



STATE OF TEXAS
COUNTY OF FORT BEND
STATE OF TEXAS

The City Commission for the City of Richmond, Texas met in Workshop Commission Session on December 2, 2019 at 4:30 p.m.

Mayor Moore proceeded to call the meeting to order at 4:30 p.m. A quorum was present, with the following members in attendance:

Evalyn W. Moore, Mayor
Terry Gaul, Commissioner P1
Barry Beard, Commissioner P2
Carl Drozd, Commissioner P3
Alex BeMent, Commissioner P4
Terri Vela, City Manager
Gary Smith, City Attorney
Laura Scarlato, City Secretary

Mayor Moore introduced agenda item A2, Public Comments. No one requested to speak therefore the agenda item was closed.

Mayor Moore introduced agenda item A3, Review and discuss existing and future development including evaluation techniques such as the fiscal impact model from the Comprehensive Master Plan, strategy, and development mechanisms (i.e. reinvestment zones, public improvement districts, municipal management districts, municipal utility districts, etc.).

Justin Alderete, Finance Director provided a presentation of the topics referred to in the agenda item. The City's background was reviewed as the City has experienced growth in the Extraterritorial Jurisdiction (ETJ) and has experienced an increase in requests for development in the ETJ. The City has obtained guidance from the Comprehensive Master Plan (CMP) utilizing voluntary annexation, Strategic Partnership Agreements (SPA) and Limited Purpose Annexation to obtain sales tax. The City is now looking towards the future as to what approach should be taken that would benefit the City the most, utilizing different types of agreements including but not limited to the following developments:

Veranda (Golf Course)
Proler Tract
R. E. Smith
Mandola
Berry Tract (Circle Oak)

City Manager Terri Vela reviewed the different developments and their individual characteristics, how they are different, their location and future potential. It was stated that the City would like to stay away from creating MUDs in the future and explore alternate concepts. Finance Director Alderete continued to discuss the special districts or mechanisms for promoting development. Each of the following types were reviewed and the pros and cons of each were also provided.

- Public Improvement Districts (PIDs)
- Tax Increment Reinvestment Zones (TIRZ)
- Municipal Management Districts (MMDs)
- Municipal Utility Districts (MUDs)
- Invisible MUDs

Also the differences of each district were explained to the Commission. It was asked and explained what a Perpetual MUD consists of and examples were given. City Manager Vela stated that in the future if a MUD was created, special language would be inserted into this agreement providing the City some control over if additional debt can be added. Currently once the MUD is created, the Commission has no further control. In summary, Finance Director Alderete stated the City will be faced with many development decisions over the course of the next few years. The City should consider developments that leverage public investments to enhance the existing community and promote growth, strengthen transportation connections and provide many benefits to the City of Richmond. There was a brief discussion, with Mayor Moore stating the presentation was very good and she was glad that we are discussing it now rather than later.

With no further business to discuss, Mayor Moore declared the meeting adjourned at 5:26 p.m.

APPROVED:



Evalyn W. Moore, Mayor

Attest:



Laura Scarlato