



**SPECIAL MEETING
TUESDAY, NOVEMBER 15, 2022
AT 5:00 PM
DEVELOPMENT CORPORATION of RICHMOND
CITY COMMISSION CHAMBER
600 Morton Street, Richmond, Texas
and**

via Video Conference call
(pursuant to Texas Government Code, Section 551.127)

Join Zoom Meeting

<https://us06web.zoom.us/j/87249805318>

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. Public Hearing to receive comments for or against providing a grant of \$1,000,000 to help fund recreational or community facilities by the redevelopment of the T. W. Davis Family YMCA facility and grounds.
5. Review and consider taking action on DCR providing a grant of \$1,000,000 to help fund recreational or community facilities by the redevelopment of the T. W. Davis Family YMCA facility and grounds.
6. Review and consider taking action on the future initiatives of creating an accelerator program in Richmond.
7. Adjourn to Executive Session, as authorized by Texas Government Code, Section 551.087, Deliberation Regarding Economic Development Negotiations.

EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law), "The Board of Directors 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"; Section 551.087, Deliberation Regarding Economic Development Negotiations.

E1. Project Camelback

OPEN MEETING

8. Reconvene into Open Meeting, and take action on items, if necessary.
9. 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 10th day of November 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. Public Hearing to receive comments for or against providing a grant of \$1,000,000 to help fund recreational or community facilities by the redevelopment of the T. W. Davis Family YMCA facility and grounds.



5. Review and consider taking action on DCR providing a grant of \$1,000,000 to help fund recreational or community facilities by the redevelopment of the T. W. Davis Family YMCA facility and grounds.



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.

6. Review and consider taking action on the future initiatives of creating an accelerator program in Richmond.

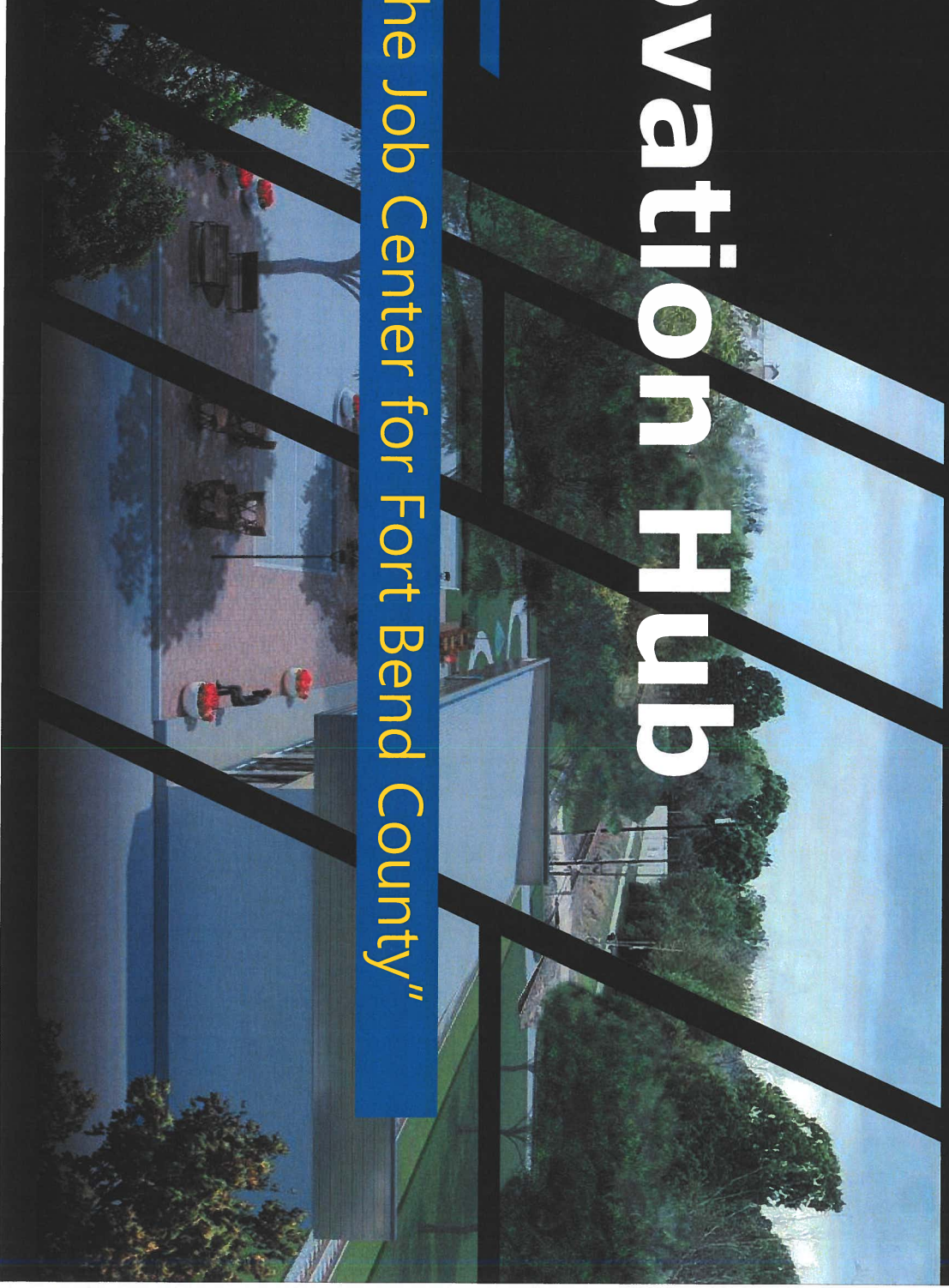


Innovation Hub

@Myrtle

"Creating the Job Center for Fort Bend County"

February
2022



Fort Bend and Richmond's Innovation

- In 2019, Fort Bend County EDC hired the Cannon Group to provide an assessment on Entrepreneurial and Innovation activity throughout Fort Bend.
- In 2020, the study findings were made public.
- It identified a need to create innovation hubs throughout Fort Bend County. Preferably 3 sites to begin the program. (Sugar Land, Richmond, and Fulshear)
- In the study it referenced, that Fort Bend County will need to take an intentional and strategic approach to stimulate its entrepreneurial infrastructure. With its growing population and increasing number of influential companies in its backyard, The County should look to use entrepreneurship to augment its existing industry mix and begin leveraging its competences, skills, knowledge, and capital to create environments that can incubate ideas, accelerate startups, facilitate partnerships, and catalyze continued economic growth.
- Their study (Cannon Group) determined that this kind of economic development requires the establishment of physical hubs for startup and small business support services to serve as the home bases for entrepreneurship activity in the region.

Background on Innovation Hubs & The Cannon

- Innovation hubs go by many names (startup communities, entrepreneurial ecosystems, innovation districts, etc.), but they all refer to workspace environments that have been intentionally created to foster dense clusters of entrepreneurial activity. Emphasis, then, is not just focused on the physical space, but on the curation of the members of the workspace community as well.
- In the case of NOIDs (Naturally Occurring Innovation Districts), no intentional architecting of a hub is needed. San Francisco and Boston developed, for a variety of reasons, relatively organically. But these instances are rare, and in the absence of organic development, city leaders and stakeholders need to think about how to facilitate the conditions for a vibrant startup culture in their city.
- To do so requires the careful, comprehensive, and ongoing involvement of and engagement by all the organizations and activities necessary to the success of startups: Local governments, corporations, universities, research organizations, accelerators, incubators, mentors, investors, programming, etc. in a dense physical environment.
- The Cannon is an organization that helps communities develop and operate these epicenters of activity. Each region requires a custom-built approach that taps into its inherent strengths while understanding and building strategies around mitigating its weaknesses.

**The
Cannon
Group**

THE CANNON

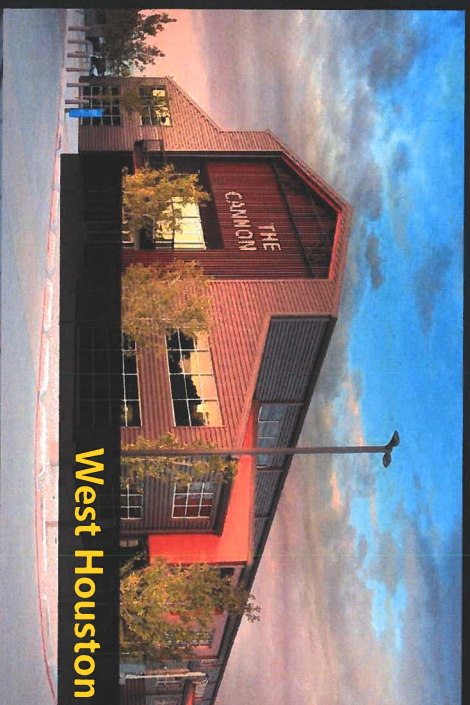


TM

The Cannon Group Sites



Downtown Houston

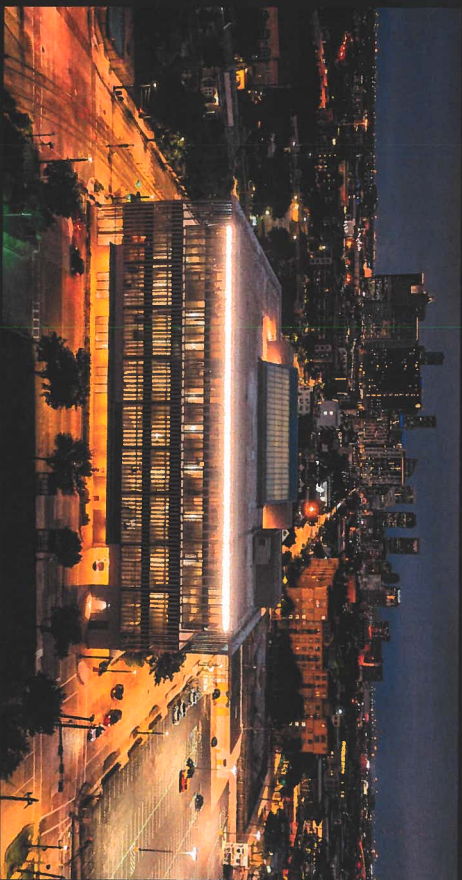


West Houston



Post Oak Houston

The Ion Houston



What do they both offer?



Community events

Weekly events that are actually worth going to.



Sit/stand desks

Wellness desks that sit and stand when you want them to.



Open network of locations

Our members have access to any and all Common Desk locations (the list is growing as you read this).



Bottomless craft coffee

Having our own coffee brand in-house means getting the best cup of joe while you work has never been easier.



Unlimited conference room bookings

No credits needed. Our conference rooms are there when you need them!



Freaky-fast wifi + secure network

Because everyone needs fiber.

Summary of Findings and Key Areas of Focus



Approach

In addition to reviewing all relevant documents such as strategic plans, development plans, demographic data, and research studies made available to our team, The Cannon organization also met with key private and public sector influencers and conducted additional one-on-one interviews with prominent political and business leaders, as well as property owners who could potentially provide physical space, in order to better understand the Fort Bend County landscape.

Economy and Innovation Potential

Currently, only 22% of Fort Bend County residents work in The County, and roughly 65% of residents commute to Harris County for work every day.

What does this mean for Fort Bend and Richmond?

- In 2015, Fort Bend County became Texas's wealthiest county, reporting a median household income of \$95,389, compared to the Texas average of \$53,200.
- However, one challenge economically that The County will face as it continues to develop is its dependency on Greater Houston.
- "Fort Bend County is largely residential and would benefit from the development of a Central Business District to serve as an employment node."
- The County (I would also add in Richmond) needs to take an intentional approach to develop more local job centers and stimulate the creation of homegrown, export-oriented companies that can help make it more self-reliant and less dependent on Harris County for jobs.
- The County/City should focus on 5 Focus Areas...

5 Focus Areas

- The first area of focus is on fostering alignment, creating awareness, and enabling accessibility across the whole of The County.
 - Establishing at least three entrepreneurial hubs in strategic locations across the County.
 - Fostering a programmatic connectedness among the hubs.
 - Developing a shared system of marketing and communications throughout the County
- The second area is developing educational programs geared toward new entrepreneurs and early-stage business development.
 - Creating educational programming in each hub by leveraging service provider partnerships.
 - Launching a Mentor Network that operates across all locations in the County.

5 Focus Areas

- The third area of focus is on the providing of programs in these entrepreneurial centers that help local companies innovate and scale.
 - Co-locating mature companies with startups..
 - Leveraging mentors through office hours and on-site coaching.
 - Developing growth-focused educational programs
 - Offering innovation management services.
- The fourth area is on the integration of local education programs to augment their activities and create synergy between business and academia.
- The final area of focus for Fort Bend's innovation strategy is on investor management. In our research and discussions with local stakeholders, the lack of a robust venture investing environment came up frequently as a missing piece in the existing ecosystem.



Innovation Hub @ Myrtle Prospective Development



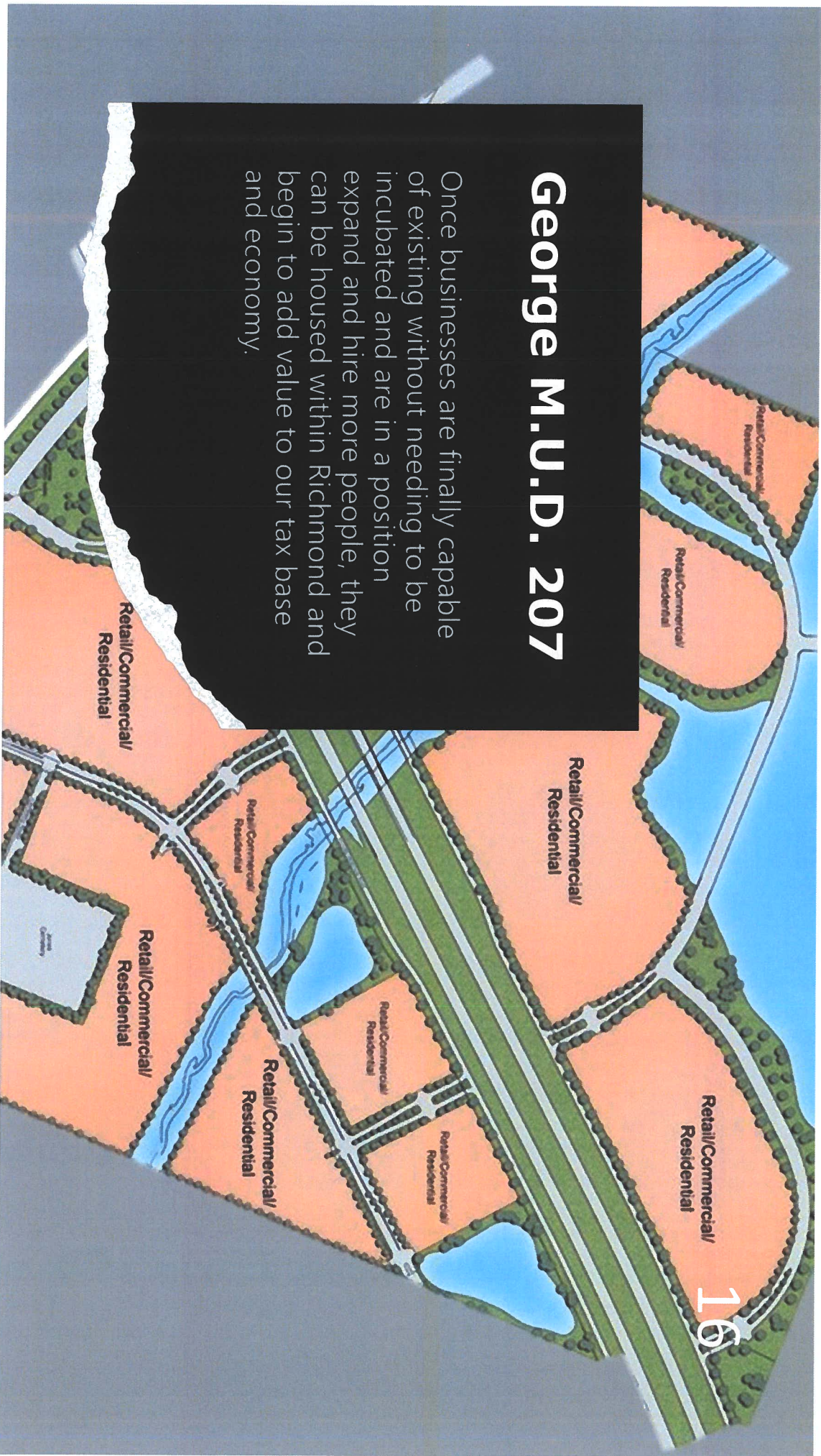
Start

This can begin as the starting place for developing an entrepreneurial ecosystem in Fort Bend County more importantly RICHMOND!



Phase 2

As businesses begin to grow, we can expand our Innovation Hub from a building to a district, create more attraction for businesses and beautify a major corridor in the city.



George M.U.D. 207

Once businesses are finally capable of existing without needing to be incubated and are in a position to expand and hire more people, they can be housed within Richmond and begin to add value to our tax base and economy.

Funding for this project

- Cost projections for this project is estimated at \$1,000,000.00
- We can pursue grant opportunities from our local, county, and federal grant providers.
- This project has a significant impact to the community as it attempts to increase businesses which is being outpaced in growth by nonprofit organizations in the Richmond city limits.





**THANK
YOU!**

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

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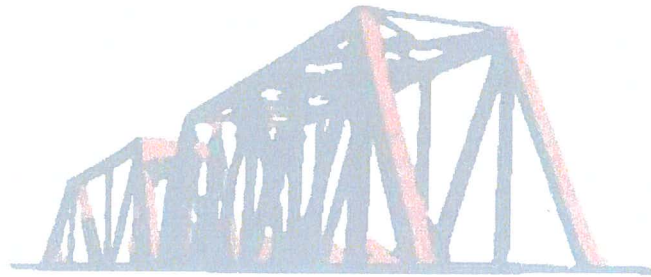
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