that the Port of Freeport has an advantage

in that is already at a depth of 45 ft., which will allow access to the Port by the Post-Panamax and New-Panamax vessels.

- Dr. Medcalf mentioned that the recently completed SH 36A Rail Development Study called for a short-line rail system from the Port of Freeport. Rosenberg would be an ideal location to place a short-line railroad, as it is currently served by three Class-1 rail lines.
- The purpose of the Rosenberg Multi-Modal study would be to plan for and begin the assessment on the impact of a short-line rail system to Rosenberg. Dr. Medcalf also mentioned the possibility of an air cargo study. Noting that once the population of Houston reaches 8 million, the region will need a third airport. It would be ideal for the airport to be dedicated solely to cargo and located in the southwest Houston region. Dr. Medcalf noted that Rosenberg or slightly west of Rosenberg would be the preferred location.
- The cost of Multi-Modal study would be \$70,000 and the cost of the Air Cargo Study would be \$50,000.
- Director Moses inquired if there will be growth past 3.2 TEU (Twenty Foot Equivalent Unit).
- Dr. Medcalf replied that growth is possible, but it would take time.
- Director Garcia asked would the deepening of Houston's ports affect Freeport.
- Dr. Medcalf responded that the deepening of Houston's ports is highly unlikely.

No action was taken

4. **CONSIDERATION OF AND ACTION ON A RECOMMENDATION TO CITY COUNCIL FOR THE AWARD OF BID NO. 2016-13 FOR THE CONSTRUCTION OF PHASE I OF THE AVENUE F/3RD STREET DOWNTOWN PARKING LOT PROJECT.**

Executive Summary: At the February Joint Council and RDC Meeting, the Board directed staff to move forward with the current design of the Avenue F/3rd Street Downtown Parking Lot Project (Project). Sealed bids for the Project were received on Wednesday, March 23rd. The bids were opened and tabulated as indicated on the attached bid summary. The following two (2) bids were received:

- Excel Paving
- Total Base Bid \$334,458.00
 - Alt. A, \$337,922.00
 - Alt. B, \$342,886.00
- Mills Equipment
- Total Base Bid, \$398,737.10
 - Alt. A, \$395,860.25
 - Alt. B, \$363,729.85

Bids for the Project will be presented to the City Council at the April 19th Meeting. This agenda item provides the opportunity for the RDC to make a recommendation to City Council for the award of Bid No. 2016-13.

Key discussion points:

- Craig Kalkomey introduced the item and discussed specifics with the base bid, Alt. A bid, and Alt. B bid. He indicated that the total base bid is for asphalt paving to the parking lot and the Alt. B bid would be for a concrete parking lot. He further mentioned that the difference between paving the parking lot with asphalt versus concrete was a little over \$8,000.
- Director Pena mentioned that due to the small difference in pouring concrete, he would prefer this option as it would help with the life-span of the project.
- Mr. Kalkomey noted that if the Board wanted to concrete this phase, it would also need to utilize concrete in additional phases of the parking lot.
- The consensus of the RDC Board was to move forward with the Alt. B bid option

Action: Director Pena moved, seconded by Director Moses, to approve the award of Bid No. 2016-13 to Excel Paving for the construction of Phase I of the Avenue F/3rd Street Downtown Parking Lot Project, and authorize submittal to City Council with a recommendation of approval. The motion carried by a unanimous vote of those present.

5. **CONSIDERATION OF AND ACTION ON RESOLUTION NO. RDC-102, A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ROSENBERG DEVELOPMENT CORPORATION AMENDING THE FISCAL YEAR 2015-16 ANNUAL BUDGET IN THE AMOUNT OF \$130,000 FOR THE AVENUE F/3RD STREET DOWNTOWN PARKING LOT PROJECT.**

Executive Summary: RDC Project Fund has \$250,000 budgeted for the Livable Centers project. Expenses related to the Downtown Parking Lot Project have already been expensed to the Livable Centers line item. After the remaining engineering costs are paid, the RDC will have \$207,855 remaining in the Livable Centers line item for the Downtown Parking Lot Project. The low bid received for the project was \$334,458, therefore, the RDC will need additional funding in the amount of \$126,603 to fund the Downtown Parking Lot Project.

This budget amendment would provide the additional funds for the Downtown Parking Lot Project. Staff recommends approval of Resolution No. RDC-102.

Key discussion points:

- Ms. Vasut introduced the item and explained that this amount is already in the Project Fund and the amendment is necessary in order to reallocate the funds to a different account.
- The Board indicated that they would prefer to pursue the concrete paving option due to the minimal difference in price from the asphalt to the concrete paving option. The concrete paving option would require the RDC to provide additional funding of \$20,000 towards the project.
- Director Malik mentioned that the \$150,000 could come from savings identified in the Transportation Gateway line item and the Fort Bend Transit line item.

Action: Director Moses moved, seconded by Director Garcia, to approve Resolution No. RDC-102, a Resolution to amend the Fiscal Year 2015-16 annual budget, in the revised amount of \$150,000, for the Avenue F/3rd Street Downtown Parking Lot Project. The motion carried by a unanimous vote of those present.

6. **REVIEW AND DISCUSS PROPOSED ROSENBERG MAGAZINE, AND TAKE ACTION AS NECESSARY.**

Executive Summary: At recent meetings, the Board has discussed the need to create a Rosenberg Magazine similar to the Fulshear Magazine. The purpose of the magazine would be showcase new development and tourism opportunities in Rosenberg. Staff will provide a presentation at the meeting on the basic terms that would be required to move forward with publication of the Rosenberg Magazine.

Key discussion points:

- Director Malik introduced the item and explained the startup cost would estimate to about \$100,000 quarterly.
- Director Pena believes the Magazine would aid substantially in marketing Rosenberg.
- Director Bailey inquired if there was a biannual option instead of quarterly.
- Director Malik explained it would depend on the advertising companies.

No action was taken

7. **REVIEW AND DISCUSS THE “WELCOME TO ROSENBERG” ENTRANCE SIGN OFF OF US 90A, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

Executive Summary: TxDOT representatives have recently notified City of Rosenberg staff that the City of Rosenberg “Welcome” sign on US 90A will no longer be visible with the new elevated T-intersection bridge being proposed to replace the existing SH 36 and US 90A railroad underpass. This agenda item provides the Board an opportunity to discuss the options to relocate or remove the current “Welcome to Rosenberg” sign on US 90A.

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

8. **REVIEW AND DISCUSS THE ADMINISTRATIVE SERVICES AGREEMENT BY AND BETWEEN THE ROSENBERG DEVELOPMENT CORPORATION AND THE CITY OF ROSENBERG, AND TAKE ACTION AS NECESSARY.**

Executive Session: At the March RDC Board Meeting, the Board requested an agenda item to discuss the RDC/City Administrative Service Agreement and to discuss increasing the RDC funding of economic development staff to 100%. Currently, the RDC funds economic development staff at the following levels:

Economic Development Director: 85%

Assistant Economic Development Director: 90%

Senior Administrative Specialist: 90%

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

9. **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 5:38 p.m.

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

Executive Session: The Executive Session was adjourned and the RDC Board reconvened Regular Session at approximately 5:47 p.m.

11. **CONSIDERATION OF AND ACTION ON A REPORT FROM THE ROSENBERG DEVELOPMENT CORPORATION EXECUTIVE DIRECTOR REGARDING THE PREVIOUS MONTH'S ECONOMIC DEVELOPMENT ACTIVITIES AND CONTACTS, WHICH INCLUDES UPDATES ON THE FOLLOWING (RANDALL MALIK, EXECUTIVE DIRECTOR):**

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

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

Key discussion points:

- Director Malik presented the item and reviewed the report.

No action was taken.

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

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

Key discussion points:

The following items were deferred to the next regular RDC meeting:

- Welcome to Rosenberg entrance sign off of Hwy 90A.
- Administrative Service Agreement.

No action was taken.

13. **ANNOUNCEMENTS.**

- Director Pena announced the Town Hall Meeting on April 27, 2016.

14. **ADJOURNMENT.**

Action: Director Pena moved, seconded by Director Garcia, to adjourn the Regular Meeting of the Rosenberg Development Corporation. The motion passed by a unanimous vote of those present and the meeting adjourned at 6:08 p.m.

Jasmine Bowens
Senior Administrative Specialist



COMMUNICATION FORM

May 12, 2016

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 April 30, 2016.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY:

1. RDC Financial Report –April 2016

Joyce Vasut
Executive Director of Administrative Services

EXECUTIVE SUMMARY

The April 2016 RDC Financial Report is attached for your review and consideration. Staff recommends approval.

CITY OF ROSENBERG, TEXAS
ROSENBERG DEVELOPMENT CORPORATION
AS OF APRIL 30, 2016

Classification	2015-16 Adopted Budget	2015-16 Act. Rev/Exp YTD	2015-16 Encumbered	2015-16 YTD Budget Remaining	% of Budget Target
REVENUES:					
					58%
<i>Sales Taxes</i>	\$ 3,144,427	\$ 1,631,174	\$ -	\$ 1,513,253	52%
<i>Sales Taxes BTC I</i>	623,341	353,762	-	269,579	57%
<i>Sales Taxes BTC II</i>	501,661	276,560	-	225,101	55%
<i>Downtown Sales Taxes</i>	41,816	17,970	-	23,846	43%
<i>Sales Tax Total</i>	4,311,245	2,279,466	-	2,031,779	
<i>Interest Earnings</i>	2,000	4,761	-	(2,761)	238%
TOTAL REVENUES	4,313,245	2,284,226	-	2,029,019	53%
EXPENDITURES:					
Administration (max 10%):					
Office Supplies	1,000	107	-	893	11%
Computer Supplies	2,500	600	-	1,900	24%
Business Expense	1,700	155	-	1,545	9%
General Insurance	400	265	-	135	66%
Education and Training	9,000	1,352	-	7,648	15%
Other Contractual Services	249,500	123,803	-	125,697	50%
Subtotal for Administration Expenses	264,100	126,283	-	137,817	48%
Marketing:					
Outside Professional Services	12,500	12,500	-	-	100%
Postage	200	129	-	71	64%
Freight and Express	100	-	-	100	0%
Advertising	29,500	13,461	-	16,039	46%
Printing and Binding	4,500	2,289	981	1,230	73%
Subtotal for Marketing Accounts	46,800	28,378	981	17,441	63%
Memberships & Services:					
Business Recruitment	8,500	5,246	2,000	1,254	85%
Dues, Subscriptions & Contracts	6,977	790	-	6,187	11%
RDC Memberships	50,200	47,700	-	2,500	95%
Subtotal for Memberships & Services Accounts	65,677	53,736	2,000	9,941	85%
Professional Services:					
Professional Services - Engineering	35,000	13,520	-	21,480	39%
Professional Services - Legal	120,000	34,212	-	85,788	29%
Subtotal for Professional Services	155,000	47,732	-	107,268	31%
Business Retention & Expansion:					
Prospective Business Incentive	500,000	-	-	500,000	0%
Business Appreciation Luncheon	10,000	-	-	10,000	0%
Subtotal for Business Retention and Expansion	510,000	-	-	510,000	0%
Infrastructure:					
Debt Service - Principal	617,770	360,366	-	257,404	58%
Debt Service - Interest	177,221	103,379	-	73,842	58%
RDC Projects Fund	3,700,000	3,670,360	-	29,640	99%
Subtotal for Infrastructure Accounts	4,494,991	4,134,104	-	360,887	92%
TOTAL EXPENDITURES	\$ 5,536,568	\$ 4,390,233	\$ 2,981	\$ 1,143,354	79%

ROSENBERG DEVELOPMENT CORPORATION
2015-16 ACTUAL
PERIOD ENDED APRIL 30, 2016

Classification	RDC Actual	RDC Projects	Total
Resources:			
Total Beginning Fund Balance @ 10/01/15 (audited)	\$ 5,151,816	\$ 2,074,124	\$ 7,225,940
Revenues and Transfers In	2,284,226	3,672,323	5,956,549
Total Funds Available	<u>\$ 7,436,042</u>	<u>\$ 5,746,447</u>	<u>\$ 13,182,489</u>
Uses/Deductions:			
Expenditures and Transfers Out	4,390,233	1,363,372	5,753,606
Ending Fund Balance:			
Total Ending Fund Balance	\$ 3,045,808	\$ 4,383,075	\$ 7,428,883
Reserved for Debt Service	794,991	\$ -	794,991
Reserved for RDC Projects	-	\$ 4,383,075	4,383,075
Unreserved Fund Balance Total	<u>\$ 2,250,817</u>	<u>\$ -</u>	<u>\$ 2,250,817</u>

**Current Revenues and Expenditures
Rosenberg Development Corporation
For the Month Ended April 30, 2016**

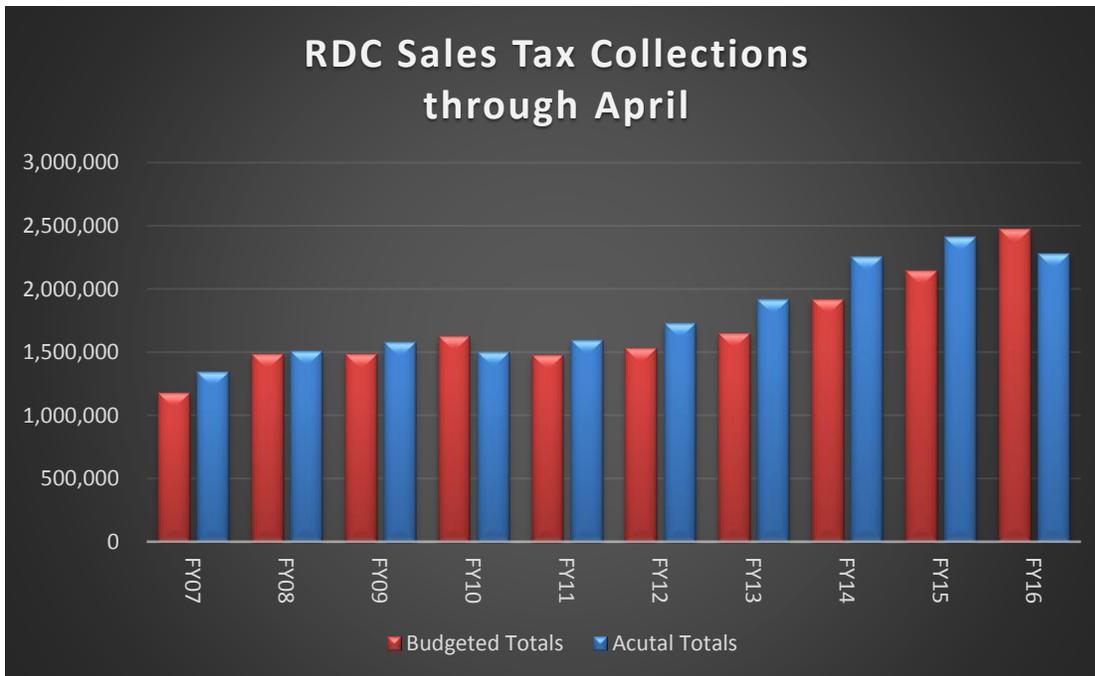
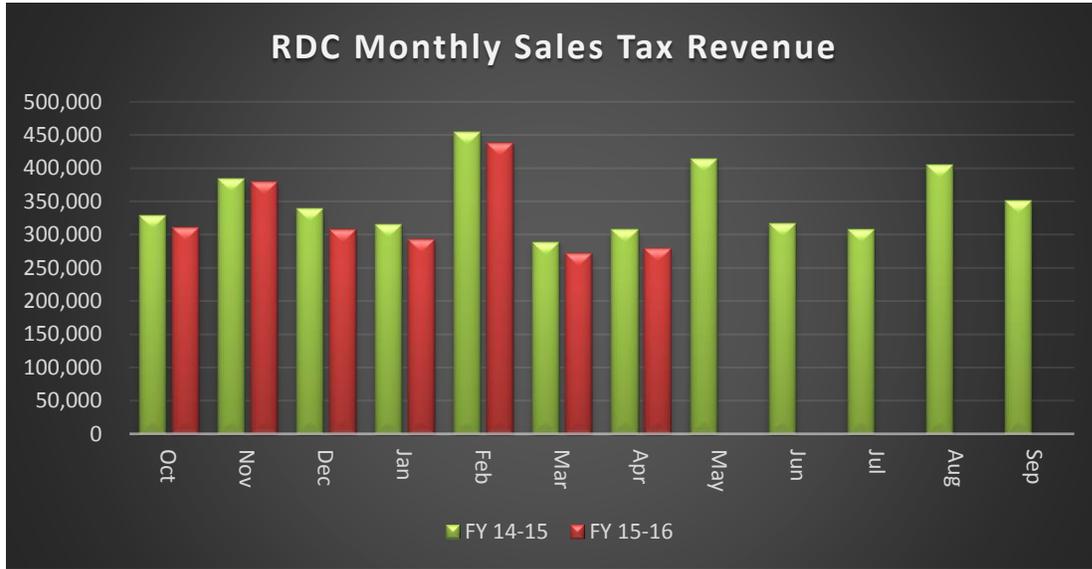
Account Number	Description	Amount
Revenues		
219-0000-402-0000	Sales Taxes	\$ 278,199.82
Total Current Period Revenues		<u>\$ 278,199.82</u>
Expenditures		
219-1000-540-3110	Office Supplies (Administration)	4.99
219-1000-540-3120	Computer Supplies (Administration)	-
219-1000-540-3135	Business Expenses (Administration)	-
219-1000-540-5120	Insurance/General Insurance (Administration)	-
219-1000-540-5510	Travel (Education and Training)	-
219-1000-540-5710	Other Contractual Services (Administration)	-
Total Administration		<u>\$ 4.99</u>
219-2000-540-4391	Outside Professional Contract Svcs (Marketing)	12,500.00
219-2000-540-5220	Postage (Marketing)	-
219-2000-540-5230	Freight and Express (Marketing)	-
219-2000-540-5310	Advertising (Marketing)	700.00
219-2000-540-5410	Printing and Binding (Marketing)	327.00
Total Marketing		<u>\$ 13,527.00</u>
219-3000-540-3135	Business Expenses (Business Recruitment)	-
219-3000-540-4235	Dues/Subscriptions/Memberships (Business Recruitment)	(3,325.00)
219-3000-540-4390	RDC Memberships (Business Recruitment)	3,325.00
Total Business Recruitement		<u>\$ -</u>
219-5000-540-4315	Engineering (Professional Services)	340.00
219-5000-540-4390	Legal Fees (Professional Services)	-
Total Professional Services		<u>\$ 340.00</u>
219-6000-540-5725	Prospective Business Incentive (Business Retention and Expansion)	-
219-6000-540-5730	Business Appreciation Luncheon (Business Retention and Expansion)	-
Total Business Retention and Expansion		<u>\$ -</u>
219-7000-540-8110	Debt Service (Infrastructure) - Principal for April 2016	51,480.83
219-7000-540-8120	Debt Service (Infrastructure) - Interest for April 2016	14,768.42
219-7000-540-9225	Transfers/Other Fund (Infrastructure) - Transfer to RDC Projects Fund	-
Total Infrastructure		<u>\$ 66,249.25</u>
Total Current Period Expenditures		<u>\$ 80,121.24</u>

**CITY OF ROSENBERG, TEXAS
RDC SALES TAX REVENUES**

	Monthly Total Actual Receipts (1)	Cumulative YTD Receipts (2)	Budgeted Receipts		Total YTD Percent of Budget (5)	Prior Year Pct. Increase (Decrease)		Monthly BTC - I Receipts	Monthly BTC - II Receipts	Monthly Downtown Receipts
			Monthly (3)	YTD (4)		Month (6)	YTD (7)			
			Cumulative (1)			Cumulative (3)				
Fiscal Year 2013-14										
Oct	\$284,645	\$ 284,645	\$ 254,303	\$ 254,303	111.93%	12.3%	12.3%	\$ 45,426	\$ 26,206	\$ 2,678
Nov	332,266	616,912	301,210	555,512	111.05%	10.7%	11.4%	43,511	62,113	2,709
Dec	300,765	917,676	268,764	824,276	111.33%	12.3%	11.7%	41,356	23,209	2,873
Jan	311,275	1,228,951	241,171	1,065,447	115.35%	29.5%	15.7%	55,706	27,306	3,558
Feb	452,793	1,681,744	358,268	1,423,715	118.12%	26.8%	18.5%	81,972	80,410	5,100
Mar	269,503	1,951,247	241,272	1,664,988	117.19%	12.1%	17.6%	35,930	21,835	2,401
Apr	304,220	2,255,468	254,923	1,919,911	117.48%	19.7%	17.9%	44,267	23,697	3,481
May	372,069	2,627,537	335,114	2,255,025	116.52%	11.4%	16.9%	50,765	60,332	2,784
Jun	321,933	2,949,470	278,024	2,533,049	116.44%	16.2%	16.8%	42,815	24,392	3,429
Jul	322,644	3,272,114	289,771	2,822,820	115.92%	11.7%	16.3%	43,395	26,561	3,439
Aug	381,528	3,653,642	340,121	3,162,941	115.51%	12.5%	15.9%	50,943	63,637	2,954
Sep	365,422	4,019,064	282,259	3,445,200	116.66%	29.9%	17.0%	44,345	26,570	2,944
Total								\$ 580,432	\$ 466,269	\$ 38,351
Fiscal Year 2014-15										
Oct	\$328,597	\$ 328,597	\$ 283,444	\$ 283,444	115.93%	15.4%	15.4%	\$ 47,153	\$ 27,876	\$ 2,454
Nov	383,604	712,201	335,726	619,171	115.02%	15.5%	15.4%	48,133	66,466	3,267
Dec	338,699	1,050,900	299,563	918,734	114.39%	12.6%	14.5%	42,177	24,526	2,589
Jan	314,787	1,365,687	268,808	1,187,542	115.00%	1.1%	11.1%	58,756	28,549	3,443
Feb	453,735	1,819,423	399,323	1,586,865	114.66%	0.2%	8.2%	87,501	85,910	4,580
Mar	288,676	2,108,098	268,921	1,855,785	113.60%	7.1%	8.0%	40,699	22,571	3,237
Apr	306,989	2,415,087	284,136	2,139,921	112.86%	0.9%	7.1%	43,336	23,946	2,340
May	414,271	2,829,359	373,516	2,513,437	112.57%	11.3%	7.7%	52,568	64,295	3,120
Jun	316,538	3,145,897	309,884	2,823,322	111.43%	-1.7%	6.7%	41,881	24,158	2,395
Jul	308,052	3,453,949	322,977	3,146,299	109.78%	-4.5%	5.6%	45,797	26,383	3,140
Aug	404,770	3,858,719	379,097	3,525,396	109.45%	6.1%	5.6%	52,877	70,363	2,521
Sep	350,958	4,209,677	314,604	3,840,000	109.63%	-4.0%	4.7%	44,830	28,233	3,130
Total								\$ 605,710	\$ 493,276	\$ 36,216
Fiscal Year 2015-16										
Oct	\$310,033	\$ 310,033	\$ 336,525	\$ 336,525	92.13%	-5.6%	-5.6%	\$ 44,573	\$ 24,987	\$ 2,463
Nov	379,210	689,243	392,860	729,385	94.50%	-1.1%	-3.2%	46,572	72,308	2,579
Dec	308,178	997,421	346,871	1,076,256	92.68%	-9.0%	-5.1%	40,700	22,481	2,755
Jan	293,263	1,290,684	322,382	1,398,638	92.28%	-6.8%	-5.5%	55,285	26,409	2,455
Feb	438,492	1,729,176	464,683	1,863,321	92.80%	-3.4%	-5.0%	83,472	88,318	3,835
Mar	272,090	2,001,266	295,641	2,158,961	92.70%	-5.7%	-5.1%	41,353	19,299	1,653
Apr	278,200	2,279,466	314,396	2,473,357	92.16%	-9.4%	-5.6%	41,809	22,759	2,230
May	-		424,267	2,897,624	#VALUE!		#VALUE!			
Jun	-		324,175	3,221,799	#VALUE!		#VALUE!			
Jul	-		315,484	3,537,283	#VALUE!		#VALUE!			
Aug	-		414,536	3,951,819	#VALUE!		#VALUE!			
Sep	-		359,426	4,311,245	#VALUE!		#VALUE!			
Total								\$ 353,762	\$ 276,560	\$ 17,970

**ROSENBERG DEVELOPMENT CORPORATION
SALES TAX REVENUES**

GRAPHS



**Rosenberg Development Corporation
Outstanding Debt Service
2015-2016 Budget**

Fiscal Year	Principal Due	Total Interest	Total Principal & Interest	Adjustment for Business Park	Adjusted Principal & Interest
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	\$5,788,775	\$1,083,843	\$6,872,618	(1,665,000)	\$5,207,618

**Rosenberg Development Corporation
RDC Projects Fund
For the Period Ended April 30, 2016**

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	\$ 251,177	\$ -	\$ -
Totals		\$ 251,177	\$ 251,177	\$ -	\$ -

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	\$ 3,583,004	\$ 78,800	\$ 187,979
Project Management Fee	225-7000-540-4395	85,000	76,864	-	8,136
Totals		\$ 3,934,783	\$ 3,659,868	\$ 78,800	\$ 196,116

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

CP1501		Total	Amount Paid	Encumbrance	Remaining
Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
Livable Centers	225-7000-540-7035	\$ 250,000	\$ 26,645	\$ -	\$ 223,355
Totals		\$ 250,000	\$ 26,645	\$ -	\$ 223,355

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

CP1507		Total	Amount Paid	Encumbrance	Remaining
Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
Macario Garcia Park Restrooms	225-7000-540-7036	\$ 192,054	\$ 136,898	\$ 57,768	\$ (2,613)
Totals		\$ 192,054	\$ 136,898	\$ 57,768	\$ (2,613)

CP1601		Total	Amount Paid	Encumbrance	Remaining
Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
Transportation Gateways	225-7000-540-7030	\$ 129,447	\$ 27,754	\$ -	\$ 101,693
Totals		\$ 129,447	\$ 27,754	\$ -	\$ 101,693

CP1603		Total	Amount Paid	Encumbrance	Remaining
Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
Seabourne Creek Nature Center	225-7000-540-7030	\$ 100,000	\$ -	\$ -	\$ 100,000
Totals		\$ 100,000	\$ -	\$ -	\$ 100,000

		Total	Amount Paid	Encumbrance	Remaining
Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
Fort Bend Transit	225-7000-540-7030	\$ 75,000	\$ 75,000	\$ -	\$ -
Totals		\$ 75,000	\$ 75,000	\$ -	\$ -

		Project Cost	Project To Date	Amount	Funds
Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
Paragon Infrastructure	225-7000-540-7030	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000
Totals		\$ 3,000,000	\$ -	\$ -	\$ 3,000,000

**Rosenberg Development Corporation
RDC Projects Fund
For the Period Ended April 30, 2016**

Project Description	G/L Account	Total Project Cost	Amount Paid Project To Date	Encumbrance Amount	Remaining Funds
Texas State Technical College	225-7000-540-7030	\$ 200,000	\$ -	\$ -	\$ 200,000
Totals		\$ 200,000	\$ -	\$ -	\$ 200,000

Project Description	G/L Account	Total Project Cost	Amount Paid Project To Date	Encumbrance Amount	Remaining Funds
Superior Tanks Incentive	225-7000-540-7030	\$ 25,000	\$ -	\$ -	\$ 25,000
Totals		\$ 25,000	\$ -	\$ -	\$ 25,000

Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
Texas Master Naturalists Contribution	225-7000-540-7030	\$ 25,000	\$ -	\$ -	\$ 25,000
Totals		\$ 25,000	\$ -	\$ -	\$ 25,000

Project Description	G/L Account	Project Cost	Project To Date	Amount	Funds
Sidewalk Improvements	225-7000-540-7038	\$ 200,000	\$ -	\$ -	\$ 200,000
Totals		\$ 200,000	\$ -	\$ -	\$ 200,000

Total		\$ 8,912,836	\$ 4,600,479	\$ 136,568	\$ 4,175,789
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Total Project Management Fees		\$ 85,000	\$ 76,864	\$ -	\$ 8,136
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COMMUNICATION FORM

May 12, 2016

ITEM #	ITEM TITLE
C	Rosenberg Development Corporation Quarterly Investment Report
ITEM/MOTION	
Review and discuss the Quarterly Investment Report for the period ending March 31, 2016, and may take action as necessary.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY:

1. RDC Investment Report QE 03-31-16

Joyce Vasut
Executive Director of Administrative Services

EXECUTIVE SUMMARY

The Quarterly Investment Report ending March 31, 2016 is attached for your review and consideration. Staff recommends approval.

**ROSENBERG DEVELOPMENT CORPORATION
QUARTERLY INVESTMENT REPORT
FOR THE QUARTER ENDED MARCH 31, 2016**

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



Investment Officer: _____

Joyce Vasut, Executive Director of Administrative Services

Date: _____

4/26/2016

**ROSENBERG DEVELOPMENT CORPORATION
 QUARTERLY INVESTMENT REPORT
 FOR THE QUARTER ENDED MARCH 31, 2016**

Balance Comparison by Quarter

<u>INVESTMENT BALANCES BY TYPE</u>	Book Value <u>6/30/2015</u>	Book Value <u>9/30/2015</u>	Book Value <u>12/31/2015</u>	Book Value <u>3/31/2016</u>
TEXPOOL	\$ 3,883,600	\$ 4,583,130	\$ 5,182,110	\$ 2,138,104
BRAZOS VALLEY SCHOOLS CREDIT UNION	247,005	247,533	248,062	248,586
AMEGY BANK - OPERATING ACCOUNT	38,341	15,889	24,597	29,695
TOTAL CASH AND INVESTMENTS	<u><u>\$ 4,168,946</u></u>	<u><u>\$ 4,846,552</u></u>	<u><u>\$ 5,454,769</u></u>	<u><u>\$ 2,416,386</u></u>

ROSENBERG DEVELOPMENT CORPORATION
INVESTMENTS OUTSTANDING AS OF MARCH 31, 2016

Purchase Date	Description	Maturity Date	# Days to Maturity	Cost	Par Value	Coupon Yield	12/31/2015		Quarterly Activity			3/31/2016		Unrealized Gain/Loss
							Book Value	Market Value	Purchases	Maturities	Interest	Book Value	Market Value	
TEXPOOL														
N/A	Texpool - General Fund	N/A	N/A		2,138,104	0.19%	5,182,110	5,182,110	1,003,845	(4,050,000)	2,149	2,138,104	2,138,104	-
													89%	OF TOTAL
BRAZOS VALLEY SCHOOLS CREDIT UNION														
3/28/2016	Certificate of Deposit	3/28/2017	365	245,000	245,000	0.85%	248,062	248,062			524	248,586	248,586	-
													10%	OF TOTAL
DEPOSITORY - AMEGY BANK														
N/A	Operating Account	N/A	N/A		29,695	0.00%	24,597	24,597	4,050,000	(4,044,902)		29,695	29,695	-
													1%	OF TOTAL
TOTAL PORTFOLIO				\$ 245,000	\$ 2,412,799	0.25%	5,454,769	5,454,769	5,053,845	(8,094,902)	2,674	2,416,386	2,416,386	-



COMMUNICATION FORM

May 12, 2016

ITEM #	ITEM TITLE
1	"Welcome to Rosenberg" Entrance Sign – US 90A
ITEM/MOTION	
Review and discuss the "Welcome to Rosenberg" entrance sign off of US 90A, and take action as necessary to direct staff.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

A handwritten signature in black ink, appearing to read "R Malik", is written over a light blue horizontal line.

Randall Malik
RDC Executive Director

1. Property Description Exhibit A
2. US 90A – Construction Drawing of Ave H
3. US 90A – Letter to City of Rosenberg
4. US 90A - Map

EXECUTIVE SUMMARY

TxDOT representatives have recently notified City of Rosenberg staff that the City of Rosenberg "Welcome" sign on US 90A will no longer be visible with the new elevated T-intersection bridge being proposed to replace the existing SH 36 and US 90A railroad underpass. This agenda item provides the Board an opportunity to discuss the options to relocate or remove the current "Welcome to Rosenberg" sign on US 90A.

EXHIBIT A

County: Fort Bend
Highway: U.S. 90A
Project Limits: at UPRR in Rosenberg
RCSJ: 0027-06-054

PROPERTY DESCRIPTION FOR PARCEL 14

Being a 0.0419 of one acre (1,824 square feet) parcel of land out of the Henry Scott Survey, Abstract No. 83, in Fort Bend County, Texas, same being out of Lot 6 and Lot 7, Block 2, Highway Addition, a subdivision of record in Volume 263, Page 510 of the Deed Records of Fort Bend County, (D.R.F.B.C.), Texas, said Lots 6 and 7 described as Tract Two in a deed from James A. Williams to Houston Livestock Show, as executed on December 30, 1980 and recorded in Volume 936, Page 855 of the D.R.F.B.C., said 0.0419 of one acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a point in the north line of a 20 foot alley recorded in said Highway Addition, same being the southwest corner of Lot 3, Block 2 in said Highway Addition, said Lot 3 being described in a deed from Don T. Schwartz, Trustee, to Bruce D. Worsham and Jerry Atkinson, as executed on August 12, 1983 and recorded in Volume 1278, Page 795 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), Texas, from which a 1/2-inch iron pipe found bears South 02°41'08" East, a distance of 0.88 feet;

THENCE, North 87°12'37" East, along the north line of said 20 foot alley and the south line of said Lot 3, Lot 4 and Lot 5, Block 2, in said Highway Addition, said Lot 4 and Lot 5 described in said Volume 1278, Page 795 of the O.P.R.F.B.C., a distance of 150.36 feet to a 1/2-inch iron rod found at the southwest corner of said Lot 6 and said Houston Livestock Show tract, and the southeast corner of said Lot 5 and said Worsham tract for the POINT OF BEGINNING having Coordinates of North=13,765,809.75, East=2,980,505.72;

- 1) THENCE, North 02°41'08" West, along the west line of said Lot 6 and said Houston Livestock Show tract and the east line of said Lot 5 and said Worsham tract, a distance of 51.64 feet to a 5/8-inch iron rod with a Texas Department of Transportation aluminum cap set in the proposed northeast right-of-way line;

EXHIBIT A

- 2) THENCE, South $56^{\circ}35'13''$ East, along the proposed northeast right-of-way line, crossing said Lots 6 and 7 and said Houston Livestock Show tract, a distance of 87.42 feet to a 5/8-inch iron rod with a Texas Department of Transportation aluminum cap set in the north line of said 20 foot alley and the south line of said Lot 7 and said Houston Livestock Show tract;**

- 3) THENCE, South $87^{\circ}12'37''$ West, along the north line of said 20 foot alley and the south line of said Lots 7 and 6 and said Houston Livestock Show tract, a distance of 70.64 feet to the POINT OF BEGINNING and containing 0.0419 of one acre (1,824 square feet) of land.

EXHIBIT A

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum 1983, 1993 Adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00013. Source of bearings – the following stations were held horizontally: TXAC, TXHE, TXLM, TXRS.

** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

A parcel plat of even date was prepared in conjunction with this property description.

Access will be permitted to the remainder property abutting the highway facility.

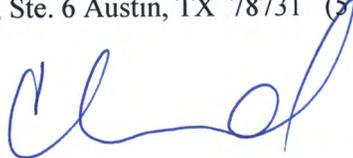
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 10th day of April, 2015 A.D.

SURVEYED BY:

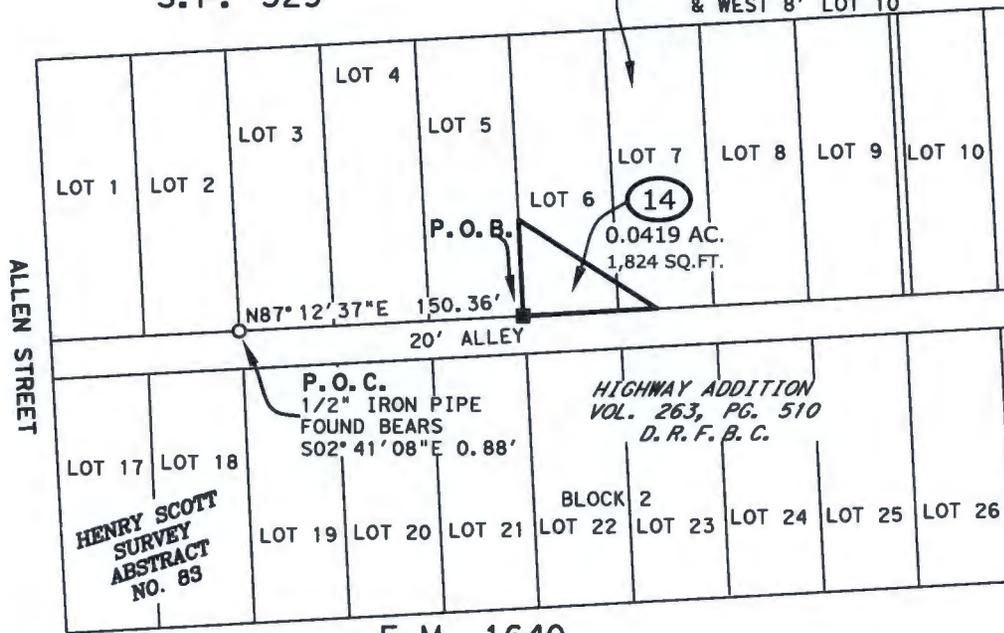
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623

S.P. 529

HOUSTON LIVESTOCK SHOW
 DECEMBER 30, 1980
 VOL. 936, PG. 855, D.R.F.B.C.
 TRACT TWO
 LOTS 6, 7, 8, 9,
 & WEST 8' LOT 10



F.M. 1640

INSET PARCEL 14
 NOT TO SCALE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

04/10/2015

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623

DATE



NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013. SOURCE OF BEARINGS - THE FOLLOWING STATIONS WERE HELD HORIZONTALLY: TXAC, TXHE, TXLM, TXRS.
2. DRAWINGS ARE BASED ON ABSTRACTING PERFORMED OCTOBER 2013 THROUGH FEBRUARY 2014.
3. DRAWINGS ARE BASED ON FIELD SURVEYS PERFORMED OCTOBER 2013 THROUGH FEBRUARY 2014.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HERE ON AND IS FOR INFORMATIONAL PURPOSES ONLY.
6. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II ROW MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.
7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

REVISIONS

CALCULATED	TAKING	REMAINING LT
0.7153 AC. 31,160 SQ.FT.	0.0419 AC. 1,824 SQ.FT.	0.6734 AC. 29,336 SQ.FT.



McGRAY & McGRAY
LAND SURVEYORS, INC.
 TBPLS FIRM # 10095500
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591

PARCEL PLAT SHOWING
 PARCEL 14
 U.S. 90A
 FORT BEND COUNTY, TEXAS
 R.O.W. C.S.J.: 0027-06-054

DATE: APRIL 2015

SCALE: N.T.S.

ENGINEER'S BASELINE
CURVE DATA US 90A-I

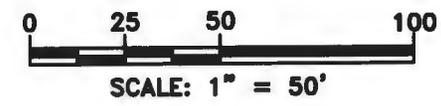
PI STATION N = 13,766,069.77
 PI STATION E = 2,980,133.80
 PI STATION = 753+05.27
 DELTA = 15° 57' 36" (RT)
 DEGREE OF CURVE = 2° 02' 47"
 TANGENT = 392.52'
 LENGTH = 779.95'
 RADIUS = 2,800.00'
 CHORD BEARING = S 64° 21' 00" E
 CHORD = 777.43'
 PC STATION = 749+12.76
 PT STATION = 756+92.71

**S.P. 529
(R.O.W. VARIES)**

ENGINEER'S BASELINE
CURVE DATA US 90A-I

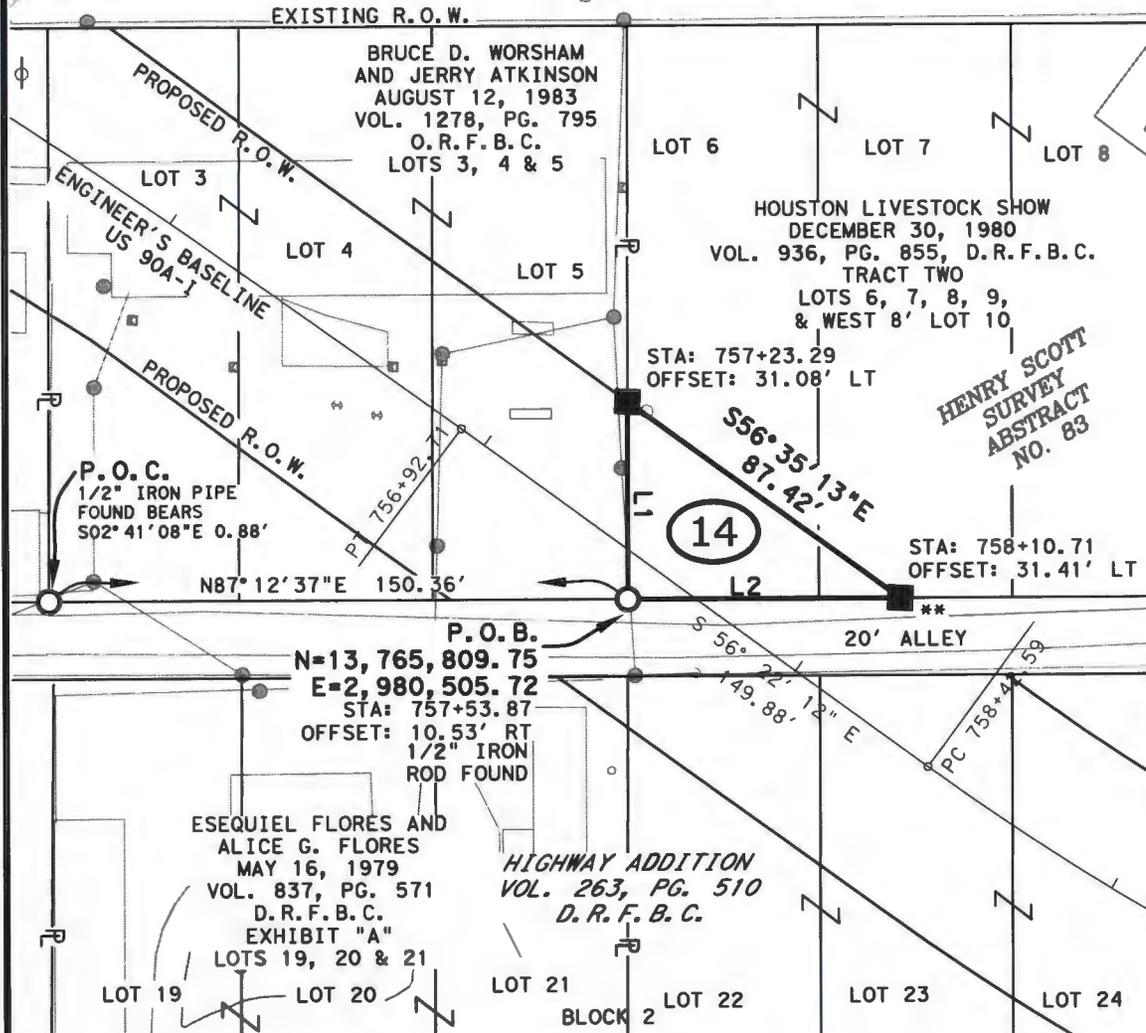
PI STATION N = 13,765,640.12
 PI STATION E = 2,980,779.74
 PI STATION = 760+75.97
 DELTA = 36° 52' 38" (LT)
 DEGREE OF CURVE = 8° 11' 06"
 TANGENT = 233.38'
 LENGTH = 450.54'
 RADIUS = 700.00'
 CHORD BEARING = S 74° 48' 31" E
 CHORD = 442.80'
 PC STATION = 758+42.59
 PT STATION = 762+92.13

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°41'08"W	51.64
L2	S87°12'37"W	70.64



LEGEND

- FOUND MONUMENT (AS INDICATED)
- SET 5/8" IRON ROD WITH TX.D.O.T. ALUMINUM CAP
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.O.T. STATE OF TEXAS
- ℙ PROPERTY LINE
- O.P.R.F.B.C. OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
- D.R.F.B.C. DEED RECORDS FORT BEND COUNTY
- P.R.F.B.C. PLAT RECORDS FORT BEND COUNTY





**McGRAY & McGRAY
LAND SURVEYORS, INC.**
 TBPLS FIRM # 10095500
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591

PARCEL PLAT SHOWING
 PARCEL 14
 US 90A
 FORT BEND COUNTY, TEXAS
 R.O.W. C.S.J.: 0027-06-054

DATE: APRIL 2015 SCALE: 1"=50'

Calculation Sheet

Parcel 14 (0.0419 AC.)

County: Fort Bend

Highway: US 90A

Project Limits: US90A: AT UPRR IN ROSENBERG

RCSJ: 0027-06-054

POC North: 13765802.4319 East: 2980355.5382
Course: N 87-12-37 E Distance: 150.3600
North: 13765809.7500 East: 2980505.7200

POB North: 13765809.7500 East: 2980505.7200
Course: N 02-41-08 W Distance: 51.6400
North: 13765861.3333 East: 2980503.3004
Course: S 56-35-13 E Distance: 87.4200
North: 13765813.1936 East: 2980576.2719
Course: S 87-12-37 W Distance: 70.6400
North: 13765809.7555 East: 2980505.7156

Perimeter: 209.7000

Area: 1,824 sf 0.0419 acres

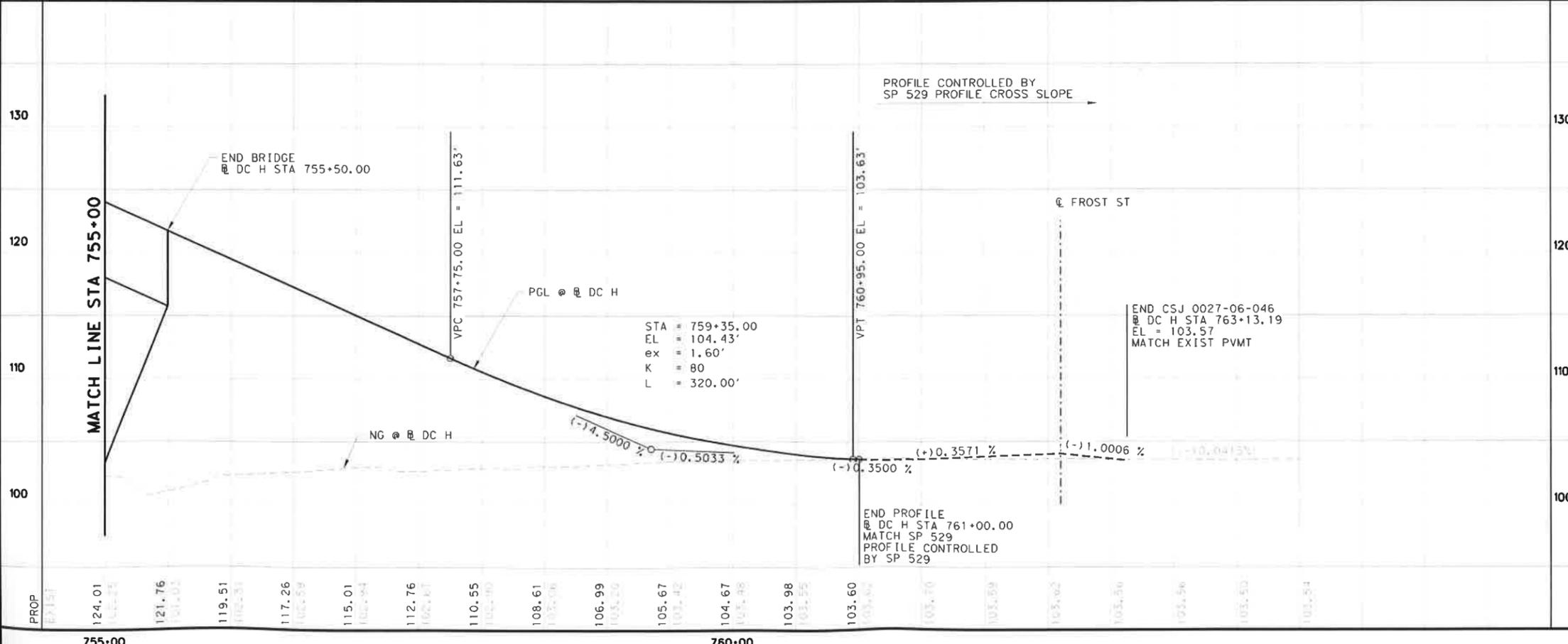
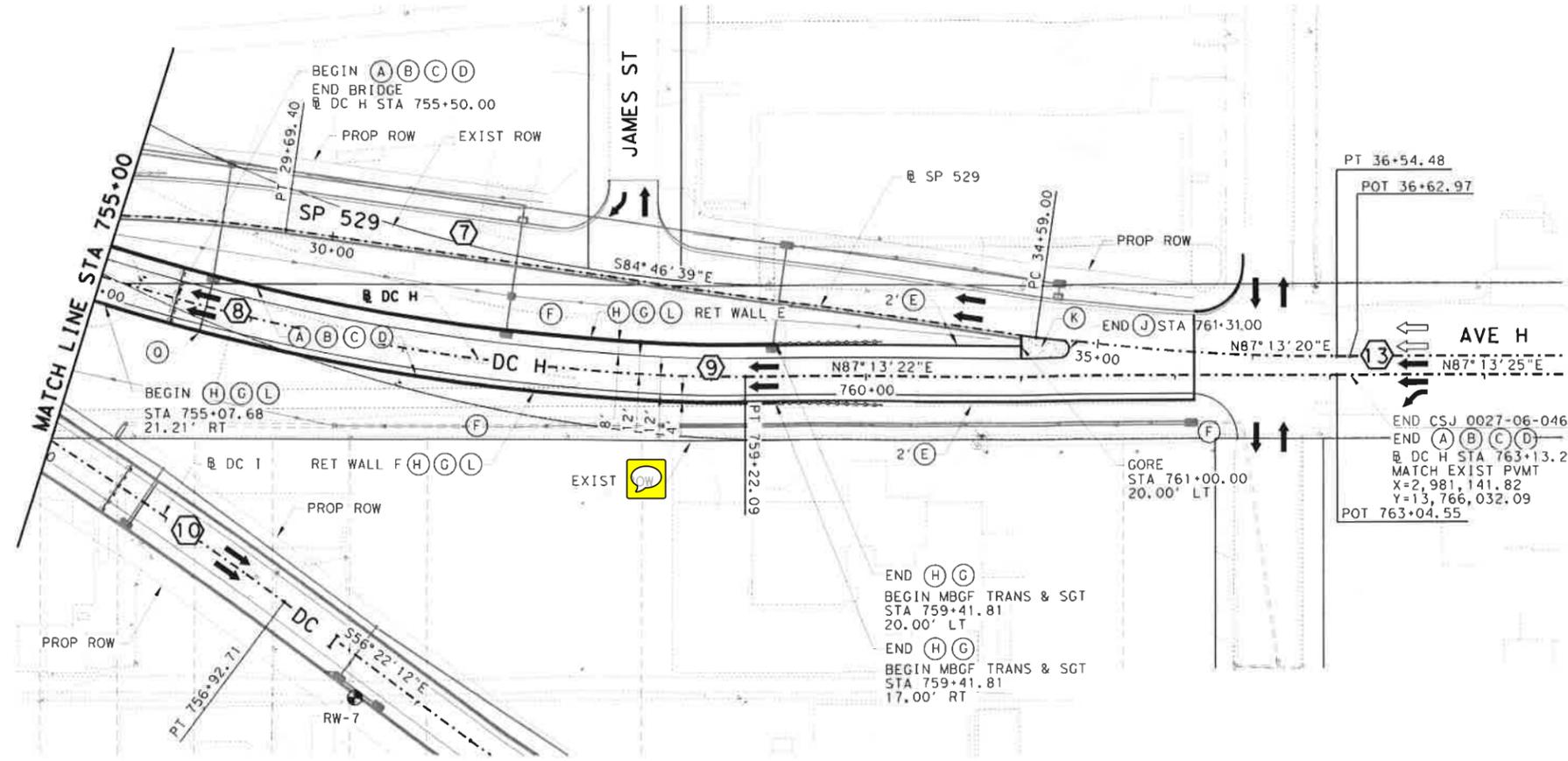
90% SUBMITTAL

LEGEND

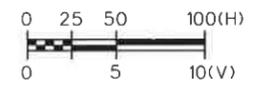
- (A) 12" CONC PVMT (CRCP)
 - (B) 1" ASPHALT STABILIZED BASE
 - (C) 6" CEMENT TREATED BASE
 - (D) 6" LIME TREATED SUBGRADE
 - (E) BLOCK SODDING
 - (F) SEEDING
 - (G) SSTR
 - (H) RETAINING WALL (MSE)
 - (I) SAWCUT LINE
 - (J) CONC CURB (TY II)
 - (K) RIPRAP (CONC) (CL B)
 - (L) RIPRAP (MOWSTRIP)
 - (M) METAL BEAM GUARD FENCE
 - (N) 3" HMAR (TY D)
 - (P) 12" CEMENT TREATED BASE
 - (O) WIDE FLANGE BEAM
- △ BENCHMARKS
 - CONTROL OF ACCESS LINE
 - ⊕ TYPICAL SECTION
 - ➔ PROP DIRECTION OF TRAFFIC
 - ↔ EXIST DIRECTION OF TRAFFIC

NOTES:

1. SEE "EXISTING UTILITY LOCATIONS" FOR UTILITY INFORMATION.
2. SEE "FROST ST INTERSECTION GRADING PLAN" FOR INTERSECTION DETAILS.
3. SEE "WALL DETAILS" FOR RETAINING WALL INFORMATION.



DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION BIDDING, OR PERMIT PURPOSES.
 WILLIAM T. WYCOFF, PE
 66890
 TEXAS SERIAL NO.
 11/4/2015
 DATE



AECOM
 AECOM TECHNICAL SERVICES, INC.
 5444 WESTHEIMER RD., SUITE 200
 HOUSTON, TEXAS 77056
 WWW.AECOM.COM
 TBPE REG. NO. F-3580



**US 90A
 DIRECT CONNECTOR H
 ROADWAY PLAN & PROFILE**

STA 755+00 TO STA 763+13.19

CON	YS	CD	STATE	PROJECT NO.	2
NO.	6	6	TEXAS	0027-06-046	100
DATE	JHS	DATE	CD	NO.	US90A.ETC
11/4/2015	FWC	11/4/2015	HDU	0027-06-046.ETC	100



A Right-of-Way Consultant to the Texas Department of Transportation

March 4, 2016

Sent Certified Mail: 7015 1520 0001 0678 2982

City of Rosenberg
Attn: John Maresh, Interim City Manager
P.O. Box 32
2110 4th Street
Rosenberg, TX 77471
Phone: 832-595-3310

Re: Welcome to the City of Rosenberg Marquee Sign

Dear Mr. Maresh:

My firm was retained by the Texas Department of Transportation, Houston District, ROW Division to acquire Right-of-Way for the new proposed replacement of the existing SH 36 & US 90A railroad underpasses with an elevated T-intersection bridge. On one of the properties is the City of Rosenberg's "Welcome" sign. This property is known as Parcel_014 (Houston Rodeo and Live Stock), we are acquiring a portion of Lots 6 & 7 of Block 2 (as depicted in the enclosed legal metes and bounds).

As you may know when the traffic switches, the visibility of the sign may not be seen by the vehicle traffic traveling west bound on Avenue H nor any vehicle traffic that will now be traveling east bound from the new bridge and descending ramp down to on Avenue I when this project is completed. In addition, the sign may visually be impaired by the new retaining wall crossing the property along Avenue H.

We are in the process of acquiring the necessary right-of-way for the project. This right-of-way acquisition does not physically interfere with your sign, lighting or landscaping surrounding it, but we want to alert you to the less than desirable impact your sign will have in the future. I hope this notice provides you with enough planning time to make this sign once again a useful reminder to all that visits Rosenberg, Texas. Thank you.

Kindest regards,

A handwritten signature in blue ink that reads "Kenneth Hatch".

Kenneth Hatch, SR/WA, R/W-NAC
Project Manager, US 90A UPRR in Rosenberg Project
Contract Land Staff, LLC

CC: TxDOT ROW, Houston District

ENGINEER'S BASELINE US90A-H CURVE C1 DATA
 PI NORTHING = 13,766,001.26
 PI EASTING = 2,980,506.11
 PI STATION = 756+81.67
 DELTA = 19° 52' 52" (LT)
 DEGREE OF CURVE = 4° 05' 33"
 TANGENT = 245.36'
 LENGTH = 485.79'
 RADIUS = 1,400.00'
 CHORD BEARING = S82° 50' 12" E
 CHORD = 483.35'
 PC STATION = 754+36.31
 PT STATION = 759+22.09

ENGINEER'S BASELINE US90A-I CURVE 15 DATA
 PI NORTHING = 13,766,069.77
 PI EASTING = 2,980,133.80
 PI STATION = 753+05.27
 DELTA = 15° 57' 36" (RT)
 DEGREE OF CURVE = 2° 02' 47"
 TANGENT = 392.52'
 LENGTH = 779.95'
 RADIUS = 2,800.00'
 CHORD BEARING = S64° 21' 00" E
 CHORD = 777.43'
 PC STATION = 749+12.76
 PT STATION = 756+92.71

ENGINEER'S BASELINE US90A-I CURVE 16 DATA
 PI NORTHING = 13,765,640.12
 PI EASTING = 2,980,779.74
 PI STATION = 760+75.97
 DELTA = 36° 52' 38" (LT)
 DEGREE OF CURVE = 8° 11' 06"
 TANGENT = 233.38'
 LENGTH = 450.54'
 RADIUS = 700.00'
 CHORD BEARING = S74° 48' 31" E
 CHORD = 442.80'
 PC STATION = 758+42.59
 PT STATION = 762+93.13

ENGINEER'S BASELINE SP529 CURVE 13 DATA
 PI NORTHING = 13,766,124.54
 PI EASTING = 2,980,098.08
 PI STATION = 26+46.33
 DELTA = 40° 47' 01" (RT)
 DEGREE OF CURVE = 6° 01' 52"
 TANGENT = 353.15'
 LENGTH = 676.22'
 RADIUS = 950.00'
 CHORD BEARING = N74° 49' 50" E
 CHORD = 662.03'
 PC STATION = 22+93.19
 PT STATION = 29+69.40

ENGINEER'S BASELINE SP529 CURVE 14 DATA
 PI NORTHING = 13,766,038.91
 PI EASTING = 2,981,034.82
 PI STATION = 35+56.90
 DELTA = 8° 00' 00" (LT)
 DEGREE OF CURVE = 4° 05' 33"
 TANGENT = 97.90'
 LENGTH = 195.48'
 RADIUS = 1,400.00'
 CHORD BEARING = S88° 46' 39" E
 LONG CHORD = 195.32'
 PC STATION = 34+59.00
 PT STATION = 36+54.48

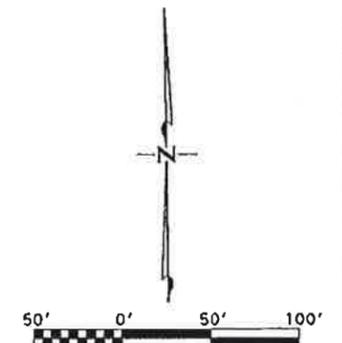
NOTES:
 SEE SHEET 7A FOR OWNERSHIP CHART,
 OWNERSHIP TABLE, DETAILS A, B, C,
 PARCELS 10 AND 11 INSETS, LINE
 TABLE, AND CURVE TABLE.

PARCELS 11, 16, AND 18 STATION AND
 OFFSETS ARE FROM ENGINEER'S & SP529.

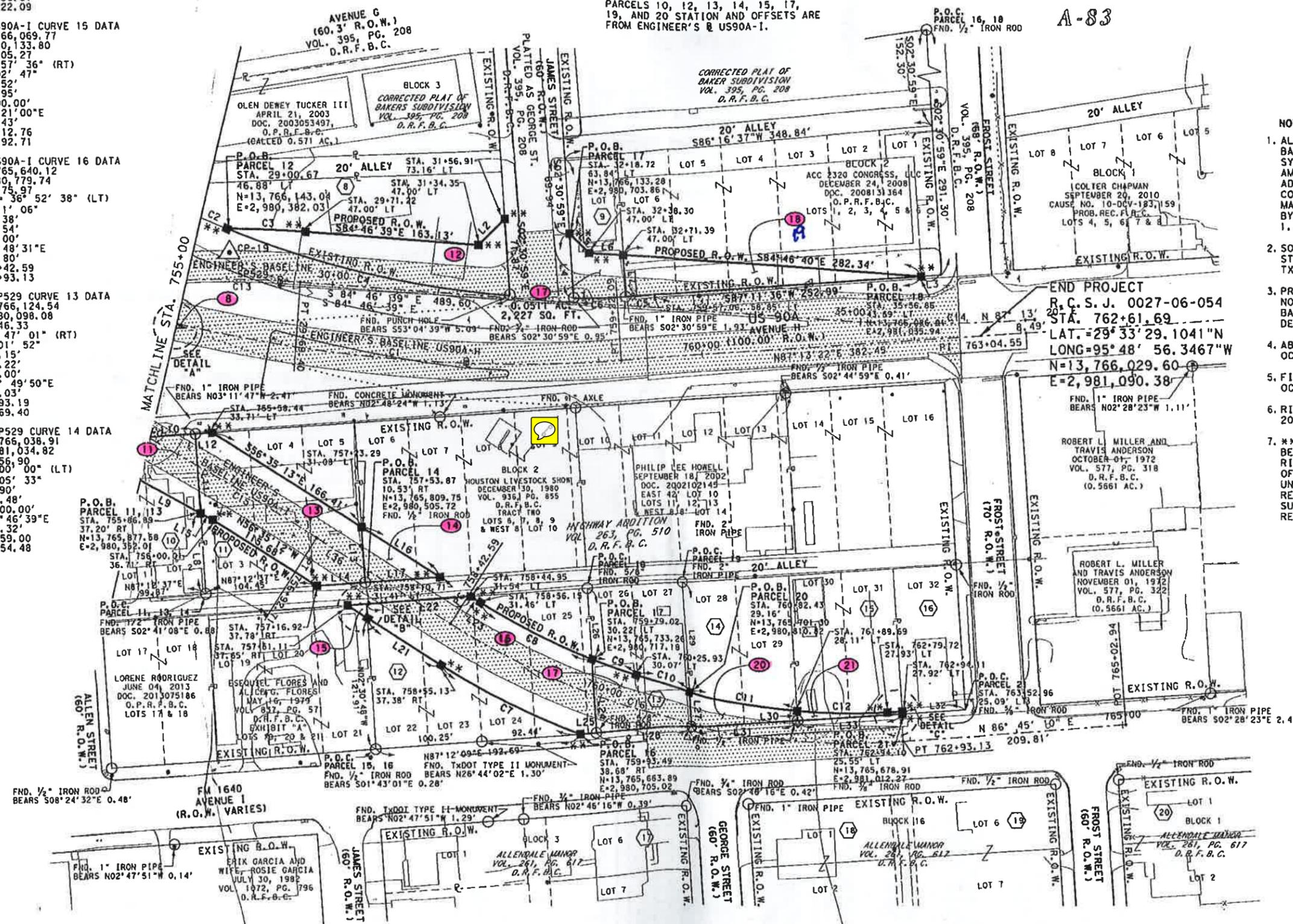
PARCELS 10, 12, 13, 14, 15, 17,
 19, AND 20 STATION AND OFFSETS ARE
 FROM ENGINEER'S & US90A-I.

HENRY SCOTT SURVEY

A-83



- NOTES:
 SCALE 1" = 50' 22"x34"
 SCALE 1" = 100' 11"x17"
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
 - SOURCE OF BEARINGS - THE FOLLOWING STATIONS WERE HELD HORIZONTALLY: TXAC, TXHE, TXLM, TXRS.
 - PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
 - ABSTRACTING WAS PERFORMED FROM OCTOBER 2013 THROUGH FEBRUARY 2014.
 - FIELD SURVEYING WAS PERFORMED FROM OCTOBER 2013 THROUGH FEBRUARY 2014.
 - RIGHT-OF-WAY MAPS COMPLETED IN MARCH 2015.
 - *THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.



Texas Department of Transportation

McGRAY & McGRAY
 LAND SURVEYORS, INC.
 3301 HANCOCK DRIVE #8
 AUSTIN, TEXAS 78731
 (512) 451-8591
 www.mcgray.com

US90A

AT U.P.R.R. IN ROSENBERG

FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.	HIGHWAY NO.		
6	TEXAS		US90A		
STATE DIST.	COUNTY	CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
12	FORT BEND	0027	06	054	7



COMMUNICATION FORM

May 12, 2016

ITEM #	ITEM TITLE
2	Administrative Services Agreement
ITEM/MOTION	
Review and discuss the Administrative Services Agreement by and between the Rosenberg Development Corporation and the City of Rosenberg, and take action as necessary.	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

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

Randall Malik
RDC Executive Director

1. Rosenberg Development Corporation/City of Rosenberg Administrative Services Agreement
2. Rosenberg Development Corporation Meeting Draft Minute Excerpt – 03-10-16

EXECUTIVE SUMMARY

At the March RDC Board Meeting, the Board requested an agenda item to discuss the RDC/City Administrative Service Agreement and to discuss increasing the RDC funding of economic development staff to 100%. Currently, the RDC funds economic development staff at the following levels:

Economic Development Director: 85%

Assistant Economic Development Director: 90%

Senior Administrative Specialist: 90%

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

**ADMINISTRATIVE SERVICES AGREEMENT BETWEEN
THE ROSENBERG DEVELOPMENT CORPORATION
AND THE CITY OF ROSENBERG**

This Agreement is entered into by and between the **Rosenberg Development Corporation** (hereinafter referred to as the "**RDC**" and) the **City of Rosenberg, Texas** (hereinafter referred to as the "**CITY**").

WHEREAS, the RDC and CITY wish to aid, and cooperate with each other in coordinating certain functions and services including administrative services for the effective, efficient operation of the RDC; and

WHEREAS, it is in the best interests of the CITY to cooperate with the RDC in that the RDC is a public **instrumentality** acting on behalf of the CITY in furtherance of the public purposes of the Development Corporation Act of 1979, Article 5190.6 V.T.C.S.; and

WHEREAS, the governing body of CITY has duly authorized this agreement; and

WHEREAS, the governing body of RDC has duly authorized this agreement;

NOW THEREFORE, in consideration of the foregoing and further consideration of the mutual promises, covenants and conditions herein CITY and RDC hereby agree as follows:

Use of City Facilities

1. The CITY will agree to allow the RDC to use the City Council Chamber and Mayor/Council Office, Civic Center, and conference rooms without fee, but only if it does not conflict with any other scheduled event/activity. Adequate office space for RDC daily operations, utilities and common space (restrooms, break rooms and storage) will be provided by the City. Utilities include telephone service and hardware, internet connections, and shared building utilities. Also, the CITY agrees to allow the RDC to post notices for public hearings, special and/or regular meetings, and/or workshops.

2. The CITY agrees to share a Post Office box and a box at City Hall for receipt of mail to the RDC and to disseminate any and all mail to the RDC's box at City Hall without charge.

Services to be Provided

3. The CITY agrees to provide the following services to the RDC pursuant to the City Manager's direction and approval, and such employees furnishing said services are to be considered at all times to be employees of the CITY.

- a. Economic Development Director Services
 - 1. Develop and implement strategies for the retention, expansion, and recruitment of business enterprises.
 - 2. Provide administrative services as required by the RDC.
 - 3. Perform services related to the office of Executive Director of the RDC.
 - 4. Perform all services related to State of Texas requirements for Economic Development Corporation's reporting. Maintain all public documents and records of the Corporation.

- b. Assistant Economic Development Director Services
 - 1. Assist the Economic Development Director in the day-to-day operation of the RDC and the development and implementation of sound, fact-based economic development strategies to retain, expand and recruit business enterprises.

- c. Finance and Accounting
 - 1. Payment of any and all bills submitted by the RDC within RDC budgetary and bylaw requirements. The City accepts no responsibility for the legitimacy of bills submitted. Receive, manage and invest RDC funds in accordance with the adopted RDC Investment Policy.
 - 2. Maintenance of accounting records, including but not limited to general ledger, income and expense accounts and balance sheet.
 - 3. Allowance for the RDC to retain City auditors. If City auditors are retained, RDC shall reimburse the City for applicable RDC audit costs.

4. Processing and preparation of annual budget, including monthly budget reports.

c. Other Services

1. The RDC may request other needed services from the CITY such as, but not limited to, those services to be provided by the City Attorney, City Engineer, City Secretary, Personnel Department, Director of Marketing and Public Affairs, Planning and Engineering Director, and the RDC Executive Director and applicable support staff (Administrative Assistant, Secretary).
2. The City shall provide general legal services to the Corporation, including advice, the review and preparation of resolutions, general contracts, and other legal documents or records for the Corporation. Legal services provided in regard to RDC Capital Improvement Projects (CIPs) will be charged to the individual project. The obligation of the City to provide legal services to the Corporation shall not include the duty to defend any claim or lawsuit made against the Corporation or its directors.
3. Capital Improvement Project Management Fee: For projects funded by the RDC, the RDC will pay to the City a CIP Management Fee for managing the authorized projects to completion. The Fee will be 5% of the total project cost. Project fees will be budgeted on a per-project basis and will be separate line items in the RDC's Project Fund budget for each applicable project. Management Fees will be reimbursed to the City proportional to the payment of project invoices on an annual basis.

Compensation

4. In consideration for the services, equipment, buildings, and related costs provided by the CITY for the benefit of the RDC, the RDC agrees to reimburse the CITY based on the attached summary of approved expenses. For FY 08, the approved amount is \$226, 788.00

- a. Quarterly payments to the CITY by the RDC shall be made as expediently as possible upon invoice after the following dates:

December 31, 2007

March 31, 2008

June 30, 2008

September 30, 2008

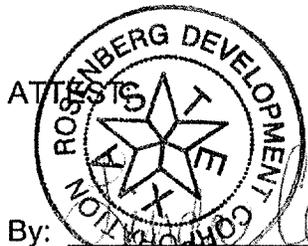
- b. Should the payment amount due on September 30, 2008, cause the total RDC Administrative budget to exceed 10% of the annual budget, the payment amount shall be adjusted to conform to the 10% cap on expenditures for administration.
- c. Compensation expenses will be reviewed concurrently with the establishment of the annual budget, and if there are any changes, a new attachment of the summary of anticipated expenses will be provided. The administrative personnel portion of the Administrative fees will be reconciled to the actual personnel costs paid.

Period of Duration

5. This agreement will have no force or effect until duly executed by all parties hereto and will terminate at **12:01 a.m. on October 1, 2008**, and thereafter automatically renewed annually for each succeeding year. The RDC and the CITY may cancel this agreement at any time upon thirty (30) days written notice to the other party to this agreement. The obligations of the RDC, including its obligation to pay the CITY for all costs incurred under this agreement prior to such notice, shall survive such cancellation, as well as any other obligation incurred under this agreement, until performed or discharged by the RDC.

Execution

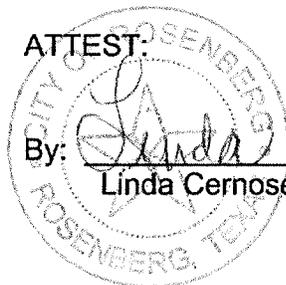
Executed, in duplicate originals, by the CITY on the 18th day of September, 2007, and by the RDC on the 19th day of September, 2007, at Rosenberg, Fort Bend County, Texas to be effective on **October 1, 2007.**



By: *Linda Cernosek*
Linda Cernosek, City Secretary

ROSENBERG DEVELOPMENT CORPORATION

By: *Bill Knesek*
Bill Knesek, RDC Board President



By: *Linda Cernosek*
Linda Cernosek, City Secretary

CITY OF ROSENBERG

By: *Joe M. Gurecky*
Joe M. Gurecky, Mayor

Summary of Approved Expenses

**City of Rosenberg
Calculation of Administrative Fees for
Rosenberg Development Corporation
FY 2008 BUDGET**

Administration, Finance, and Accounting	\$210,088.00
City Manager/Executive Director	
Secretary	
Administrative Assistant	
Economic Development Director	
Assistant Economic Development Director	
Director of Finance and Administration	
Finance Manager	
Finance Analyst	
Payroll Clerk	
A/P Clerk	
City Secretary	
Director of Planning and Engineering	
Director of Marketing and Public Affairs	
Legal Counsel (except project specific costs, which will be billed to each project)	
Audit Services	\$4,500.00
Other Services	\$12,200.00
Use of City Facilities including meeting space	
Copiers, Telephone, IT, Utilities	
Total FY 08	<u>\$226,788.00</u>

Key discussion points:

- President Knesek suggested providing a more user friendly link to locate the Fort Bend Transit website and bus routes. He also mentioned that the current bus-route is confusing and difficult to navigate. Mr. Knesek suggested that staff work with Fort Bend Transit on implementing a looped bus route.
- Director Bailey pointed out the need to collaborate with Richmond on the changes to the bus route.
- Randall Malik stated he would attempt to have Richmond at the next RDC Meeting.
- The consensus was to have staff coordinate a meeting with Fort Bend Transit to discuss potential route improvements.

No action was taken

4. **REVIEW AND DISCUSS ROSENBERG MULTIMODAL HUB STUDY, AND TAKE ACTION AS NECESSARY.**

Executive Summary: The Port of Freeport, Fort Bend County and Brazoria County have recently partnered on a study assessing the feasibility of developing a new rail connection from Port Freeport along the State Highway 36A Corridor to serve the inland markets of Texas and Middle America. One of the primary findings of the study was identifying Rosenberg as an ideal location for a multimodal hub.

The author of the study, Dr. Alexander Medcalf, has indicated an interest in conducting a Rosenberg Multimodal Hub Study. The purpose of the study would be to build upon the results of the initial SH 36A Rail Development Study and begin to identify the steps necessary to implement the Rosenberg Multimodal Hub.

This agenda item provides the Board the opportunity to discuss if they would be interested in pursuing the feasibility of a multimodal hub study.

Key discussion points:

- Randall Malik gave an overview of the item and mentioned that the purpose of the item is simply to see if the Board would like to invite Dr. Alexander Medcalf to a future meeting to further discuss the details for a multimodal hub study.
- President Knesek inquired about the potential cost of the study.
- Randall Malik replied that it would be about \$70,000.
- Director Pena noted that he took a tour at Port Freeport, and he feels it would also be beneficial for the rest of the Board.
- Director Scopel suggested a partnership with other surrounding cities to possibly fund the hub. He also stated that a meeting with Dr. Alexander Medcalf would answer the Board's questions.
- The general consensus was to invite Dr. Alexander Medcalf to a future meeting.

No action was taken.

5. **CONSIDERATION OF AND ACTION ON PROPOSED AMENDMENTS TO THE ROSENBERG DEVELOPMENT CORPORATION BYLAWS.**

Executive Summary: At the February 11, 2016 Joint City Council and RDC Board Meeting, the Board tabled the proposed amendments to the RDC bylaws. The Board requested additional time to review the memorandum from Scott M. Tschirhart regarding the oversight structure of the RDC Executive Director.

Currently, the RDC bylaws and RDC/City Administrative Service Agreement indicate that the RDC Executive Director is to be an employee of the City of Rosenberg. Further, Resolution No. RDC-82 designates the Economic Development Director of the City of Rosenberg as the Executive Director of the RDC.

Key discussion points:

- President Knesek stated that after reviewing the memo from the City Attorney, he would like to drop the request for amendment proposing the RDC Executive Director be an RDC employee. However, he requests for staff to look at ways to amend the City/RDC Administrative Services Agreement to reflect that 100% of the time and costs of economic salaries be towards the RDC.
- Director Pena agreed with President Knesek, but expressed that the change would likely be controversial.

- President Kneseck stated that the only outstanding item remaining for discussion is the number of City Council members on the RDC Board.
- Director Barta stated the number of City Council members on the RDC Board should be no more than two (2).
- Director Garcia agreed with Director Barta that the number of Council members serving as RDC Directors should be limited to two (2).
- Director Pena and Director Moses stated that the language should remain unchanged with no more than three (3) City Council members serving as Directors.
- Director Bailey stated the limitation should be no more than two (2) City Council members, and a City employee.

Action: Director Garcia moved, seconded by Director Barta, to revise Section 3.03 of the Rosenberg Development Corporation Bylaws to reflect the limitation of the number of City Council members on the RDC Board to be no more than two (2) City Council members, effective June 2016, when the committees are reappointed. The motion carried by a vote of 4-3. **Ayes:** Directors Barta, Bailey, Garcia, and Scopel. **Nays:** President Kneseck and Directors Pena and Moses.

Action: Director Garcia moved, seconded by Director Moses, to approve the Rosenberg Development Corporation Bylaws as revised, and authorize submittal to City Council with a recommendation of approval. The motion carried by a unanimous vote.

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 5:18 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 5:30 p.m.

8. **CONSIDERATION OF AND ACTION ON A REPORT FROM THE ROSENBERG DEVELOPMENT CORPORATION EXECUTIVE DIRECTOR REGARDING THE PREVIOUS MONTH'S ECONOMIC DEVELOPMENT ACTIVITIES AND CONTACTS, WHICH INCLUDES UPDATES ON THE FOLLOWING (RANDALL MALIK, EXECUTIVE DIRECTOR):**
 - a. **ECONOMIC INDICATORS;**
 - b. **BUSINESS RETENTION VISITS;**
 - c. **NEW AND EXPANDED BUSINESSES; AND,**
 - d. **RDC PROJECTS.**

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

No action was taken.

9. **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:

- Director Pena suggested that a representative from RDC attend conventions for marketing purposes.

No action was taken.

10. **ANNOUNCEMENTS.**

- No announcements

ITEM 3

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 4

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



COMMUNICATION FORM

May 12, 2016

ITEM #	ITEM TITLE
5	Executive Director's Report
ITEM/MOTION	
Consideration of and action on a report from the Rosenberg Development Corporation Executive Director regarding the previous month's economic development activities and contacts, which includes updates on the following: <ul style="list-style-type: none">a. Economic Indicators;b. Business Retention Visits;c. New and Expanded Businesses; and,d. RDC Projects	
APPROVAL	SUPPORTING DOCUMENTS

SUBMITTED BY :

Randall Malik
RDC Executive Director

1. Executive Director's Report – April 2016.

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

Executive Director's Update

April 2016

New Home Update

City Housing Starts in 2016:	150
City Housing Starts in April:	37
ETJ Housing Starts in 2016:	98
ETJ Housing Starts in April:	47

Economic Indicators:

Unemployment rate for March 2016:	4.4%
Non-Adjusted Employment for March 2016:	16,052
Labor Force for March 2016:	16,790
March Sales Tax Receipts (January sales):	\$1,107,114.88
Percentage Change From Previous Year:	- 9.46%
Annual Sales Tax Receipts for 2015 (Nov. 2015 sales):	\$5,106,399.28
Percentage Change From Previous Year:	- 6.07%

Department Activity

- Conducted retention visits with National Oilwell Varco and Hudson Products.
- Attended Greater Fort Bend EDC Board Meeting.
- Met with Representatives of KCS to discuss the intermodal site.
- Held first RDC Budget meeting with finance committee.
- Attended Greater Houston Partnership – State of Houston's Global Economy Luncheon in Houston.
- Attended State of the Schools Luncheon.
- Attended Livable centers Study presentation to Downtown Stakeholders.
- Attended Fort Bend County Judge Bob Hebert's annual Breakfast.



Projects Update:

Superior Tank – Construction is ongoing on the expansion project. Superior Tank is expanding its existing 8,000 sf. facility by 54,000 sf. to facilitate on-site manufacturing. The company also announced it has increased its expected employment totals from 100 to 150 in the next five years.

CVS Traffic Signal – The design of the traffic signal for Spacek and Reading Road has been approved by the City. CVS is underway with construction of the 14,000 square-foot store at that intersection. The RDC performance agreement requires the RDC to fund half the cost of the traffic signal after its construction and issuance of a building permit to CVS.

Marcario Garcia Park Restroom – Parks and Recreation Director Darren McCarthy reported that plumbing is being completed this week, and electrical is scheduled for next week.

Downtown Parking Lot – On Tuesday, May 3rd, Council approved awarding the Downtown Parking Lot – Bid to excel paving. Construction on the project is expected to begin shortly and last for 90 days.

Rosenberg Magazine – Working with Fulshear Magazine publisher Dan McJunkin on interviewing focus groups comprised of Rosenberg business owners to determine advertising price points and targeted distribution methods.



April 2016 Area Sales Tax Comparisons (February receipts)

City	Net Payment This Period	Comparable Payment Prior Year	Change	FY15-16 Payments To Date	FY14-15 Payments To Date	Change
Rosenberg	1,107,114.88	1,222,910.98	-9.46%	5,106,399.28	5,436,446.26	-6.07%
Richmond	466,048.00	376,854.92	23.66%	1,987,058.24	1,725,824.90	15.13%
Fulshear	82,054.64	76,133.53	7.77%	426,229.22	425,620.64	0.14%
Houston	46,422,152.06	47,630,926.77	-2.53%	212,060,308.13	223,720,100.04	-5.21%
Humble	994,636.27	1,018,891.33	-2.38%	4,735,536.08	4,957,306.20	-4.47%
Katy	774,534.55	819,834.72	-5.52%	3,916,015.76	3,759,658.02	4.15%
League City	1,331,219.25	1,190,659.94	11.80%	6,158,748.42	5,503,953.32	11.89%
Missouri City	613,544.11	600,655.35	2.14%	2,785,127.30	2,768,246.50	0.60%
Pearland	3,297,173.83	3,332,384.36	-1.05%	5,569,839.99	5,457,266.53	2.06%
Sugar Land	4,546,211.36	3,695,820.64	23.00%	18,389,644.79	17,553,264.18	4.76%
Stafford	1,183,321.34	1,194,430.96	-0.93%	5,315,512.29	5,437,712.46	-2.24%

RDC March Allocation: \$276,778.72



COMMUNICATION FORM

May 12, 2016

ITEM #	ITEM TITLE
6	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 7

Announcements.

ITEM 8

Adjournment.