

Joe Bonham, President
Kit Jones, Vice-President
Terry Gaul, Treasurer
Nancie Rain, Secretary



Tim Jeffcoat, Director
Becky Haas, Director
William Morefield III, Director

PUBLIC NOTICE OF MEETING

A meeting of the Board of Directors of the Development Corporation of Richmond **will be held at the Commission Chamber, Richmond City Hall Annex, 600 Morton Street, Richmond, Texas, on the 13th day of September 2022 commencing at 5:00 p.m. and**

via Video Conference call

(pursuant to Texas Government Code, Section 551.127)

Join Zoom Meeting

<https://us06web.zoom.us/j/84788180241>

Meeting ID: 847 8818 0241

One tap mobile

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Dial by your location

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+1 669 900 6833 US (San Jose)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 564 217 2000 US

Meeting ID: 847 8818 0241

Find your local number: <https://us06web.zoom.us/u/kuPMTqKb3>

A quorum of the City Commission may be present at this meeting.

1. Call to Order.
2. Recite the Pledge of Allegiance to the U.S. Flag and Texas Flag.

3. Public Comments. (Public comment is limited to a maximum of 3 minutes per item. No deliberations with DCR Board. Time may not be given to another speaker.)
4. Review and consider taking action on the minutes of the regular meeting held on August 9, 2022.
5. Review Financial Reports through August 31, 2022.
6. Review and consider taking action on the proposed Development Corporation of Richmond Proposed 2023 budget.
7. Report of activities of Economic Development Director.
8. Review and consider taking action on office space in the Myrtle Street building and an interfund loan from the City to the DCR.
9. Review and discuss the funding request from the YMCA.
10. Excuse from Attendance at Regular DCR Meeting.
11. Adjourn to Executive Session, as authorized by Texas Government Code, 551.074, Personnel Matters.

EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A) (Open Meetings Law), "The City Commission may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following section;" 551.074 Personnel Matters.

E1. Executive Session for Personnel Matters.

1. Discuss Economic Development Director's duties and responsibilities.

OPEN MEETING

12. Reconvene into Open Meeting, and take action on items, if necessary.
13. Adjournment.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

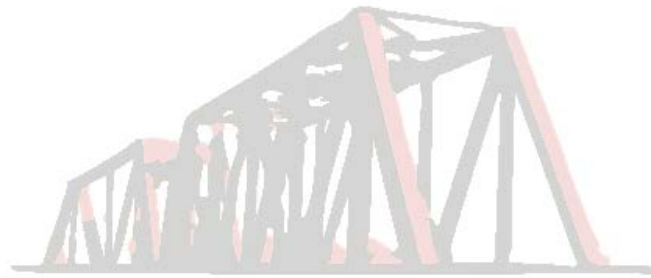
The Development Corporation of Richmond (DCR) meetings are available to all persons regardless of disability. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary's office at (281) 342-5456 for needed accommodations.

CERTIFICATE

I certify that the above notice of meeting was posted on a bulletin board located at a place convenient to the public in the City Hall, Richmond, Texas, on the 9th day of September 2022, at ___ __ a.m./p.m.

Lasha Gillespie, City Secretary

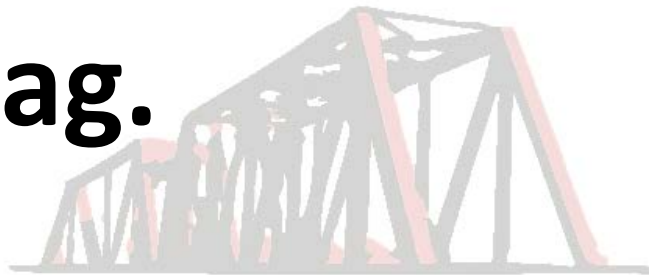
1. Call to Order.



DEVELOP
RICHMOND

EST. TEXAS 1837

2. Recite the Pledge of Allegiance to the U.S. Flag and Texas Flag.



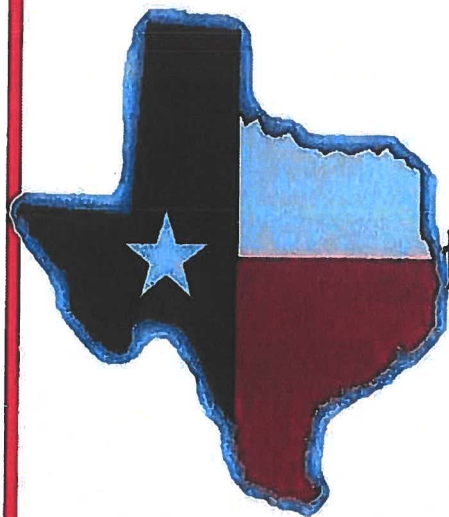
DEVELOP
RICHMOND
EST. TEXAS 1837

The United States Pledge of Allegiance:

I pledge allegiance to the Flag of the
United States of America, and to the
Republic for which it
stands, one Nation
under God, indivisible,
with liberty and
justice for all.



The Texas Pledge of Allegiance:



Honor the Texas flag;
I pledge allegiance to
thee, Texas, one state
under God, one and
indivisible.

**3. Public Comments.
(Public comment is limited to a maximum of 3 minutes per item. No deliberations with DCR Board. Time may not be given to another speaker.)**

4. Review and consider taking action on the minutes of the regular meeting held on August 9, 2022.



Minutes will be
provided during our
October 2022 Board
meeting.

5. Review Financial Reports through August 31, 2022.





Account	Name	Balance	
Fund: 800 - DEVELOPMENT CORPORTION FUND			
Assets			
800-1101	CLAIM ON CASH-DEVELOPMENT CORP	4,422,658.50	
800-1410	SALES TAX RECEIVABLE	371,950.78	
	Total Assets:	<u>4,794,609.28</u>	<u>4,794,609.28</u>
Liability			
	Total Liability:	<u>0.00</u>	
Equity			
800-2900	UNAPPROPRIATED SURPLUS	3,923,531.20	
800-2920	RESTRICTED	457,715.93	
	Total Beginning Equity:	<u>4,381,247.13</u>	
Total Revenue		1,887,865.09	
Total Expense		1,474,502.94	
Revenues Over/Under Expenses		<u>413,362.15</u>	
	Total Equity and Current Surplus (Deficit):	<u>4,794,609.28</u>	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u><u>4,794,609.28</u></u>



Account	Name	Balance
Fund: 703 - DCR CAPITAL PROJECTS FUND		
Assets		
703-1101	CLAIM ON CASH-DCR CAPITAL PROJ	464,638.29
	Total Assets:	<u>464,638.29</u>
		<u><u>464,638.29</u></u>
Liability		
	Total Liability:	<u>0.00</u>
Total Revenue		1,537,233.09
Total Expense		<u>1,072,594.80</u>
Revenues Over/Under Expenses		464,638.29
	Total Equity and Current Surplus (Deficit):	464,638.29
	Total Liabilities, Equity and Current Surplus (Deficit):	<u><u>464,638.29</u></u>



Monthly Budget Report

Account Summary

For Fiscal: Current Period Ending: 08/31/2022

		August Budget	August Activity + Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity + Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Fund: 800 - DEVELOPMENT CORPORTION FUND										
Revenue										
800-4010	SALES TAX REVENUE	141,833.33	171,599.06	29,765.73	20.99%	1,560,166.67	1,862,371.78	302,205.11	19.37%	1,702,000.00
800-4500	OTHER INCOME	416.66	5,000.00	4,583.34	1,100.02%	4,583.34	5,000.00	416.66	9.09%	5,000.00
800-4600	INTEREST INCOME	50.00	9,476.27	9,426.27	18,852.54%	550.00	20,493.31	19,943.31	3,626.06%	600.00
	Total Revenue:	142,299.99	186,075.33	43,775.34	30.76%	1,565,300.01	1,887,865.09	322,565.08	20.61%	1,707,600.00
Expense										
800-6291-53120	OFFICE SUPPLIES	125.00	0.00	125.00	100.00%	1,375.00	527.76	847.24	61.62%	1,500.00
800-6291-56005	TRAVEL AND TRAINING	1,087.91	158.60	929.31	85.42%	11,967.09	5,868.73	6,098.36	50.96%	13,055.00
800-6291-56006	PERIODICALS AND MEMBERSHIPS	958.33	3,839.00	-2,880.67	-300.59%	10,541.63	4,773.48	5,768.15	54.72%	11,500.00
800-6291-56021	ADVERTISING	9,873.25	340.14	9,533.11	96.55%	108,605.75	113,581.30	-4,975.55	-4.58%	118,479.00
800-6291-56042	TRANSFERS OUT	5,166.66	0.00	5,166.66	100.00%	56,833.34	62,000.00	-5,166.66	-9.09%	62,000.00
800-6291-56045	BANK FEES	416.66	0.00	416.66	100.00%	4,583.34	3,682.75	900.59	19.65%	5,000.00
800-6291-56048	MISCELLANEOUS EXPENSE	2,295.00	769.68	1,525.32	66.46%	25,245.04	23,463.75	1,781.29	7.06%	27,540.00
800-6291-56080	RESERVE FOR OPPORTUNITIES	34,875.00	0.00	34,875.00	100.00%	383,625.00	39,022.36	344,602.64	89.83%	418,500.00
800-6291-56081	TSTC COMMITMENT	8,333.33	0.00	8,333.33	100.00%	91,666.67	100,000.00	-8,333.33	-9.09%	100,000.00
800-6291-56083	CONTRACTED SERVICES	21,917.33	22,720.25	-802.92	-3.66%	241,090.67	262,694.63	-21,603.96	-8.96%	263,008.00
800-6291-59030	SALES TAX INCENTIVE AGREEMENTS	416.66	0.00	416.66	100.00%	4,583.34	0.00	4,583.34	100.00%	5,000.00
800-6291-59031	SALES TAX RESERVE	26,208.33	0.00	26,208.33	100.00%	288,291.67	0.00	288,291.67	100.00%	314,500.00
800-6291-60000	TRANSFER TO OTHER FUNDS	21,262.50	32,500.00	-11,237.50	-52.85%	233,887.50	255,150.00	-21,262.50	-9.09%	255,150.00
800-6291-60007	CITY OF RICHMOND REIMB ALLOC	57,448.66	0.00	57,448.66	100.00%	631,935.34	491,357.96	140,577.38	22.25%	689,384.00
800-6291-90160	RICHMOND HISTORIC DISTRICT	4,166.66	300.00	3,866.66	92.80%	45,833.34	37,380.22	8,453.12	18.44%	50,000.00
800-6291-90162	PUBLIC TRANSPORTATION	6,250.00	0.00	6,250.00	100.00%	68,750.00	75,000.00	-6,250.00	-9.09%	75,000.00
800-6291-90172	SIGNAGE GRANT PROJECT	2,083.33	0.00	2,083.33	100.00%	22,916.67	0.00	22,916.67	100.00%	25,000.00
	Total Expense:	202,884.61	60,627.67	142,256.94	70.12%	2,231,731.39	1,474,502.94	757,228.45	33.93%	2,434,616.00
	Total Fund: 800 - DEVELOPMENT CORPORTION FUND:	-60,584.62	125,447.66	186,032.28		-666,431.38	413,362.15	1,079,793.53		-727,016.00
	Report Total:	-60,584.62	125,447.66	186,032.28		-666,431.38	413,362.15	1,079,793.53		-727,016.00



Income Statement Account Summary

For Fiscal: 2021-2022 Period Ending: 08/31/2022

	Current Total Budget	YTD Activity	Budget Remaining
Fund: 800 - DEVELOPMENT CORPORTION FUND			
Revenue			
RevenueCharacter: 40 - Taxes			
800-4010 SALES TAX REVENUE	1,702,000.00	1,862,371.78	-160,371.78
RevenueCharacter: 40 - Taxes Total:	1,702,000.00	1,862,371.78	-160,371.78
RevenueCharacter: 45 - Other			
800-4500 OTHER INCOME	5,000.00	5,000.00	0.00
RevenueCharacter: 45 - Other Total:	5,000.00	5,000.00	0.00
RevenueCharacter: 46 - Interest Income			
800-4600 INTEREST INCOME	600.00	20,493.31	-19,893.31
RevenueCharacter: 46 - Interest Income Total:	600.00	20,493.31	-19,893.31
Revenue Total:	1,707,600.00	1,887,865.09	-180,265.09
Expense			
ExpenseCharacter: 53 - Supplies			
800-6291-53120 OFFICE SUPPLIES	1,500.00	527.76	972.24
ExpenseCharacter: 53 - Supplies Total:	1,500.00	527.76	972.24
ExpenseCharacter: 56 - Purchased Services			
800-6291-56005 TRAVEL AND TRAINING	13,055.00	5,868.73	7,186.27
800-6291-56006 PERIODICALS AND MEMBERSHIPS	11,500.00	4,773.48	6,726.52
800-6291-56021 ADVERTISING	118,479.00	113,581.30	4,897.70
800-6291-56042 TRANSFERS OUT	62,000.00	62,000.00	0.00
800-6291-56045 BANK FEES	5,000.00	3,682.75	1,317.25
800-6291-56048 MISCELLANEOUS EXPENSE	27,540.00	23,463.75	4,076.25
800-6291-56080 RESERVE FOR OPPORTUNITIES	418,500.00	39,022.36	379,477.64
800-6291-56081 TSTC COMMITMENT	100,000.00	100,000.00	0.00
800-6291-56083 CONTRACTED SERVICES	263,008.00	262,694.63	313.37
ExpenseCharacter: 56 - Purchased Services Total:	1,019,082.00	615,087.00	403,995.00
ExpenseCharacter: 59 - Intergovernmental			
800-6291-59030 SALES TAX INCENTIVE AGREEMENTS	5,000.00	0.00	5,000.00
800-6291-59031 SALES TAX RESERVE	314,500.00	0.00	314,500.00
ExpenseCharacter: 59 - Intergovernmental Total:	319,500.00	0.00	319,500.00
ExpenseCharacter: 60 - Transfers Out			
800-6291-60000 TRANSFER TO OTHER FUNDS	255,150.00	255,150.00	0.00
800-6291-60007 CITY OF RICHMOND REIMB ALLOC	689,384.00	491,357.96	198,026.04
ExpenseCharacter: 60 - Transfers Out Total:	944,534.00	746,507.96	198,026.04
ExpenseCharacter: 99 - Historical			
800-6291-90160 RICHMOND HISTORIC DISTRICT	50,000.00	37,380.22	12,619.78
800-6291-90162 PUBLIC TRANSPORTATION	75,000.00	75,000.00	0.00
800-6291-90168 DOWNTOWN IMPROVEMENT GRANT	0.00	0.00	0.00
800-6291-90172 SIGNAGE GRANT PROJECT	25,000.00	0.00	25,000.00
ExpenseCharacter: 99 - Historical Total:	150,000.00	112,380.22	37,619.78
Expense Total:	2,434,616.00	1,474,502.94	960,113.06
Fund: 800 - DEVELOPMENT CORPORTION FUND Surplus (Deficit):	-727,016.00	413,362.15	
Total Surplus (Deficit):	-727,016.00	413,362.15	

Income Statement

For Fiscal: 2021-2022 Period Ending: 08/31/2022

Group Summary

ExpenseCharacter;RevenueCharacter	Current Total Budget	YTD Activity	Budget Remaining
Fund: 800 - DEVELOPMENT CORPORTION FUND			
Revenue			
40 - Taxes	1,702,000.00	1,862,371.78	-160,371.78
45 - Other	5,000.00	5,000.00	0.00
46 - Interest Income	600.00	20,493.31	-19,893.31
Revenue Total:	1,707,600.00	1,887,865.09	-180,265.09
Expense			
53 - Supplies	1,500.00	527.76	972.24
56 - Purchased Services	1,019,082.00	615,087.00	403,995.00
59 - Intergovernmental	319,500.00	0.00	319,500.00
60 - Transfers Out	944,534.00	746,507.96	198,026.04
99 - Historical	150,000.00	112,380.22	37,619.78
Expense Total:	2,434,616.00	1,474,502.94	960,113.06
Fund: 800 - DEVELOPMENT CORPORTION FUND Surplus (Deficit):	-727,016.00	413,362.15	-1,140,378.15
Total Surplus (Deficit):	-727,016.00	413,362.15	

Fund Summary

Fund	Current	YTD Activity	Budget
	Total Budget		Remaining
800 - DEVELOPMENT CORPO	-727,016.00	413,362.15	-1,140,378.15
Total Surplus (Deficit):	-727,016.00	413,362.15	

Summary

Project Summary

Project Number	Project Name	Encumbrances	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
16	Wayside Horns	0.00	1,439,452.42	1,439,452.42	0.00	1,356,525.64	1,356,525.64	82,926.78
18	Myrtle Street	27,524.29	415,901.36	415,901.36	0.00	384,065.91	384,065.91	4,311.16
22	North 10th ST ROW ACQ	0.00	299,900.43	299,900.43	0.00	0.00	0.00	299,900.43
38	Project MEAD	0.00	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00
39	Project Neighbor	0.00	22,000.00	22,000.00	0.00	14,465.00	14,465.00	7,535.00
43	Project Whale	0.00	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
44	Project Bend	0.00	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
Report Total:		27,524.29	2,217,254.21	2,217,254.21	0.00	1,755,056.55	1,755,056.55	434,673.37

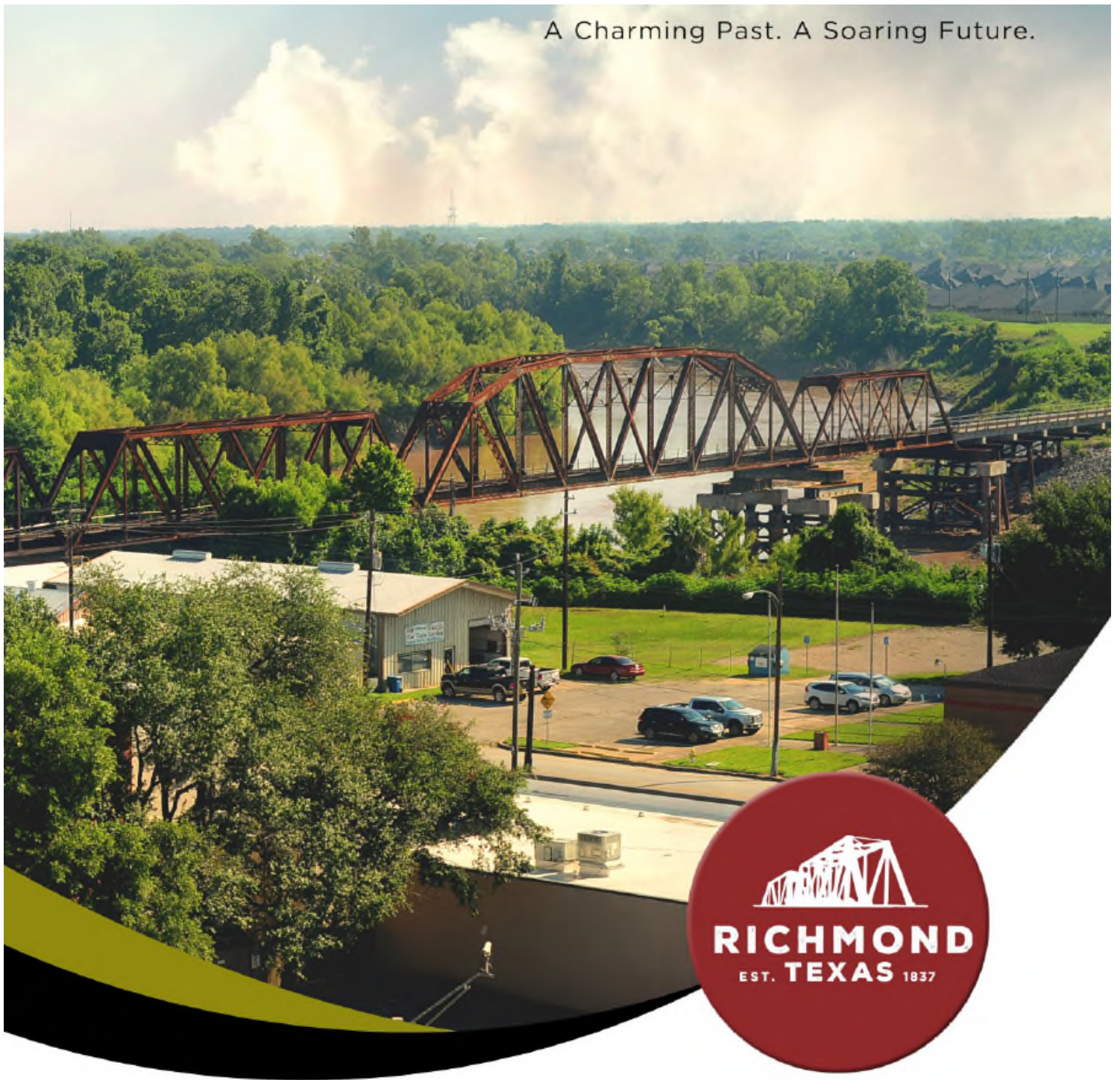
Group Summary

Group	Encumbrances	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
DCR Capital Projects	27,524.29	2,217,254.21	2,217,254.21	0.00	1,755,056.55	1,755,056.55	434,673.37
Report Total:	27,524.29	2,217,254.21	2,217,254.21	0.00	1,755,056.55	1,755,056.55	434,673.37

Type Summary

Group	Encumbrances	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Capital	27,524.29	2,217,254.21	2,217,254.21	0.00	1,755,056.55	1,755,056.55	434,673.37
Report Total:	27,524.29	2,217,254.21	2,217,254.21	0.00	1,755,056.55	1,755,056.55	434,673.37

A Charming Past. A Soaring Future.



CITY OF RICHMOND, TEXAS
Monthly Sales Tax Analysis

For the period ending
August 31, 2022

FY2022

Sales Tax Analysis

Summary of Performance

Quarter Label	Net Payment	SPA Collections	City Retained SPA	Gross City Collections	MUD Expense SPA	City Retained	Budget Amount	DCR Retained
Q1								
1 - October	727,363	116,464	59,772	559,695	-56,692	503,004	443,999	167,668
2 - November	902,127	172,691	87,695	697,844	-84,996	612,849	485,301	204,283
3 - December	774,155	80,878	41,788	590,389	-39,090	551,299	464,908	183,766
Total	2,403,646	370,033	189,256	1,847,929	-180,777	1,667,151	1,394,207	555,717
Q2								
4 - January	879,301	118,715	60,619	674,000	-58,097	615,903	439,813	205,301
5 - February	862,090	131,922	67,611	662,646	-64,311	598,335	563,066	199,445
6 - March	651,237	112,238	57,506	502,111	-54,732	447,379	413,460	149,126
Total	2,392,629	362,875	185,735	1,838,757	-177,140	1,661,617	1,416,339	553,872
Q3								
7 - April	521,263	111,254	56,831	404,553	-54,423	350,130	440,713	116,710
8 - May	728,840	126,378	63,189	562,427	-63,189	499,238	535,394	166,413
9 - June	644,723	141,036	70,518	501,172	-70,518	430,654	484,907	143,551
Total	1,894,826	378,669	190,538	1,468,152	-188,130	1,280,022	1,461,015	426,674
Q4								
10 - July	688,429	140,784	70,392	533,920	-70,392	463,528	483,212	154,509
11 - August	749,509	126,226	63,113	577,910	-63,113	514,797	551,023	171,599
Total	1,437,939	267,010	133,505	1,111,830	-133,505	978,325	1,034,235	326,108
Total	8,129,040	1,378,587	699,034	6,266,668	-679,552	5,587,115	5,305,796	1,862,372

Sales Tax Analysis

City Sales Tax

Quarter Label	Prior Year Net Payment	Net Payment	YoY Net % Chg	Prior Year City Retained	City Retained	YoY City % Chg	Budget Amount	Actual / Budget (\$)	Actual / Budget (%)
Q1									
1 - October	605,058	727,363	20.21%	413,000	503,004	21.79%	443,999	59,005	13.29%
2 - November	761,170	902,127	18.52%	527,947	612,849	16.08%	485,301	127,548	26.28%
3 - December	819,687	774,155	-5.55%	572,403	551,299	-3.69%	464,908	86,391	18.58%
Total	2,185,914	2,403,646	9.96%	1,513,351	1,667,151	10.16%	1,394,207	272,944	19.58%
Q2									
4 - January	625,390	879,301	40.60%	429,242	615,903	43.49%	439,813	176,091	40.04%
5 - February	818,404	862,090	5.34%	571,622	598,335	4.67%	563,066	35,269	6.26%
6 - March	603,792	651,237	7.86%	417,577	447,379	7.14%	413,460	33,919	8.20%
Total	2,047,586	2,392,629	16.85%	1,418,441	1,661,617	17.14%	1,416,339	245,278	17.32%
Q3									
7 - April	561,305	521,263	-7.13%	381,271	350,130	-8.17%	440,713	-90,584	-20.55%
8 - May	1,268,117	728,840	-42.53%	901,653	499,238	-44.63%	535,394	-36,156	-6.75%
9 - June	941,234	644,723	-31.50%	654,940	430,654	-34.25%	484,907	-54,254	-11.19%
Total	2,770,656	1,894,826	-31.61%	1,937,864	1,280,022	-33.95%	1,461,015	-180,993	-12.39%
Q4									
10 - July	554,166	688,429	24.23%	364,921	463,528	27.02%	483,212	-19,685	-4.07%
11 - August	883,774	749,509	-15.19%	619,210	514,797	-16.86%	551,023	-36,226	-6.57%
Total	1,437,940	1,437,939	-0.00%	984,131	978,325	-0.59%	1,034,235	-55,910	-5.41%
Total	8,442,097	8,129,040	-3.71%	5,853,787	5,587,115	-4.56%	5,305,796	281,319	5.30%

Sales Tax Analysis

DCR Sales Tax

Quarter Label	Prior Year Net Payment	Net Payment	YoY Net % Chg	DCR Prior Retained	DCR Retained	YoY DCR % Chg	DCR Budget	DCR Act/Bud (\$)	DCR Act/Bud (%)
Q1									
1 - October	605,058	727,363	20.21%	137,667	167,668	21.79%	130,336	37,332	28.64%
2 - November	761,170	902,127	18.52%	175,982	204,283	16.08%	142,460	61,823	43.40%
3 - December	819,687	774,155	-5.55%	190,801	183,766	-3.69%	136,474	47,293	34.65%
Total	2,185,914	2,403,646	9.96%	504,450	555,717	10.16%	409,269	146,448	35.78%
Q2									
4 - January	625,390	879,301	40.60%	143,081	205,301	43.49%	129,107	76,194	59.02%
5 - February	818,404	862,090	5.34%	190,541	199,445	4.67%	165,288	34,157	20.67%
6 - March	603,792	651,237	7.86%	139,192	149,126	7.14%	121,371	27,755	22.87%
Total	2,047,586	2,392,629	16.85%	472,814	553,872	17.14%	415,766	138,107	33.22%
Q3									
7 - April	561,305	521,263	-7.13%	127,090	116,710	-8.17%	129,371	-12,661	-9.79%
8 - May	1,268,117	728,840	-42.53%	300,551	166,413	-44.63%	157,165	9,248	5.88%
9 - June	941,234	644,723	-31.50%	218,313	143,551	-34.25%	142,344	1,207	0.85%
Total	2,770,656	1,894,826	-31.61%	645,955	426,674	-33.95%	428,880	-2,206	-0.51%
Q4									
10 - July	554,166	688,429	24.23%	121,640	154,509	27.02%	141,847	12,663	8.93%
11 - August	883,774	749,509	-15.19%	206,403	171,599	-16.86%	161,753	9,847	6.09%
Total	1,437,940	1,437,939	-0.00%	328,044	326,108	-0.59%	303,599	22,509	7.41%
Total	8,442,097	8,129,040	-3.71%	1,951,262	1,862,372	-4.56%	1,557,514	304,858	19.57%

Sales Tax Analysis

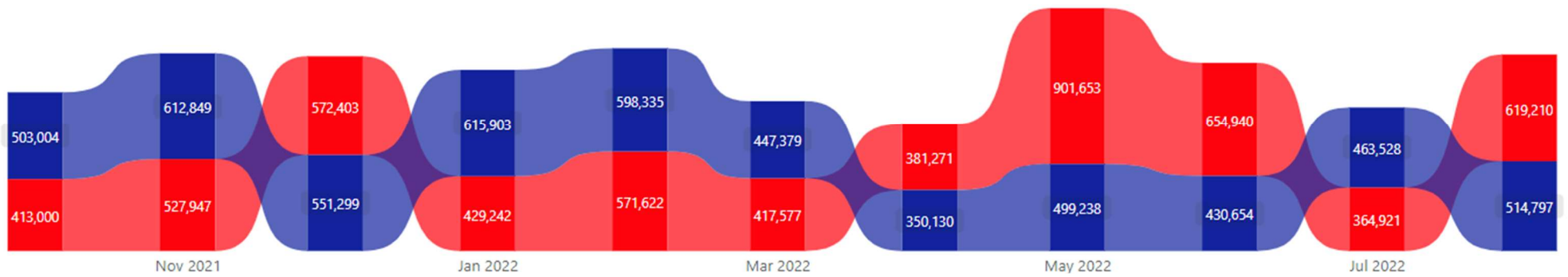
City Performance Graphs

YOY Sales Tax Performance

● Prior Year City Retained ● City Retained

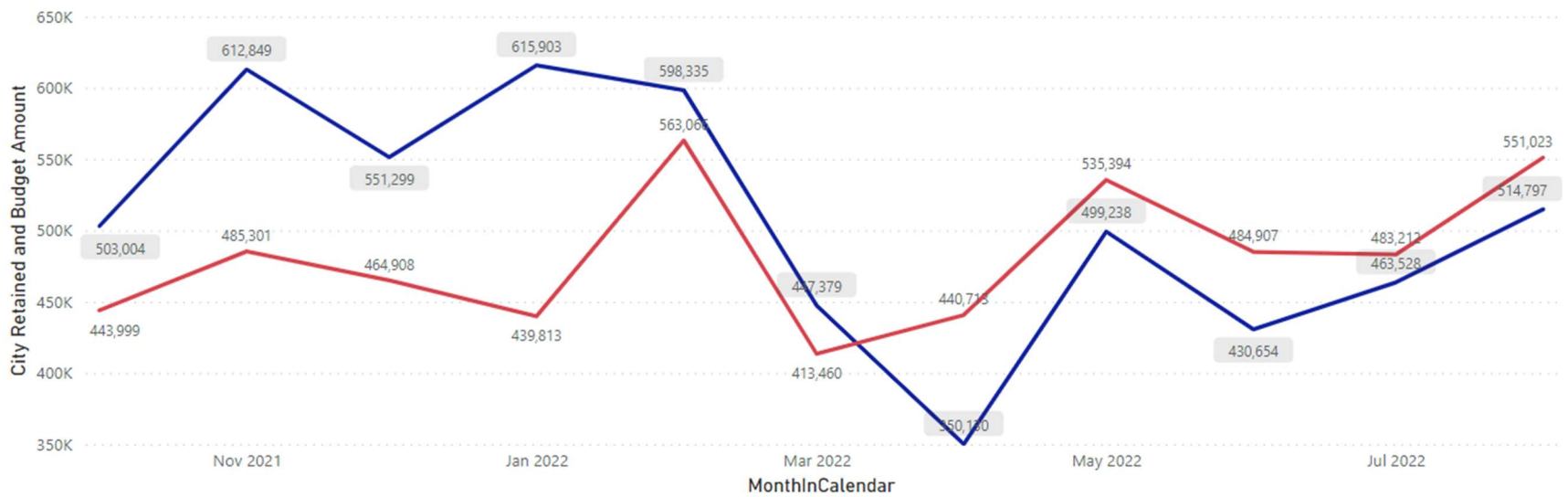
10/1/2021

8/31/2022



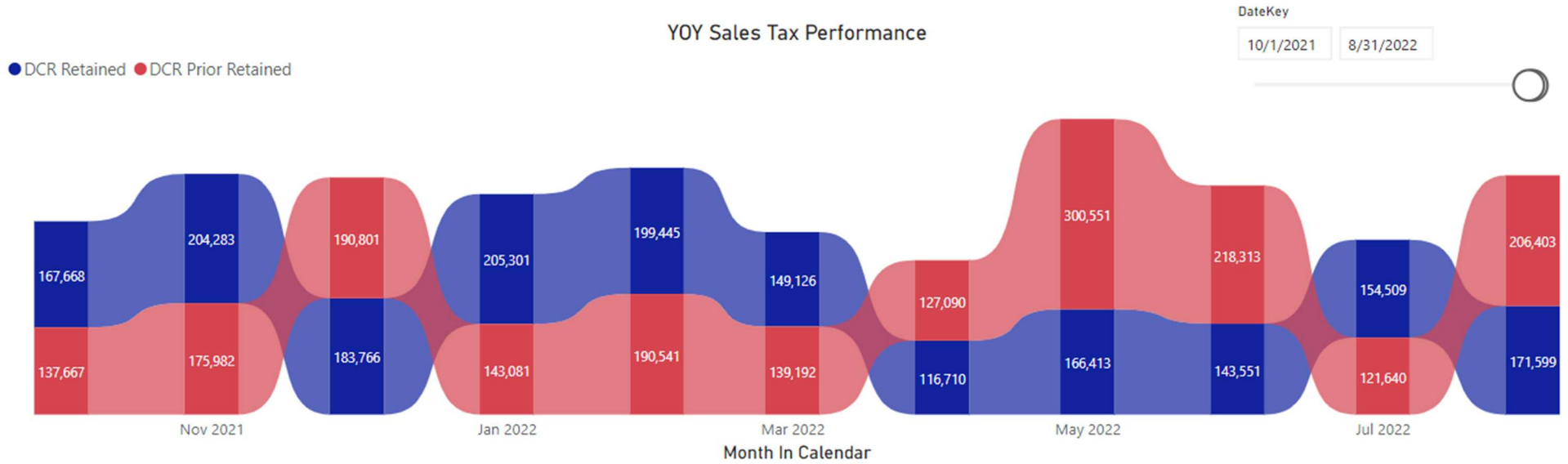
Sales Tax Performance Actual to Budget

● City Retained ● Budget Amount



Sales Tax Analysis

DCR Historical Performance

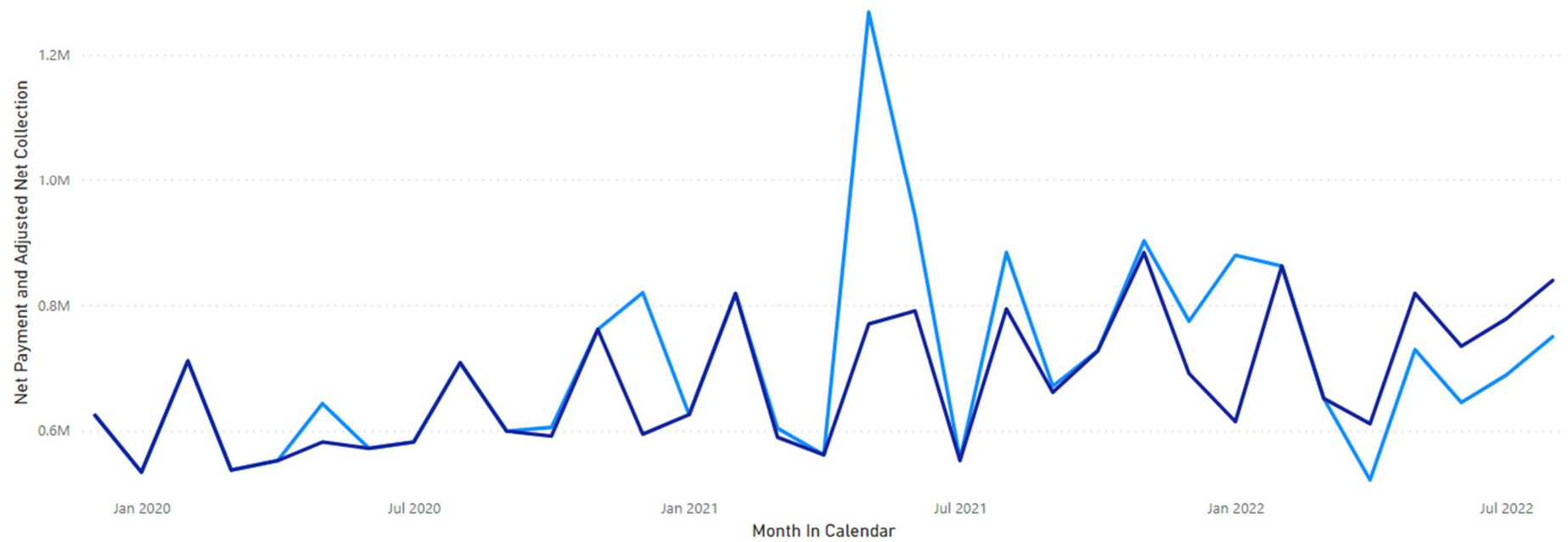


Adjusted Sales Tax Figures

Adjusted Sales Tax Collections Graph

Net Payment and Adjusted Net Collection by Month In Calendar

● Net Payment ● Adjusted Net Collection



Sales Tax Analysis

Adjusted Sales Tax Table

Adjusted Sales Tax Table

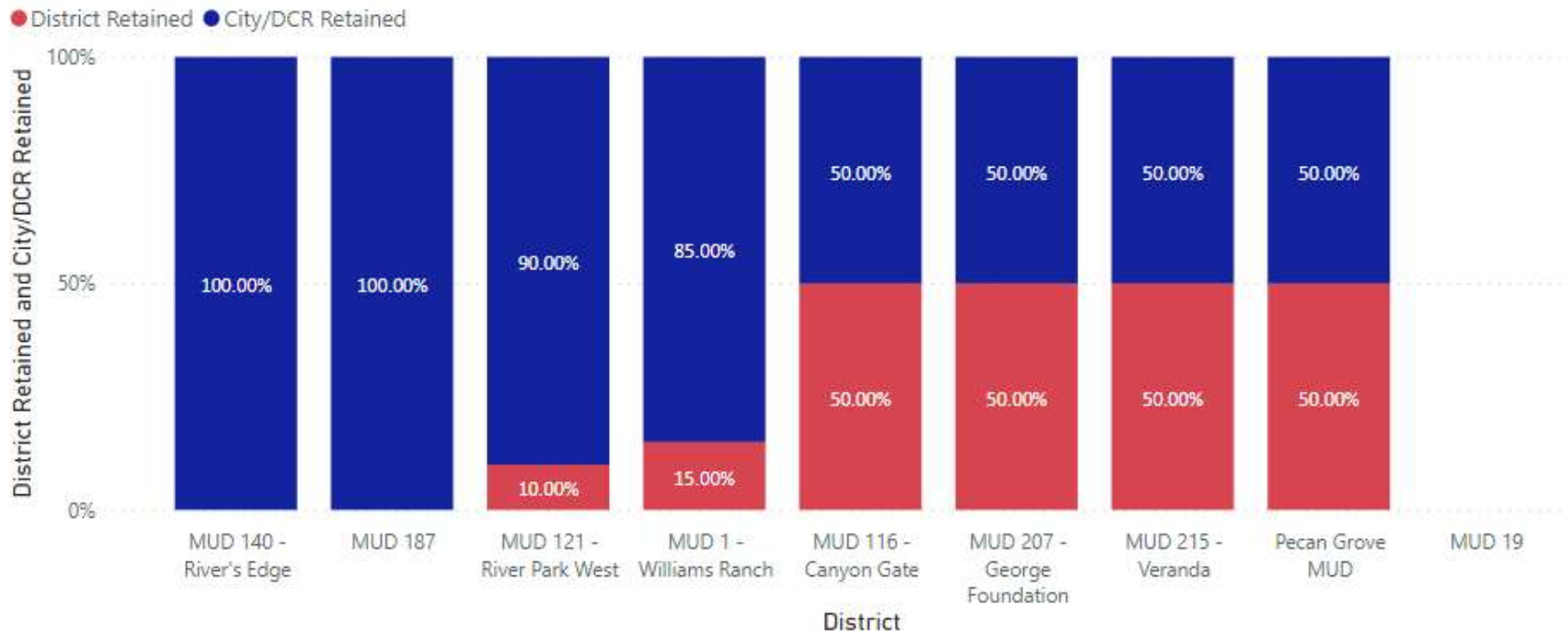


Month In Calendar	Net Payment	Adjustment	Adjusted Net Collection
1/1/2021	625,390	0	625,390
2/1/2021	818,404		818,404
3/1/2021	603,792	14,367	589,425
4/1/2021	561,305		561,305
5/1/2021	1,268,117	498,487	769,630
6/1/2021	941,234	150,576	790,658
7/1/2021	554,166	1,927	552,239
8/1/2021	883,774	90,033	793,741
9/1/2021	670,588	9,596	660,992
10/1/2021	727,363	795	726,568
11/1/2021	902,127	18,748	883,380
12/1/2021	774,155	83,431	690,724
1/1/2022	879,301	264,989	614,313
2/1/2022	862,090		862,090
3/1/2022	651,237		651,237
4/1/2022	521,263	-89,612	610,875
5/1/2022	728,840	-89,612	818,452
6/1/2022	644,723	-89,612	734,335
7/1/2022	688,429	-89,612	778,041
8/1/2022	749,509	-89,612	839,121
Total	15,055,810	684,888	14,370,922

Sales Tax Analysis

SPA Allocation Agreements Key

District Sales Tax Allocation



**DEVELOPMENT CORPORATION OF RICHMOND
SALES TAX REVENUE**

GROSS (Includes City & SPAs)			DCR ALLOCATION <i>Actual Income</i>		DCR BUDGET <i>Budgeted Income</i>		Year-to-Date Target to Budget 100% = Budget
Prior Year %			Monthly	Total Received Year-to-Date	Monthly	Total Budget Year-to-Date	
Total Received	Increase (Decrease) Month to Month						

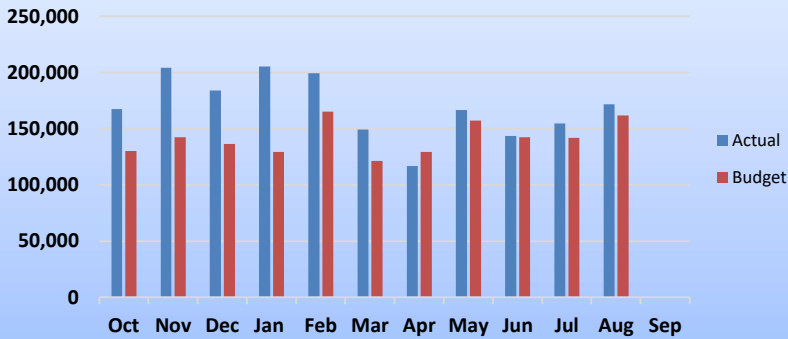
Fiscal Year 2021

Oct	605,058	11%	137,667	137,667	128,712	128,712	106.96%
Nov	761,170	21%	175,982	313,649	139,542	268,254	116.92%
Dec	819,687	31%	190,801	504,450	136,615	404,869	124.60%
Jan	625,390	17%	143,081	647,531	126,394	531,263	121.89%
Feb	818,404	15%	190,541	838,071	163,136	694,399	120.69%
Mar	603,792	12%	139,192	977,264	118,084	812,483	120.28%
Apr	561,305	2%	127,090	1,104,354	133,946	946,429	116.69%
May	1,268,117	97%	300,551	1,404,905	147,762	1,094,191	128.40%
Jun	941,234	65%	218,313	1,623,218	135,815	1,230,006	131.97%
Jul	554,166	-5%	121,640	1,744,859	135,173	1,365,179	127.81%
Aug	883,774	25%	206,403	1,951,262	157,655	1,522,834	128.13%
Sep	670,588	12%	153,030	2,104,292	142,166	1,665,000	126.38%

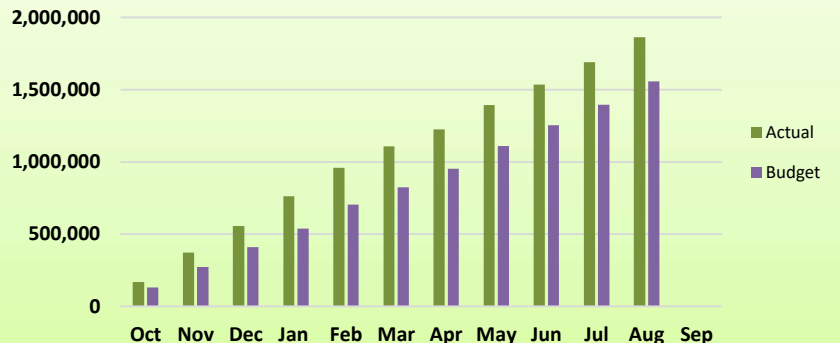
Fiscal Year 2022

Oct	727,363	20%	167,668	167,668	130,336	130,336	128.64%
Nov	902,127	19%	204,283	371,951	142,460	272,795	136.35%
Dec	774,155	-6%	183,766	555,717	136,474	409,269	135.78%
Jan	879,301	41%	205,301	761,018	129,107	538,376	141.35%
Feb	862,090	5%	199,445	960,463	165,288	703,663	136.49%
Mar	651,237	8%	149,126	1,109,589	121,371	825,034	134.49%
Apr	521,263	-7%	116,710	1,226,299	129,371	954,406	128.49%
May	728,840	-43%	166,413	1,392,712	157,165	1,111,570	125.29%
Jun	644,723	-32%	143,551	1,536,263	142,344	1,253,915	122.52%
Jul	688,429	24%	154,509	1,690,773	141,847	1,395,761	121.14%
Aug	749,509	-15%	171,599	1,862,372	161,753	1,557,514	119.57%
Sep	0		0		144,486	1,702,000	

MONTHLY COLLECTIONS



YEAR-TO-DATE COLLECTIONS



**6. Review and
consider taking
action on the
proposed
Development
Corporation of
Richmond
Proposed 2023
budget.**

Development Corporation Fund Income Statement

	FY21	FY22	FY22	FY23	FY23	FY23
	Prior Year	Current	Year-End	Base	Changes	Annual Budget
	Actuals	Budget	Estimates	Budget		
Revenue						
Operating						
Sales Tax	2,162,594	1,702,000	1,702,000	1,567,667	-	1,567,667
Interest	514	600	600	75,600	-	75,600
Other	5,610	5,000	5,000	5,000	-	5,000
Operating Total	2,168,718	1,707,600	1,707,600	1,648,267	-	1,648,267
Non-Operating						
Non-Departmental	-	-	-	-	-	-
Other	-	-	-	-	-	-
Non-Operating Total	-	-	-	-	-	-
Revenue Total	2,168,718	1,707,600	1,707,600	1,648,267	-	1,648,267
Expenditure						
Operating						
Supplies	3,480	-	-	3,000	-	3,000
Purchased Services	379,296	375,582	375,582	337,582	166,154	503,736
Capital Items/Other	-	-	-	-	-	-
Operating Total	382,777	375,582	375,582	340,582	166,154	506,736
Non-Operating						
Transfers Out	896,022	944,534	944,534	945,034	-	945,034
Capital Items/Other	1,836,804	640,000	640,000	678,503	75,000	753,503
Non-Departmental	245,132	474,500	474,500	121,497	-	121,497
Non-Operating Total	2,977,958	2,059,034	2,059,034	1,745,034	75,000	1,820,034
Expenditure Total	3,360,735	2,434,616	2,434,616	2,085,616	241,154	2,326,770
Revenues Over/(Under) Expenditures	(1,192,017)	(727,016)	(727,016)	(437,349)	(241,154)	(678,503)
Beginning Fund Balance	7,007,566	5,815,549	5,815,549	5,088,533		5,088,533
Ending Fund Balance	5,815,549	5,088,533	5,088,533	4,651,184		4,410,030
Accrued Taxes	(371,951)	(313,649)	(313,649)	(313,649)		(313,649)
Net Available Fund Balance	5,443,598	4,774,883	4,774,883	4,337,535		4,096,381

Development Corporation Schedule of Revenues

	FY21	FY22	FY22	FY23	FY23	FY23
	Prior Year Actuals	Current Budget	Year-End Estimates	Base Budget	Changes	Annual Budget
Sales Tax	2,162,594	1,702,000	1,702,000	1,567,667	-	1,567,667
Interest	514	600	600	75,600	-	75,600
Other	5,610	5,000	5,000	5,000	-	5,000
Total Revenue	2,168,718	1,707,600	1,707,600	1,648,267	-	1,648,267

Development Corporation Expenditures

	FY21	FY22	FY22	FY23	FY23	FY23
	Prior Year	Current	Year-End	Base	Changes	Annual
	Actuals	Budget	Estimates	Budget		Budget
Operating						
Supplies						
Office Supplies	3,281	-	-	3,000	-	3,000
Postage	199	-	-	-	-	-
Supplies Total	3,480	-	-	3,000	-	3,000
Purchased Services						
Advertising	140,377	145,479	145,479	136,183	19,708	155,891
Contract Services	197,607	176,508	176,508	165,550	141,446	306,996
Miscellaneous	13,142	22,540	22,540	4,443	-	4,443
Periodicals And Memberships	20,388	18,000	18,000	18,350	5,000	23,350
Travel & Training	7,783	13,055	13,055	13,055	-	13,055
Purchased Services Total	379,296	375,582	375,582	337,582	166,154	503,736
Operating Total	382,777	375,582	375,582	340,582	166,154	506,736
Non-Operating						
Capital Projects						
Sales Tax Incentive Agreements	130,000	5,000	5,000	5,000	-	5,000
Capital Projects Total	130,000	5,000	5,000	5,000	-	5,000
Transfers Out						
Cost Allocation Overhead	642,034	689,384	689,384	689,384	-	689,384
Transfer To Other Funds	253,988	255,150	255,150	255,650	-	255,650
Transfers Out Total	896,022	944,534	944,534	945,034	-	945,034
Non-Departmental						
Bank Fees	-	5,000	5,000	5,000	-	5,000
Richmond Historic District	15,132	50,000	50,000	11,497	-	11,497
Sales Tax Reserves	-	314,500	314,500	-	-	-
TSTC Commitment	100,000	100,000	100,000	100,000	-	100,000
Non-Departmental Total	115,132	469,500	469,500	116,497	-	116,497
Capital Items/Other						
Downtown Improvement Grant	-	40,000	40,000	-	-	-
Myrtle Street Project	389,804	-	-	-	-	-
N. 10TH ST ROW Acquisition	300,000	-	-	-	-	-
Public Transportation	75,000	75,000	75,000	-	75,000	75,000
Reserve for Opportunities	-	500,000	500,000	678,503	-	678,503
Signage Grant Project	-	25,000	25,000	-	-	-
Wayside Horns Phase II	1,072,000	-	-	-	-	-
Capital Items/Other Total	1,836,804	640,000	640,000	678,503	75,000	753,503
Non-Operating Total	2,977,958	2,059,034	2,059,034	1,745,034	75,000	1,820,034
Total Expenditures	3,360,735	2,434,616	2,434,616	2,085,616	241,154	2,326,770

7. Report of activities of Economic Development Director.



DEVELOP
RICHMOND
EST. TEXAS 1837

The Directors written
report will be provided
September 15th.

8. Review and consider taking action on office space in the Myrtle Street building and an interfund loan from the City to the DCR.

9. Review and discuss the funding request from the YMCA.





FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

August 25, 2022

Terri Vela, City Manager
City of Richmond
402 Morton Street
Richmond, TX 77469

The T.W. Davis Family YMCA thanks the City of Richmond for their generous support over the years. Your steadfast partnership has helped to deliver youth education, outreach, and wellness programs that meet community needs – empowering children, teens, adults, seniors, and families to thrive.

The YMCA of Greater Houston began its journey in the Richmond community in 1987 with the opening of the T.W. Davis Family YMCA (T.W. Davis YMCA) on June 23 of that year. It has lovingly served the community over the last 35 years through a variety of services that reach people of all ages and backgrounds. **The T.W. Davis YMCA invites the City of Richmond to consider a \$1 million community investment over five years supporting the T.W. Davis Family YMCA Capital Development Project.** Moreover, the City's investment will be matched to leverage additional funds through the Henderson-Wessendorf Foundation's \$2.5 million challenge grant offered for the project. I have attached a more detailed proposal with the 2022 YMCA Market Feasibility Report, and a Master Plan presentation slide deck as an overview for your consideration.

The City of Richmond's leadership and support are critically needed as we work to engage the community and reposition the T.W. Davis YMCA to better serve the City of Richmond, making our neighborhoods stronger, healthier, and vibrant – impacting generations of Richmond residents. If you have any questions, please feel free to reach me directly or Jess Stuart at 281-914-3638 or jstuart@ymcahouston.org. Thank you, again, for your consideration.

Sincerely,

Stephen Ives
President & CEO
YMCA of Greater Houston
713-758-9172 | stephen.ives@ymcahouston.org

Jess Stuart
Community Development Executive
T.W. Davis Family YMCA
281-914-3638 | jesss@ymcahouston.org



Our Mission: To put Judeo-Christian principles into practice through programs that build healthy spirit, mind and body for all. Everyone is welcome.



Triangle2

YMCA of Greater Houston TW Davis Center

August 2, 2022

Triangle2 Solutions

Lori Swann

lori@triangle2.com

615.948.9622

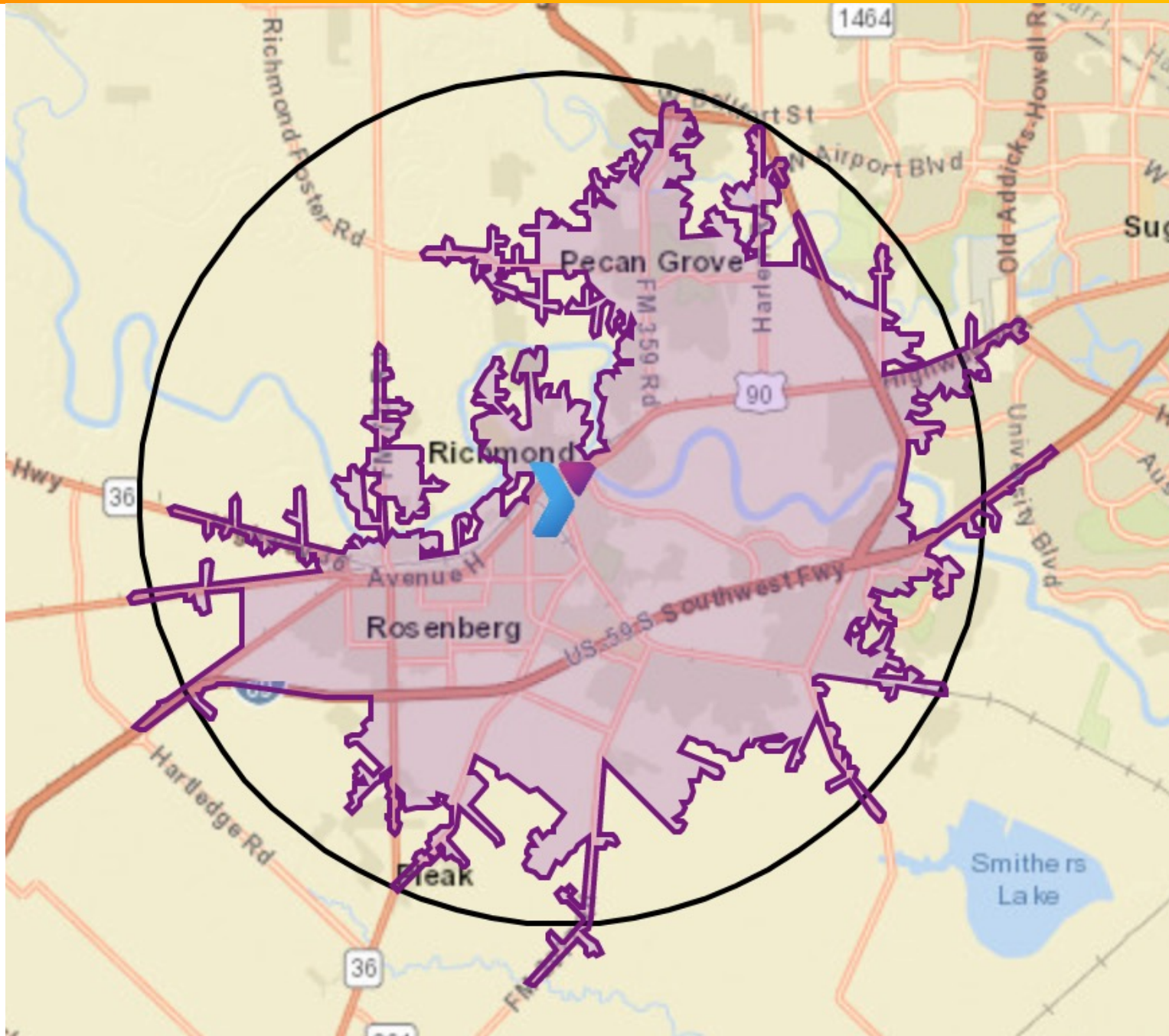
Research Objectives

The data from the study will be used for the following purposes:

- To project the number of membership units the YMCA can expect, by membership category
- To determine the range of membership fees residents are willing to pay
- To provide relative interest in major facility features and programs
- To assess the image of the YMCA in the community



Primary Market Area (12 min drive time/6.5 miles)



Primary Market Area (12 min drive time)



2020 Census Redistricting Data (Public Law 94-171)

Richmond
Drive time of 12 minutes

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as “redistricting.”

2010-2020 ANNUAL GROWTH RATE



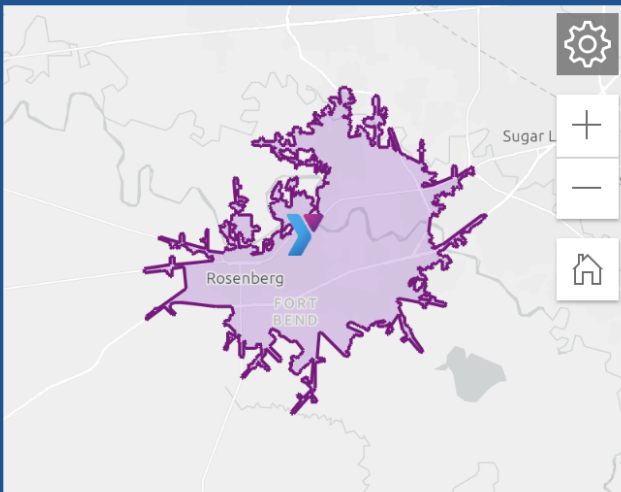
2.53%
Population



-0.95%
Group Quarters



2.90%
Households



Source: U.S. Census Bureau, 2020 Redistricting Data (P.L. 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



KEY FACTS

127,419
Total Population

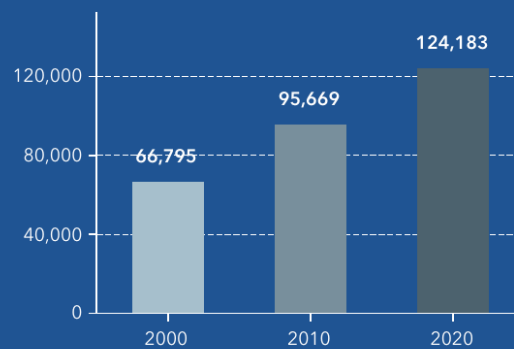
44,996
Housing Units

1,883.0
Population Density

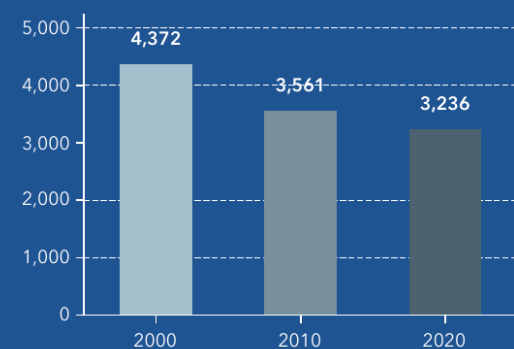
2.94
Average Household Size

86.2
Diversity Index

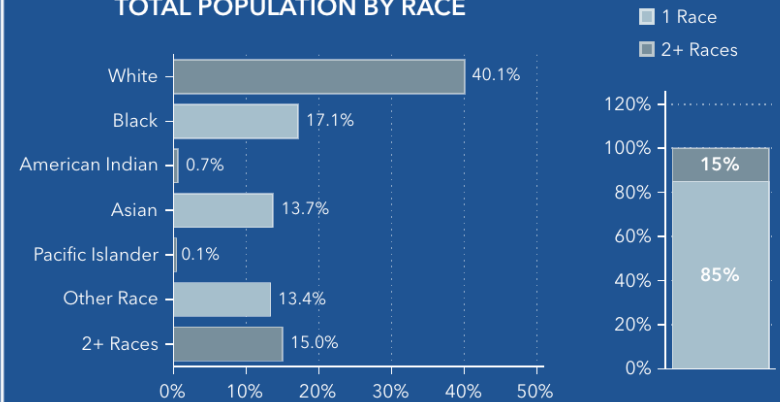
HOUSEHOLD POPULATION



GROUP QUARTERS



TOTAL POPULATION BY RACE



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	32,360	95,059
1 Race	26,056	82,254
White	10,840	40,224
Black	6,254	15,589
American Indian/Alaska Native	187	653
Asian	3,917	13,521
Pacific Islander	24	59
Some Other Race	4,834	12,208
2 or More Races	6,304	12,805

2015/2022 Comparisons

	2015	2022
Population	76,918	92,208
Households	31,746	46,251
Families	25,186	35,761
Median Income	\$83,151	\$104,733
Market Penetration	5.1%	3.03%



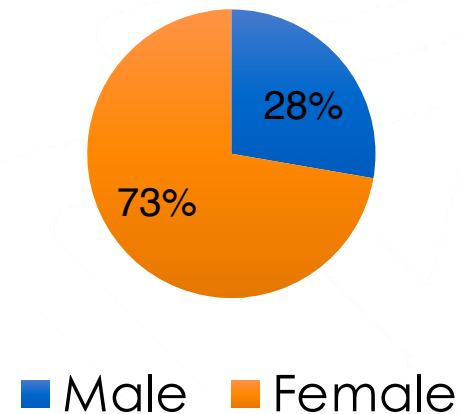
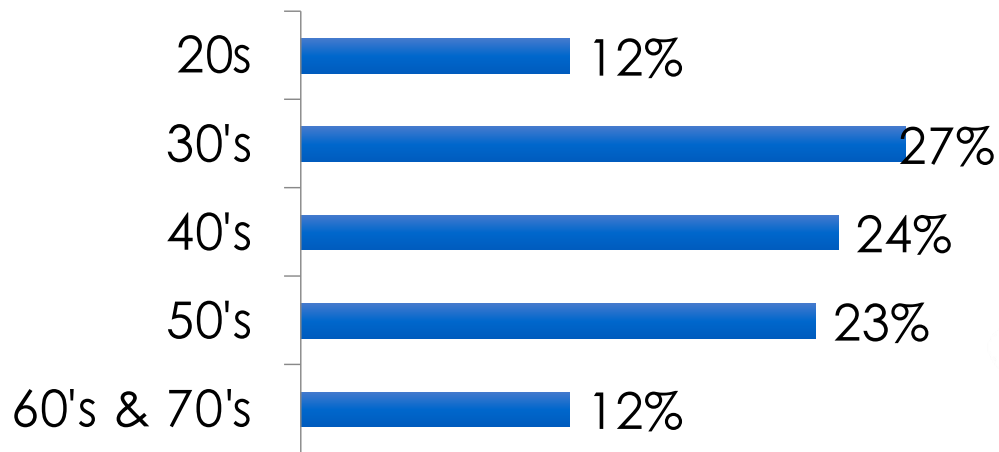
Methodology & Demographics



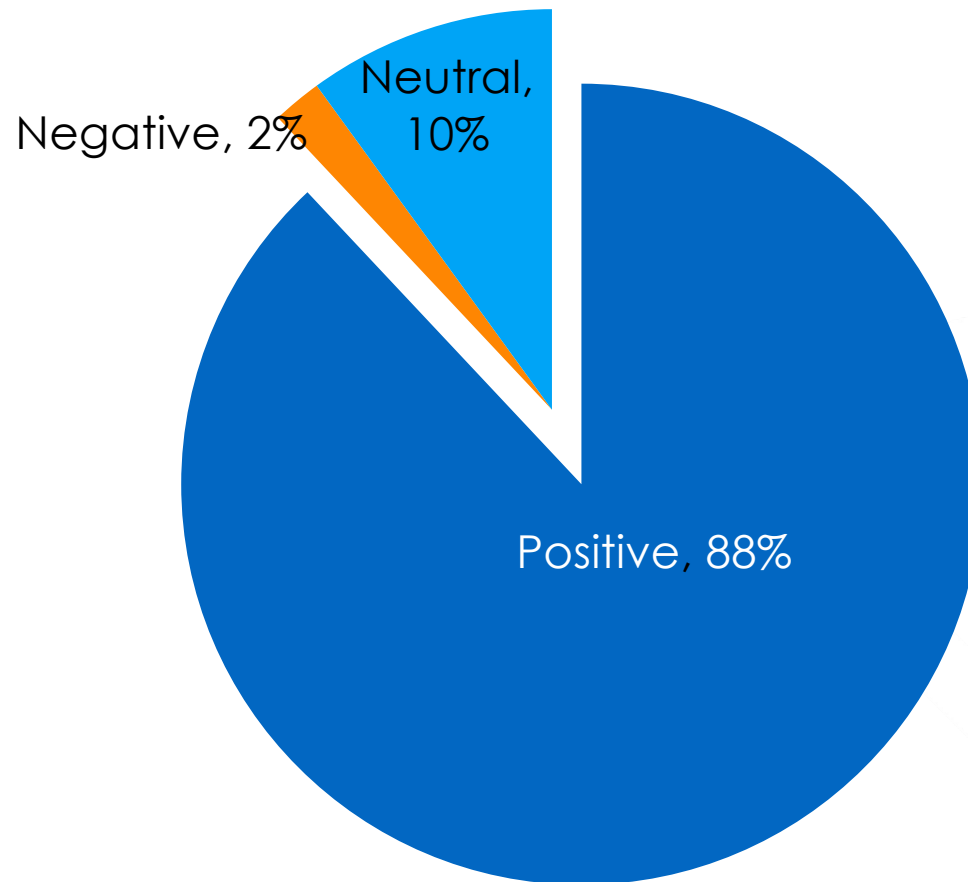
Triangle2

- 803 respondents completed phone interviews
- 95% Confidence Rate +/-4%

Age & Gender of Respondents

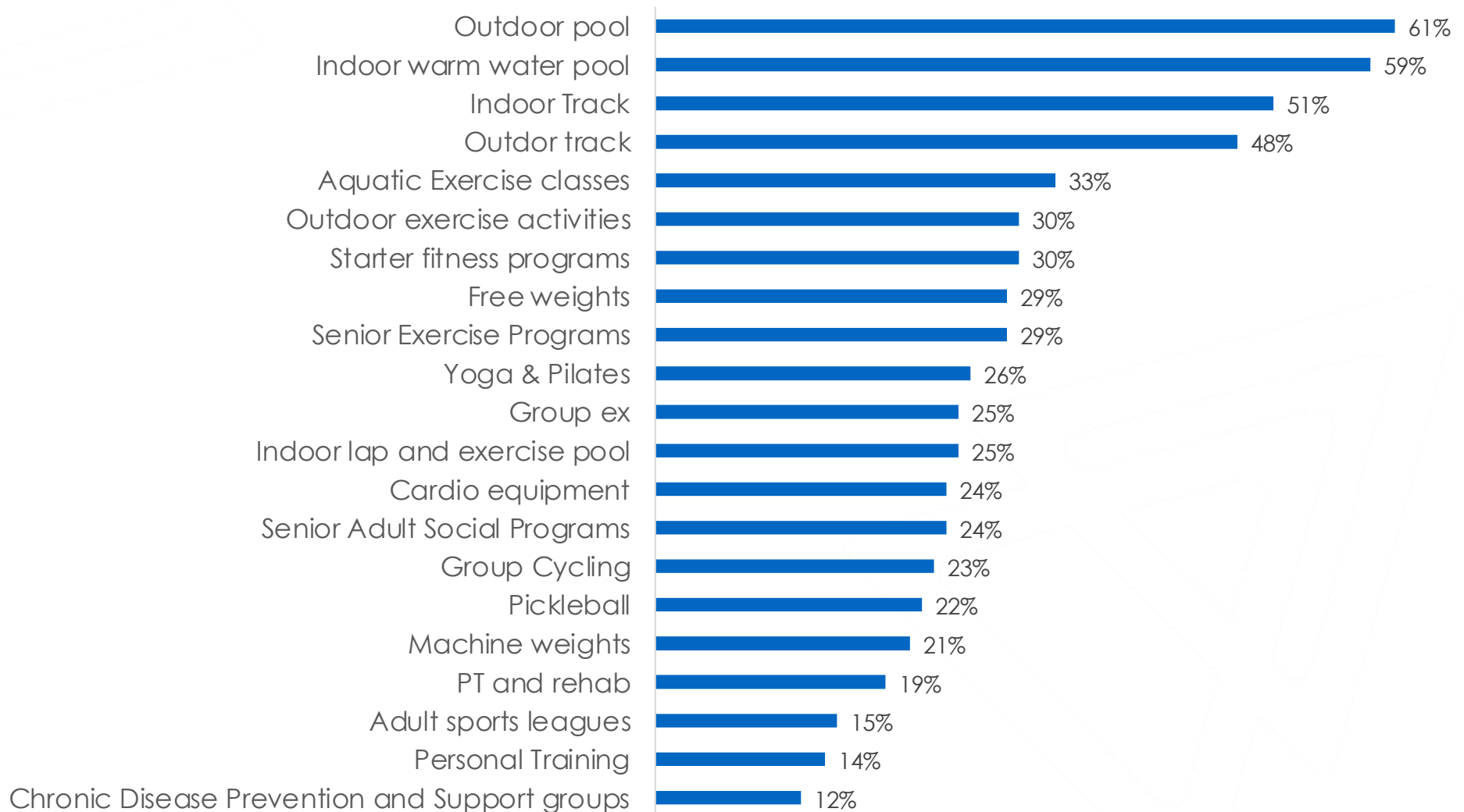


When you think of the YMCA, do you feel mostly positive, negative or neutral?

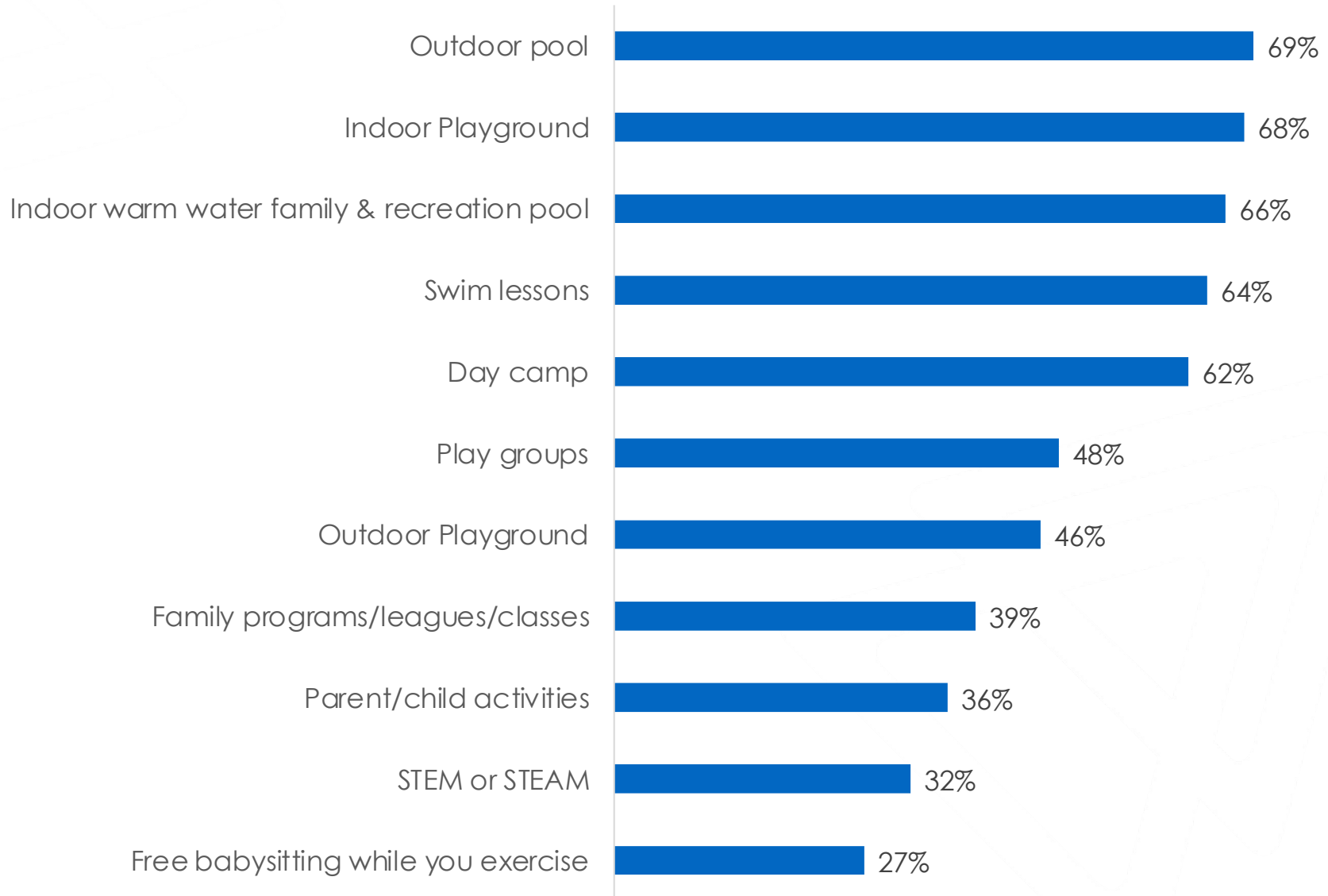


Activity Interest (all respondents with some interest)

Which of the following activities would be important to you?



Households with Children Activity Interest

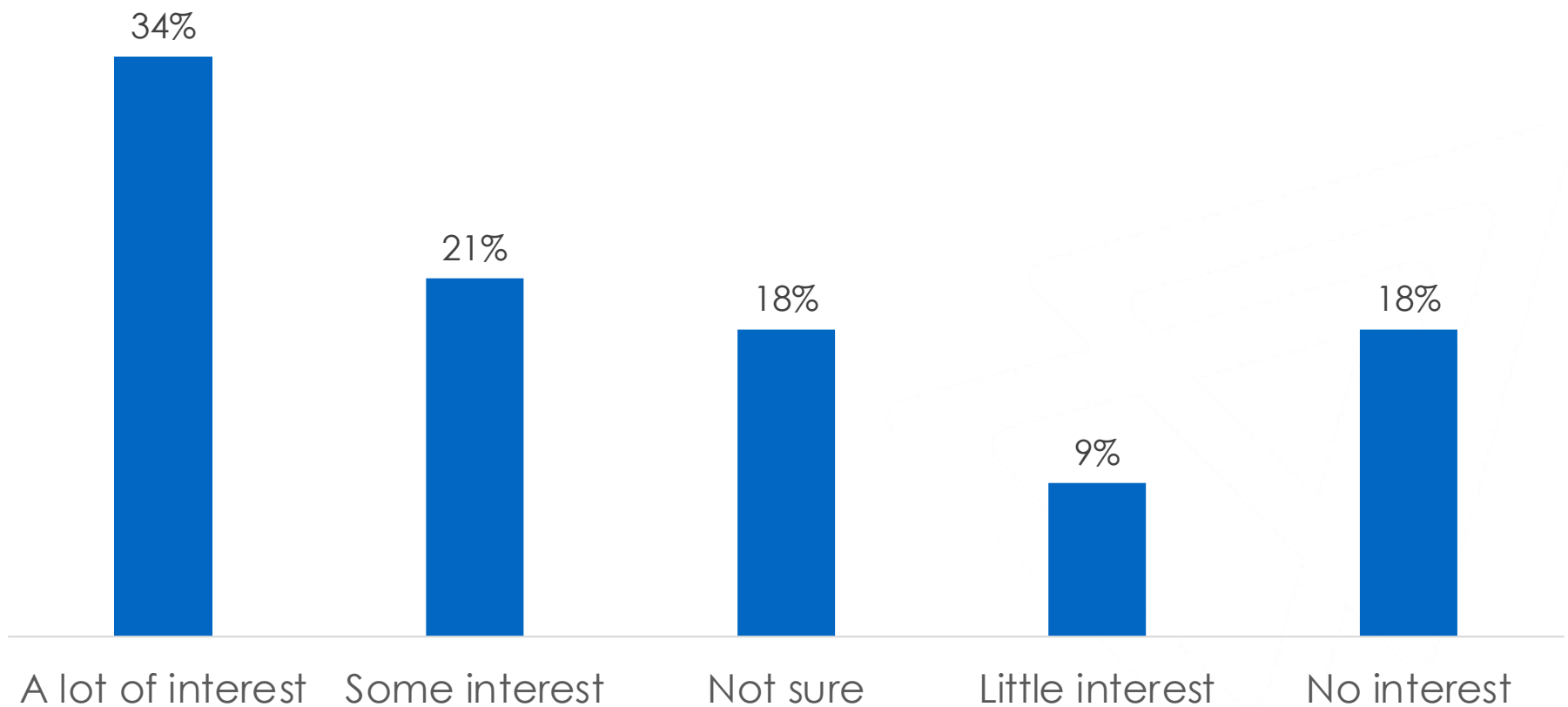


Membership Projections



Initial Interest

What is your level of interest in joining or taking programs at the Y?



Membership/Program Projections

	Membership (+/-) Programs	Program Only
Young Adult (\$37)	683	308
Adult (\$59)	999	321
Adult(s) household with children (\$80)	1,859	2,286
Senior (\$47)	252*	69*
Impact ONLY (\$25)	n/a	393
Total Units	3,793	3,377
Projected Market Penetration	8.2%	7.3%

*Full pay--not silver subsidized





A New T.W. Davis YMCA

FACILITY STRATEGY & DESIGN

YMCA of Greater Houston
Aug 2022



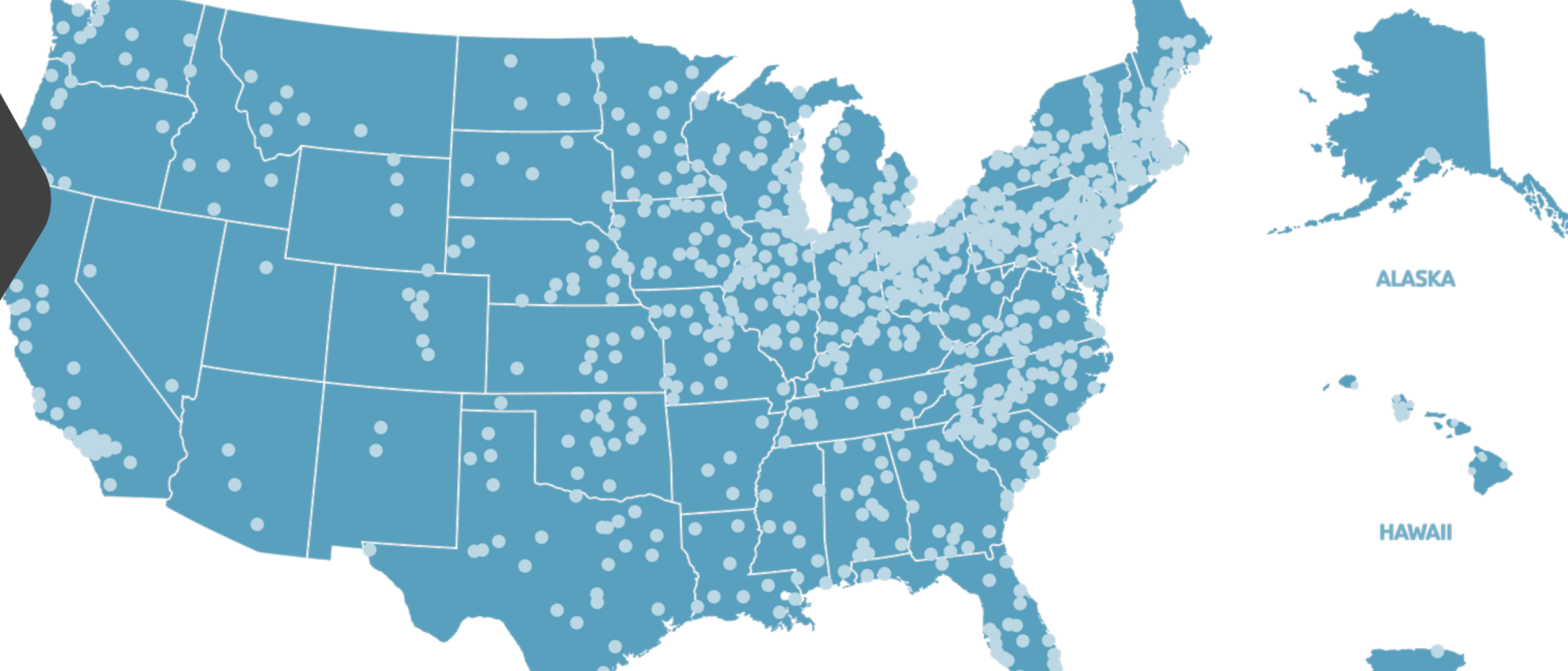
AGENDA / FLOW

FACILITY STRATEGY

- 1. The Plan**
Background & approach, timeline
- 2. The Vision**
Drivers, vision, framework
- 3. The Place**
Design concepts
- 4. The Scope**
Program, budget, venues

“[I am] an advocate of the idea that how good the **building is, often reflects how good the **business** is.”**

Joyce LaValle
CEO Prince Street Technologies



ABOUT YMCA DEVELOPMENT

2,700+

YMCAs centers across the country

10%

undergoing major capital improvements or redevelopment at any time

48

new centers delivered to communities each year

YMCA

facilities serve as centers of community, accommodating a rich and diverse roster of programs and services for all



ABOUT GRO

- **400+ Y Design Projects**
- **50+ active projects with \$750M value**
- **Facility development (RE) advisors to 9 of nations top YMCAs**
- **140+ working interfaces with U.S. A/E & CM firms**
- **Y-USA's de facto facilities dept.**



825

Similar Branch Assets Studied

46%

Average increase in membership resulting from recommended capital investments

75

Associations with completed development programs

\$7.5M

Average value of recommended investment per asset to achieve optimization

YMCA of the **Capital District** (Albany NY)
 YMCA of **Western North Carolina** (Asheville, NC)
 YMCA of the **Capital Area** (Baton Rouge, LA)
Treasure Valley YMCA (Boise, ID)
 YMCA **Buffalo Niagara**
 YMCA of **Greater Charlotte**
 YMCA of **Greater Cincinnati**
 YMCA of **Greater Cleveland**
 YMCA of **Central Ohio (Columbus)**
 YMCA of **Metropolitan Dallas**
 YMCA of **Metropolitan Denver**
 YMCA of **Metropolitan Detroit**
Greater Philadelphia YMCA
Valley of the Sun YMCA (Phoenix, AZ)

YMCA of **San Diego County**
 YMCA of **San Francisco**
 YMCA of **Coastal Georgia** (Savannah, GA)
 YMCA of **Silicon Valley** (Santa Clara, CA)
 YMCA of **Southern Arizona** (Tucson, AZ)
 YMCA of the **Greater Twin Cities**
 YMCA of **Metropolitan Washington** (DC)
Whatcom Family YMCA (Bellingham, WA)
 YMCA of **Greater Brandywine** (West Chester, PA)
 YMCA of **Greater Hartford**
 YMCA of **Honolulu** (Honolulu, HI)
 YMCA of **Greater Houston**
 YMCA of the **Greater Kansas City**
 YMCA of **Greater Long Beach** (CA)

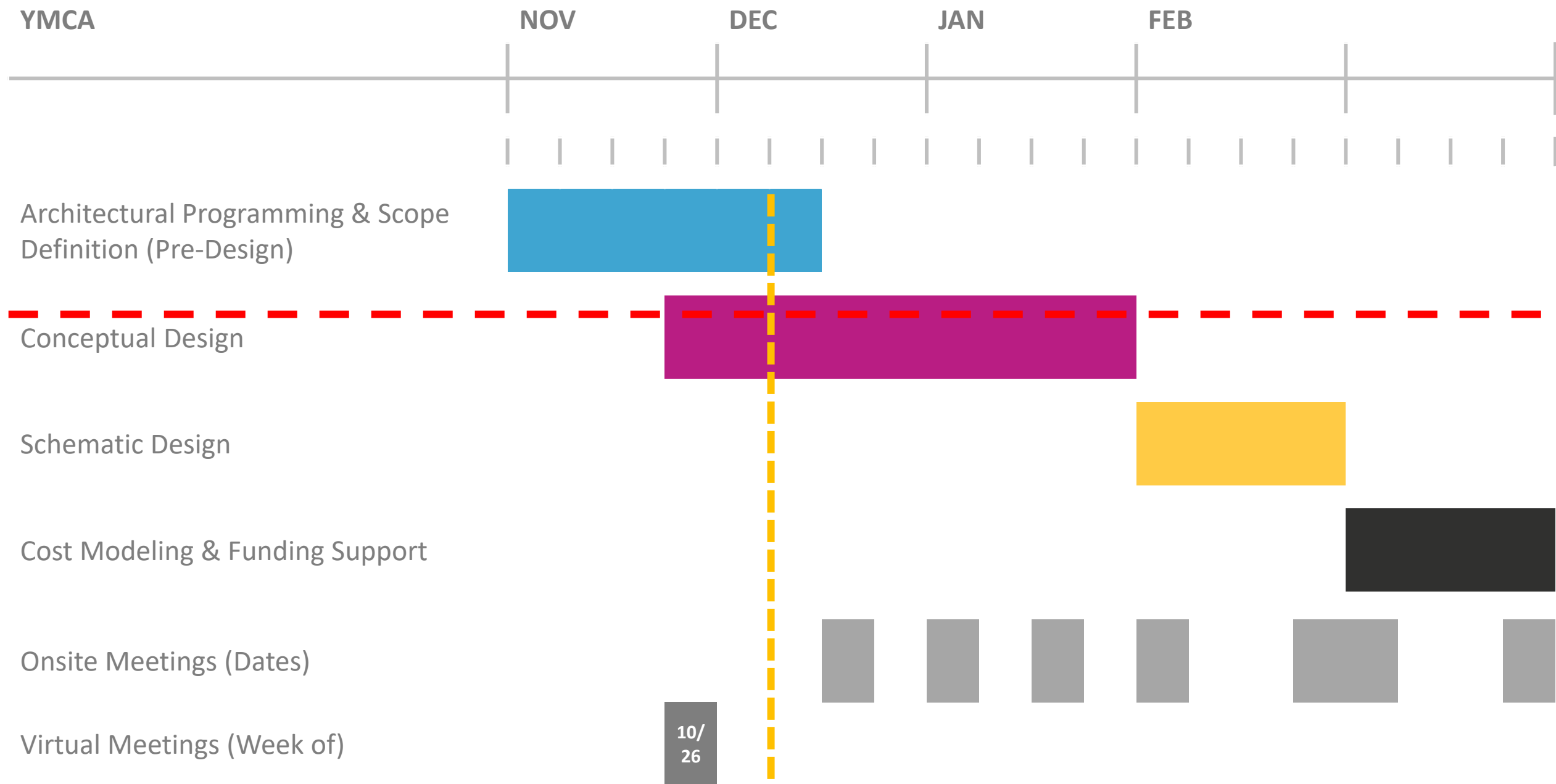
YMCA of **Long Island**
 YMCA of **Memphis & the Mid-South**
Central Connecticut Coast YMCA
 YMCA of **Greater Oklahoma City**
 YMCA of **Orange County**

OBJECTIVES:

Today

1. Establish the project drivers, vision and frameworks
2. Identify the programmatic and function requirements of the new community center
3. Determine project scope and direction



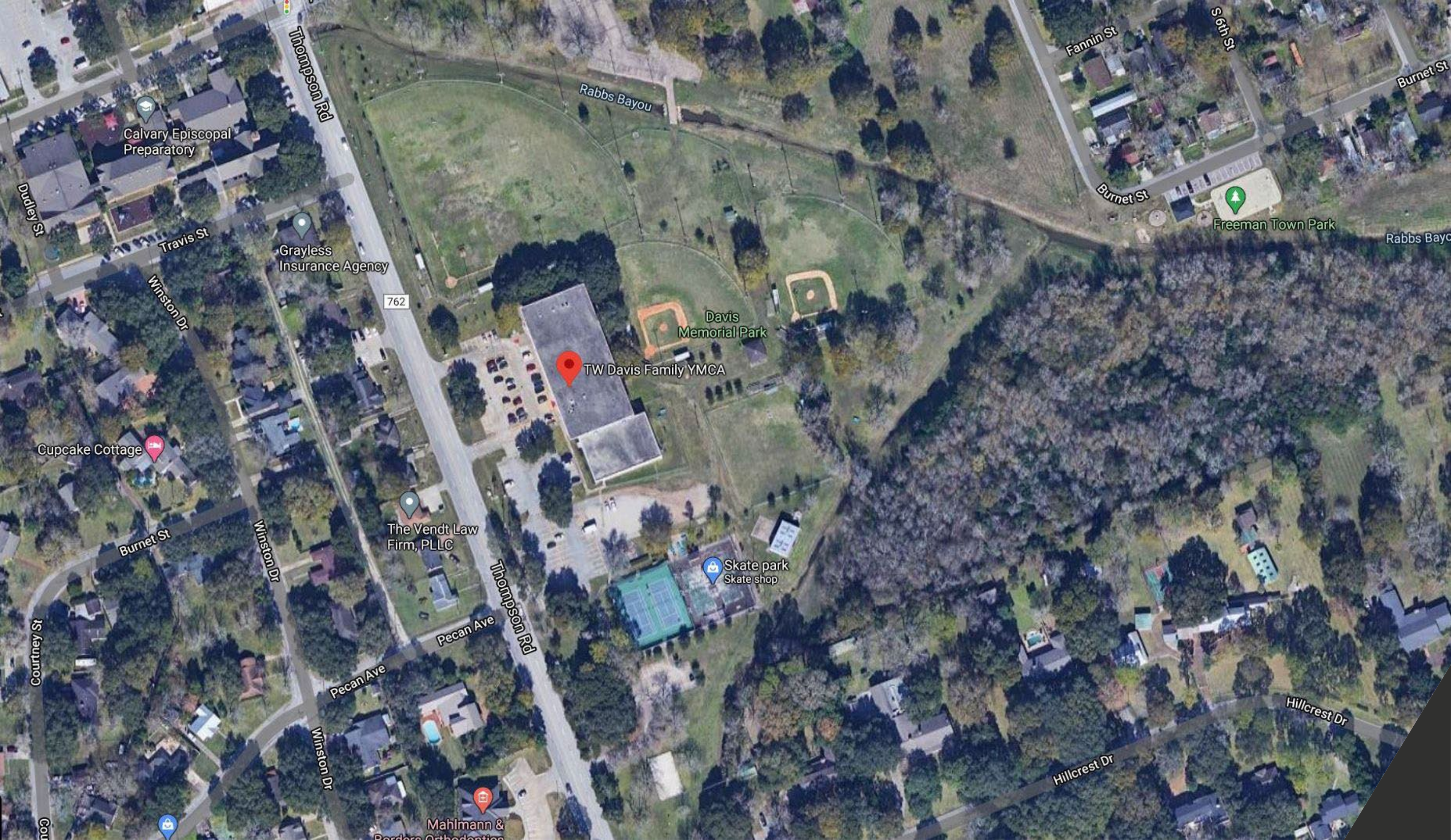


YMCA PROJECT DELIVERY

DRAFT PRE-FUNDING TIMELINE DETAIL

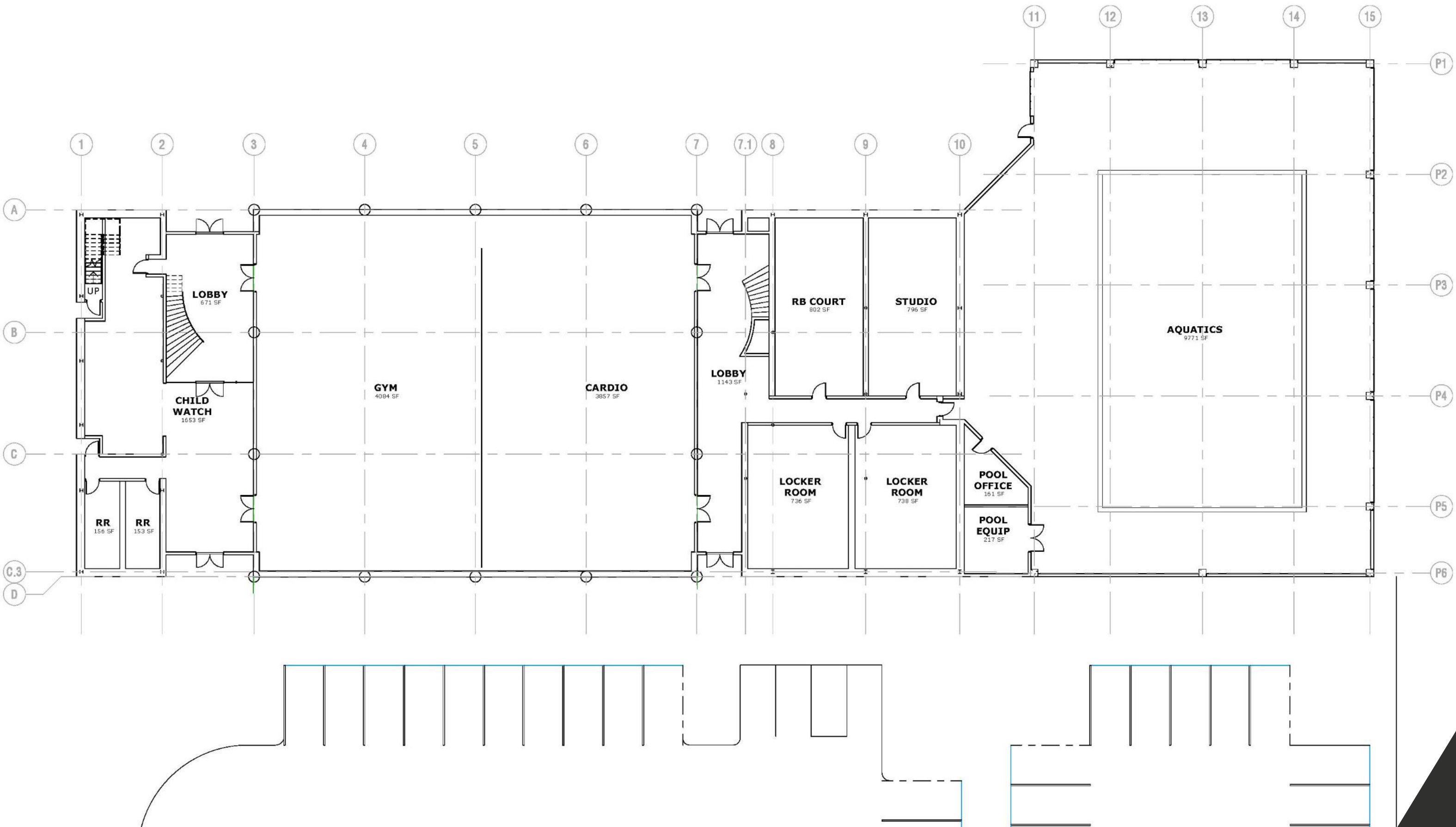
The Place

Site. Context. Precedents

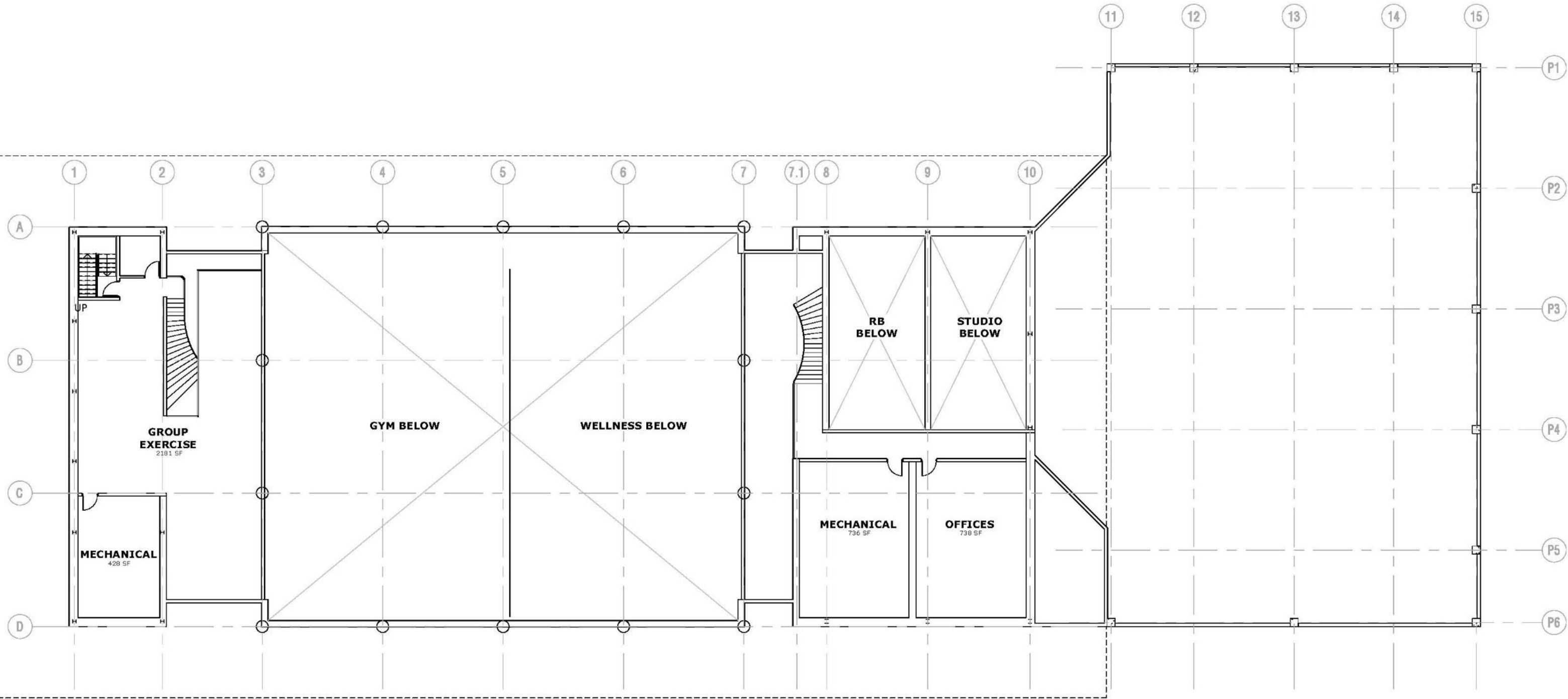


EXISTING SITE





EXISTING 1ST FLOOR PLAN



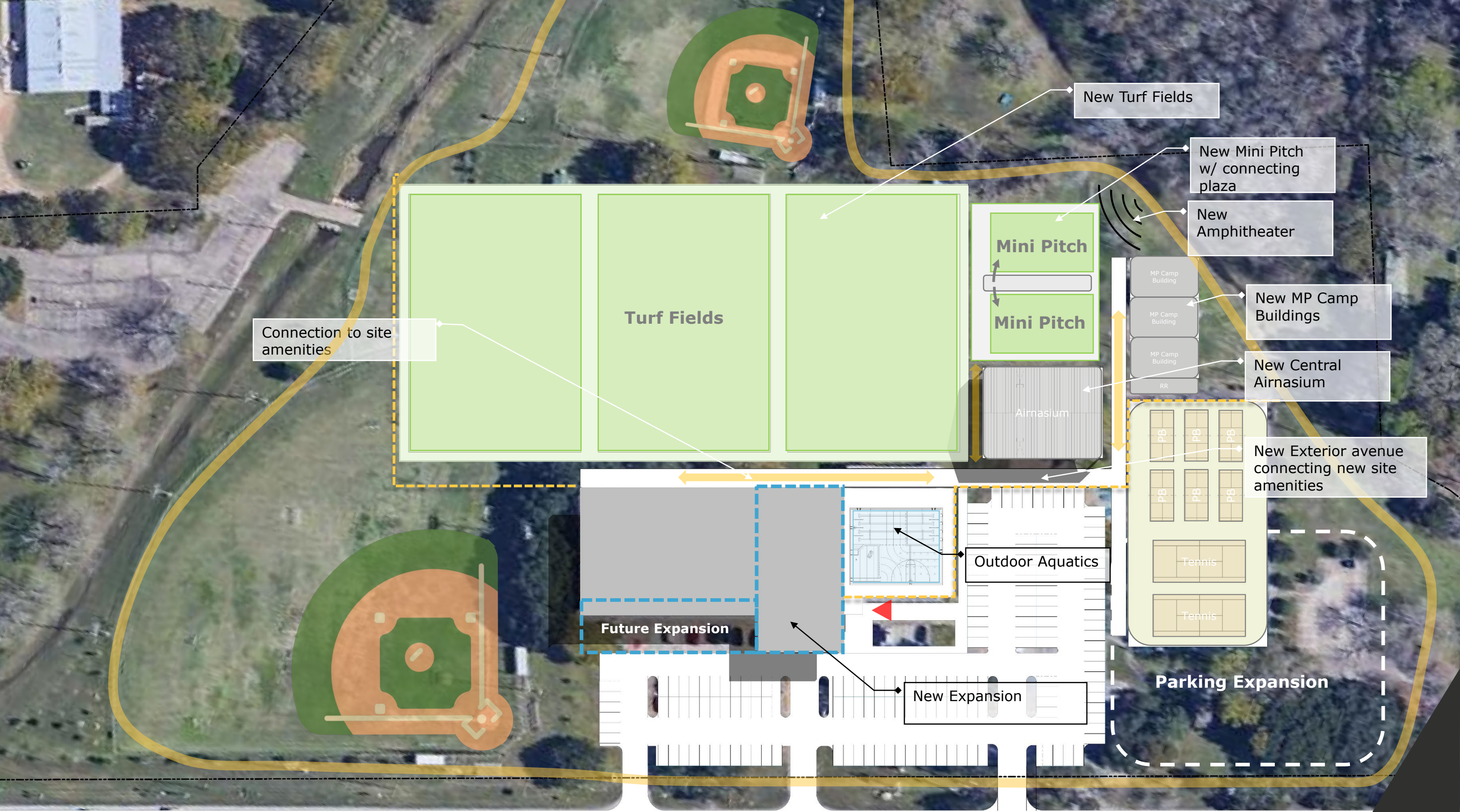
EXISTING 2ND FLOOR PLAN



EXISTING MASSING

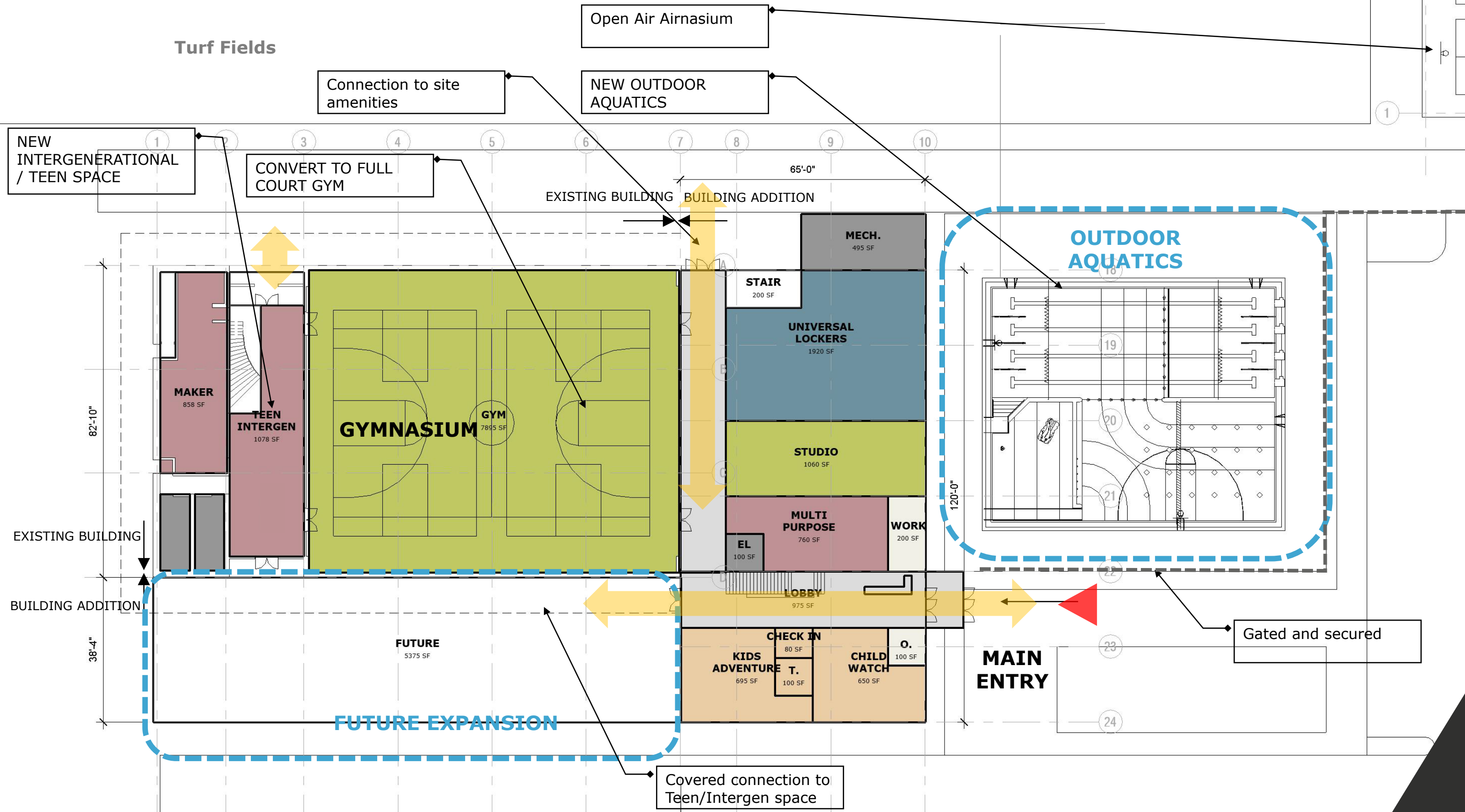
The Vision Opt. 1

Drivers. Vision. Frameworks.



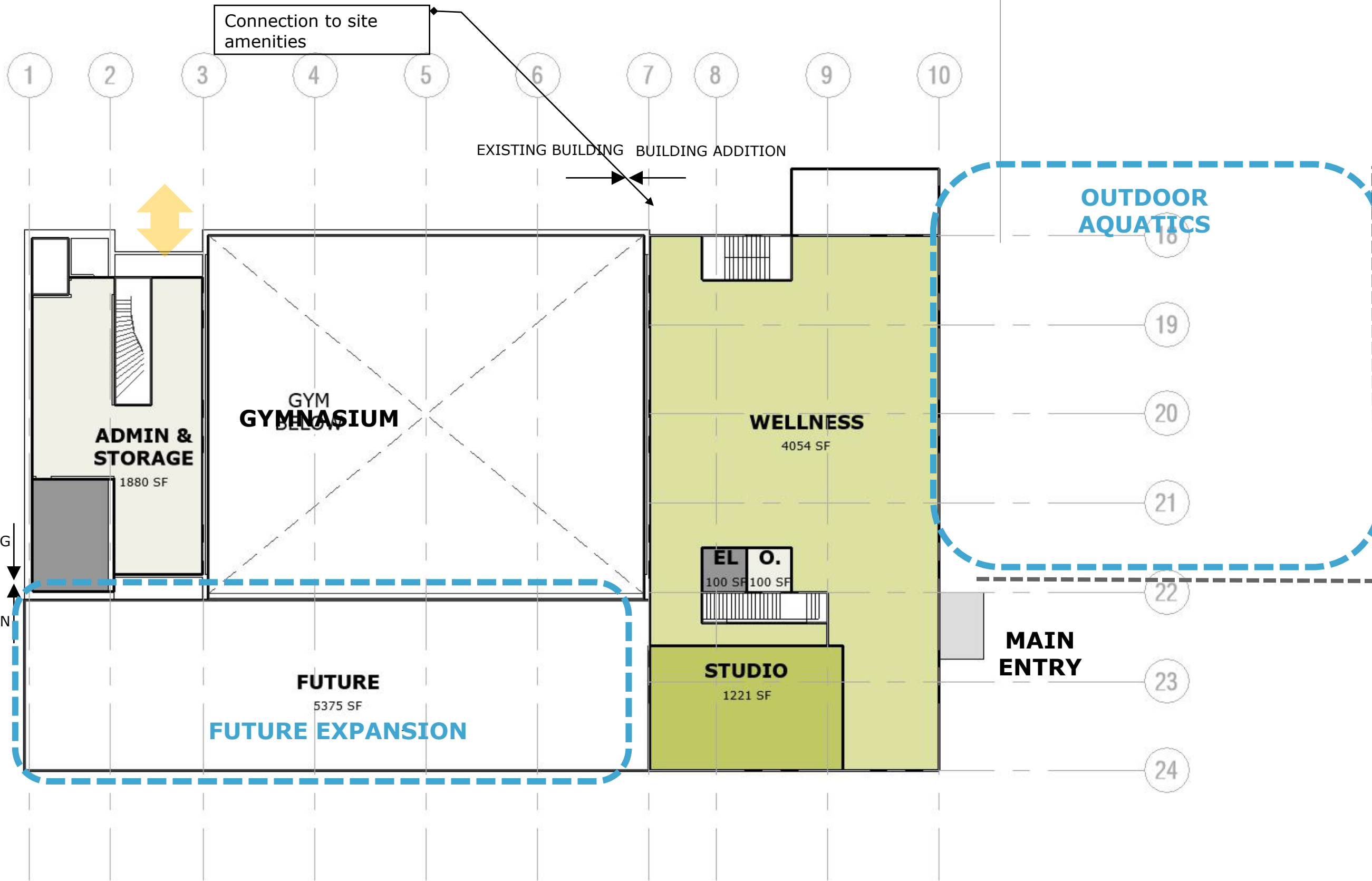
PROPOSED CAMPUS OPT. 1

Turf Fields



OPT. 1: 1ST FLOOR PLAN

Turf Fields



OPT. 1: 2ND FLOOR PLAN



DEMOLITION MASSING

- Base Scope
- Future Expansion



MASSING MASTERPLAN

The Scope

Program, budget, venues

PRIMARY VENUES

	Existing	Base Scope	Base Scope+	
1	Lobby / Commons	1,430	1,200	1,200
2	Child Watch & Kids Adv.	1,650+670	650+700	650+700
3	Community / MP Rooms	-	760+850	760+850
4	Community Kitchen	-	-	-
5	Teen/ Intergen	-	1,075	1,075
6	Gymnasium	4,000	7,800	7,800
7	Track	-	-	-
8	MP Group Ex Studios	2,180+800	1,225 +1,060	1,225 +1,060
9	Cycling Studio	-	-	-
10	Wellness	3,850	4,000	4,000
11	Adult Lockers	735+735	100 +100	100 +100
12	Universal Lockers	-	1,800	1,800
13	Youth Lockers	-	-	-
14	Aquatics	9,770	Outdoor	Outdoor
15	Admin	740	1,000	1,000
16	Partner	-	-	-

Site Amenities

Outdoor Aquatics; Airnasium; Fields; Pickleball; Turf Fields; MP Camp buildings etc.

SPACE ALLOCATION



PROJECT BUDGET		Base SCOPE	Base SCOPE W/ SITE FEATURES	NOTES
1	Area: New Construction	15,900 SF +outdoor aquatics	15,900 SF +outdoor aquatics +8,000 SF (AIRNASIUM) 6,000 SF (MP CAMP)	
2	Area: Renovation	4,000 SF	4,000 SF	
		Demo and New expansion off front and side of facility	+additional site amenities; outdoor aquatics, airnasium, turf fields, pickleball, camp etc	
3	Hard Costs	\$7,905,585	\$12,880,585	Cost of work, including escalation & contingencies
4	Parking	\$300,000	\$300,000	parking expansion 120 spaces
5	Sitework	\$200,000	\$200,000	Allowance; final tbd
6	Allowance: Outdoor Pool	\$1,400,000	\$1,400,000	Allowance; final tbd
	Allowance: Outdoor Pavilion	n/a	\$1,000,000	
7	Allowance: MP Camp	n/a	\$480,000	
	Allowance: Fields	n/a	\$1,800,000	
	Allowance: Pickleball Center	n/a	\$400,000	
	Allowance: Amphitheater, Archery, Trails	n/a	\$350,000	
7	Demolition	(\$200,000)	(\$200,000)	* demolition of existing aquatics, included in Hard Costs
8	Soft Costs	\$2,648,000	\$3,466,000	A/E fees, FF&E, legal, etc.
10	TOTAL (before financing)	\$11,053,585	\$16,846,585	

OPT. 1 PROJECT BUDGET

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**10. Excuse from
Attendance at
Regular DCR
Meeting.**



EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A) (Open Meetings Law), "The City Commission may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following section;"
551.074 Personnel Matters.

E1. Executive Session for Personnel Matters.

**A. Discuss Economic Development
Director's duties and
responsibilities.**

**A. Discuss Economic Development
Director's duties and responsibilities.**



OPEN MEETING

**11. Reconvene into
Open Meeting, and
take action on
items, if necessary.**

RICHMOND

EST. TEXAS 1837

12. Adjournment.

