



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 August 10, 2021, at 6:00 p.m. Directors in attendance included the following:

President, Joe Bonham
Secretary, Nancie Rain
Becky Haas
William B. Morefield, III
City Attorney, Gary Smith
City Secretary, Laura Scarlato

Vice President, Kit Jones
Treasurer, Terry Gaul
Verge Greenwood - **Absent**
Terri Vela, City Manager
Economic Development Director "ED", Jerry Jones

President Joe Bonham proceeded to call the meeting to order at 6:00 p.m. The meeting was broadcast via video conference call. All members of the public may participate in the meeting and via video conference call.

There was a quorum present.

The Pledge of Allegiance to the U.S. flag and Texas flag were recited.

Agenda item A3, was introduced for public comments. There were no individuals signed up to speak therefore the agenda item was closed.

Agenda item A4, to review and consider taking action on the minutes of the regular meeting held on July 13, 2021. President Bonham asked for changes or discussion regarding the minutes and there were no suggested changes. Director Nancie Rain made the motion to approve the minutes from the July 13, 2021. Director William Morefield seconded the motion, and the vote was unanimous to approve.

Agenda item A5, Review Financial Reports through July 31, 2021. Finance Director Justin Alderete addressed the financial report stating the year-to-date revenues total \$1,748,344.26 and the total year to date expenses are \$1,652,612.46 for a net of \$95,731.80. The financial report was reviewed in detail regarding capital projects, a summary of the forecasted revenues and expenses and the monthly sales tax report. It was indicated that everything is on track as budgeted. There was no action necessary for this item therefore the item was closed.

Agenda item A6, Consider taking action on The Farmers Market Agreement. Economic Development Director Jerry Jones addressed the Board stating that the agreement had been revised to provide a more secure contract with the Farmers Market Consultant. The desired month to begin holding the event is September 2021. Director Nancie Rain inquired if there was adequate lighting if the market is held in the evening. City Manager Vela stated there are lighted towers that will provide the illumination. The Fire Department will provide the hazmat trailer for restroom facilities. Director Terry Gaul inquired how many vendors can be accommodated which the answer was approximately 40 in the past. Director Morefield inquired about the signage which City Manager Vela stated there will be a banner across the entrance, framed signs on Morton Street and staff will consider additional signage. It was noted the language should state "at least 10 vendors" versus "assured presence of 10 vendors" to indicate the intention of the agreement by Director Gaul. City Manager Vela commented the compensation would begin on October 1 after a period of performance. Director Becky Haas made the motion to approve the Farmers Market Agreement with incorporation of the modifications and Director Terry Gaul seconding the motion. The vote was unanimous to approve.

Agenda item A7, Review and consider taking action on addressing traffic safety concerns on FM 359 near entrance of Frank's Nursery. Economic Development Director stated that Daniel Dvorak with TXDot has been contacted and they have deployed his staff to review the area. President Joe Bonham stated it may be time to hire an off-duty police officer to direct traffic. Director Kit Jones stated the curb appeal should be addressed. City Manager Vela stated that the West Fort Bend Management District (WFBMD) should be contacted since it is located in their corridor. Also, it was stated that a conversation needs to happen with TXDot regarding the turn around and traffic flow of the 359 Overpass. A possible future traffic signal was discussed as well.

Agenda item A8, Report of activities of Economic Development Director.

- A. Bella Media
- B. Retail Coach

- ❖ Economic Development Director reported that Retail Coach provided a list of businesses that are compatible to the City. They continue to do research.
- ❖ A meeting was held with Jeff Wiley, President and CEO of the Fort Bend County Economic Development Corporation to discuss the negative impacts of the proposed new FEMA regulations. There was input or comments from the City Manager and City Secretary regarding this issue.
- ❖ Geofencing – The City will use geofencing to create awareness about the City of Richmond by targeting areas and locations where people are most likely to spend money in Richmond or start a business.
- ❖ One Table event is in the planning stage and everyone is looking forward to attending it as it will be the second annual dinner.

- ❖ Motown on Morton is in the planning stage and the Historic Richmond Association is reaching out for sponsorships in surrounding areas of the City.
- ❖ Pecan Festival – The tax exemption process is complete per Director Haas. The event is underway and will be November 21, 2021.
- ❖ Economic Development Director Jones, met with Stacy Jacobs, Director of the Gulf Coast Region's Texas Small Business Development Center. The organization works with businesses from open to close. The Economic Development Director Jones stated that four businesses have been sent to the Small Business Development Center.
- ❖ Meetings have been held with a private developer who is purchasing a retail space in Richmond. The Developer is having a conversation with Retail Coach to recruit businesses to the property.
- ❖ Meeting with Cory Becerra who is a young man that started a sno-cone business to pay for his college. Cory is 15 years old and would like to attend LSU.
- ❖ The DCR is currently looking at direct mail options and possibly sending two mail outs per year.
- ❖ Blockhouse was featured in the magazine Edible Houston which was a very good article about the establishment.
- ❖ Would like to develop a new branding name such as "Developing Richmond" or "Building Richmond" and requested feedback from the Board.

Agenda item A9, Consider taking action on request for future agenda items. The Board would like to hear an update on the Queen Theatre.

Agenda item A10, Excuse from Attendance at Regular DCR Meeting. None to discuss.

Agenda item A11, Adjourn to Executive Session, as authorized by Texas Government Code, Section 551.087, Deliberation Regarding Economic Development Negotiations.

The meeting adjourned at 7:15 p.m.

The Open Meeting reconvened at 7:31 p.m.


President Joe Bonham requested a motion for any action that was taken in executive session.

Director William Morefield made the motion to approve and go forward with Project Slice. Director Kit Jones seconded the motion, and the vote was unanimous to approve.

Director William Morefield made the motion to approve and go forward with Project Battleship feasibility study as outlined in the agreements. Director Gaul seconded the motion, and the vote was unanimous to approve.

There being no further business to come before the Development Corporation of Richmond, President Bonham adjourned the meeting at 7:32 p.m.

APPROVED:



Joe Bonham, President

ATTEST:



Laura Scarlato, City Secretary