



STATE OF TEXAS

COUNTY OF FORT BEND

CITY OF RICHMOND

The Development Corporation of Richmond convened in a regular meeting open to the public and pursuant to notice thereof duly given in accordance with Section 501.072, Local Government Code, Vernon's Texas Codes, in Richmond City Hall Annex within said City on May 14, 2019 at 6:00 p.m. Directors in attendance included the following:

President, Evalyn W. Moore	Vice President, Joe Bonham
Secretary, Verge Greenwood	Treasurer, Barry Beard
Robert Haas	William B. Morefield, III
Nancie Rain	Terri Vela – City Manager
City Attorney – Gary Smith	Cameron Goodman, Executive Director
City Secretary – Laura Scarlato	

President Moore opened the meeting at 6:00 p.m.

Agenda item A2 was introduced for public comments. There were no comments from the public, therefore the agenda item was closed.

Agenda item 3 was introduced by President Moore to review and consider taking action on the minutes of the regular meeting held on April 9, 2019. There were no comments or corrections, Director Beard made the motion to approve the minutes for the meeting on April 9, 2019 with Director Bonham seconding the motion. The vote was unanimous to approve.

President Moore asked for a review of the Financial Reports through April 30, 2019. Director Beard reported that the Development Corporation financials were on track as far as revenues. The expenses are on budget. The sales tax, there were some concerns but seem to have found their footing and we are moving forward, therefore overall we are in good shape. There were no comments. The agenda item required no action, therefore the agenda item was closed.

President Moore introduced agenda item 5, Staff update on Hotel and Convention Center Legislation. Executive Director (ED) Cameron Goodman provided the Board with the status and information regarding the House Bill 4347 which is still moving forward. The Bill has passed the house and is moving to the Senate. There is will be assigned to a Committee of Senator Joan Huffman and Senator Lois Kolkhorst. Overall, we are in very good shape. The end of the legislative session is May 27<sup>th</sup> and the last day for the

Governor to sign or veto is June 16<sup>th</sup>. The Mayor stated she had spoken to both Senators Huffman and Kolkhorst as well as Senator Jane Nelson District 12 and Congressman Rafael Anchaia District 103, all spoke very favorably about the chances of the Bill passing. There was a brief question and answer period and the agenda item was closed.

Agenda item 6 was introduced, a presentation by Dean Burke on a proposal to redevelop 300 Morton Street property. Director Robert Haas recused himself because he owns a business located in the subject property. Marlene Dame addressed the Board regarding this agenda item who has been the owner of Treasurer Hunters Clothing Store located in the subject property for the past 14 years. The building needs significant repairs and Ms. Dame feels very positive about having new owners come in and take over the repairs. She has met with both of the potential investors and trusts their vision for the property. Mr. Dean Burke with CORR Partners, City of Richmond Renaissance is seeking to form a public-private partnership with the City of Richmond. It is their desire to preserve the history and culture of the City. There would be two phases to the project, repairing the roof, windows and repaving the parking lot area. This would stabilize the building and prevent future damage and deterioration. The second phase would be to redevelop the entire 2<sup>nd</sup> floor for use as office space. An elevator would need to be installed, create a lobby area for the building and completely bringing the building up to code which would require new plumbing, electric, and HVAC work to the building. The financial incentives and terms were discussed and/or proposed. The floor was opened for discussion with many questions from the Board. No action was taken on this item and it was closed.

Agenda item 7 to review and consider taking action on scheduling Strategic Planning Board Retreat for June 3<sup>rd</sup> or June 10<sup>th</sup>. There was a brief discussion and a poll was taken. The retreat will be held on June 3<sup>rd</sup> which was the general consensus.

President Moore announced the board would adjourn to Executive Session at 6:20 p.m., as authorized by Texas Government Code, Sections 551.087 Economic Development Negotiations.

The Board reconvened at 6:44 p.m.

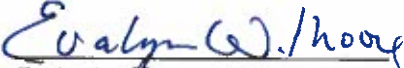
Agenda item 9 to reconvene into Open Meeting, and take action on items, if necessary.

There was no action taken during Executive Session. Director Barry Beard made to motion to authorize Executive Director Cameron Goodman to negotiate for the lot discussed up to \$25,000. The motion was seconded by Director Robert Haas. The motion was unanimously approved.

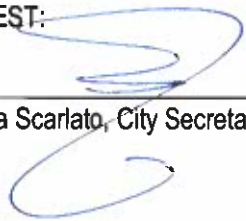
Agenda item 10 to consider and take action on recommendations for future agenda items. There were no suggestions for the agenda items for the next meeting. The agenda item was closed.

There being no further business to come before the Development Corporation of Richmond, the meeting was adjourned at 6:44 p.m.

APPROVED:

  
Evalyn W. Moore, President

ATTEST:

  
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Laura Scarlato, City Secretary