2015 Annual Report

WFBMD Board Members

Board of Directors

Bob Ray
President & Chairman
Appointed by Rosenberg

Todd Johnson
Vice President
Appointed by Richmond

Joey Dupuis
Assistant Vice President
Appointed by Richmond

Anthony Sulak
Assistant Secretary
Appointed by Rosenberg

Lane Ward
Secretary
Dually appointed by
Richmond and Rosenberg

Advisory Board Members

Hurley Johnson
Ron Ewer
Dave Vrshek
Michelle Leach
Vincent Morales
Sharon Wallingford

West Fort Bend Management District

Message from the President

Welcome to the West Fort Bend District!

FY 2015 was a robust year for development in the District. As development returns from pre-recession levels the area will experience rapid growth from both the commercial and residential sectors. It is encouraging to see so many people choosing to live and work in West Fort Bend, however the District maintains its position to ensure quality commercial development is renewed with this endeavor.

The 2014 and 2015 fiscal years brought many opportunities for the District. These opportunities included the Livable Centers Grant Study, as well as the continuance of a two year grant from local foundations to fund a full time Executive Director position for the District. We appreciate the opportunity for this funding. The Executive Director continues to advance and represent the interest of the District. In the past year the Executive Director presented several PowerPoint presentations to civic clubs, elected officials and local government organizations. Collaboration with the cities of Richmond and Rosenberg also resulted in the reward of a fully funded Access Management Planning Study by the Houston Galveston Area Council as well as the Texas Department of Transportation in 2012.

As you all know, the success of the District has always been based on the commitment of its members, volunteers and support team. In 2015, this level of service continued with over 800 hours of professional services and volunteer time donated to the District.

The District continues to maintain the rights-of-way along Highway 90A and Highway 59 and is working to provide those same mowing services to the FM 359 corridor. In 2015, the District collected over 100,000 pounds of litter and trash from these rights-of-way. This continues to be a beneficial service to the community and the District will continue to pursue it.

Looking at our progress we have renewed focus in our mission for the future. The District is realizing its role in community development for the first time with the work of the Executive Director and a Board of Director's that is ardently committed to its mission: to establish an environment that encourages growth and improves quality of life for west Fort Bend.

Bob Ray
President and Chairman

West Fort Bend Management District

History of the District

The West Fort Bend Management District is the largest management district of its size in Texas, encompassing over 140 square miles. The District is one of more than 35 management districts in the Greater Houston area and one of seven located within Fort Bend County. In its ninth year of operation, the District encompasses portions of both the cities of Richmond and Rosenberg as detailed in Senate Bill 1820, which was signed into law by Governor Perry in 2005.

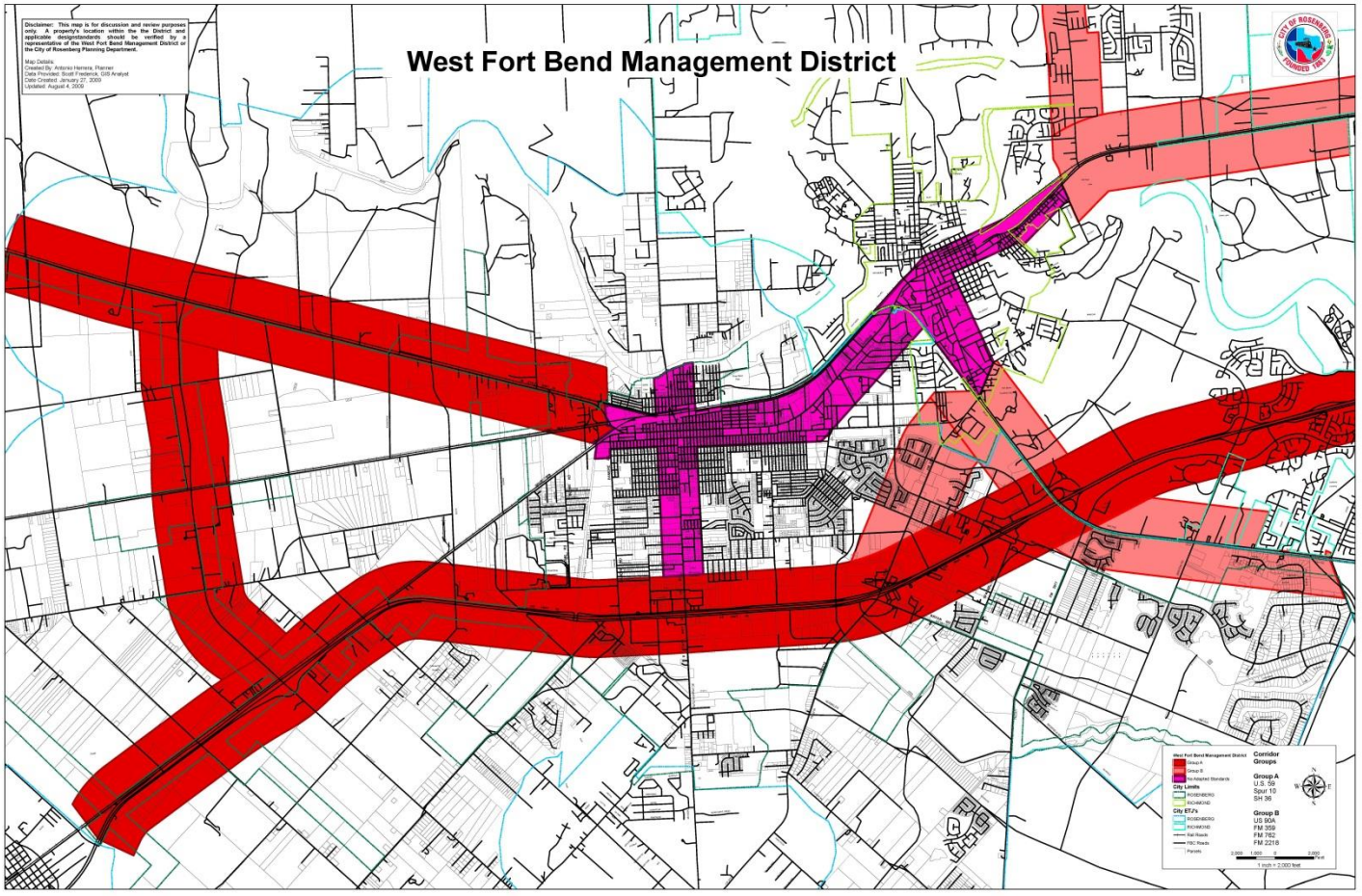
One of the District's greatest asset is its prized geographic location in Fort Bend County. The area can be characterized as a gateway ready for development. As shown in this annual report there has been considerable commercial growth across the District.

West Fort Bend Management District

Mission Statement

Establish an economic climate that encourages sustainable growth and improves the quality of life of citizens.

West Fort Bend Management District



WEST FORT BEND
Management District

Vision

- Corridor beautification & improvement
- Corridor maintenance
- Corridor planning
- Corridor special projects
- Assistance to Historic Districts within the corridor.

West Fort Bend Management District

Vision

Development Standards Role in Development

- Building Materials
- Landscaping
- Screening
- Lighting
- Setbacks

West Fort Bend Management District

2015 Areas of Emphasis

Continue Mowing and Maintenance Projects

- US 59 from Rabbs Bayou to FM 762
- Hwy 90A from Pitts Rd. to the Brazos River
- Railroad trestle on Highway 90A

Corridor Standards

- Monitoring commercial development to ensure that district architectural & landscaping standards are met.

Community Planning

- Apache Corporation grant award of 250 trees
- Houston-Galveston Area Council grant award for an access management planning study for Hwy 90A, F.M. 762 and FM 1640.
- Livable Centers Grant to study the Hwy 90A Corridor in Rosenberg

Wayside Horns Project

- Formed Wayside Horns Committee to work with the Cities of Richmond and Rosenberg as well as other community stakeholders to implement a plan to install wayside horns.

Project Planning in City of Richmond

- Due to elimination of funding from the City of Rosenberg, the District has shifted its efforts to quality of life planning with the City of Richmond.

Adoption by cities of Rosenberg and Richmond of standards

- In addition to District Standards being adopted by the cities of Richmond and Rosenberg, they have also adopted new standards and codes for improvement of new and re-development within the city boundaries. The District applauds the cities for this significant action.

West Fort Bend Management District

District Successes

- The District approved development and redevelopment standards along the Highway 90A corridor between FM 359 and the Brazos River Bridge resulting in several businesses beautification and implementation of the District landscaping and architectural standards.
- Coordination with the cities of Rosenberg and Richmond to adopt common uniform signage standards to emphasize public safety, improve the corridors' visual environment and to protect property values.
- HGAC 2012-2013 Access Management Study which evaluated roadway corridors in the community to determine if consolidated entry points between the roadway and adjacent land uses can maximize safety & efficiency.
- Received Livable Centers Planning Study Grant in the amount of $35,000 to study the redevelopment of the Highway 90 Corridor in Rosenberg.
- Apache Tree Grant of over 250 trees to be used for landscaping projects within the District. Some of these trees have been used at the Richmond Campus of the YMCA.
- Landscape Master Plan – Collaboration of efforts between the cities and the community and reflects a landscape palette to enhance the aesthetics of the area and promote additional economic development.
- TxDOT Transportation Enhancement Grant for US 59/FM 762 Landscaping Project in the amount of $1.3 Million. This project has been delayed due to the I 69 expansion.
- Working with Fort Bend County, City of Richmond and City of Rosenberg to coordinate efforts on a Wayside Horns Project along the FM 762 and Highway 90 corridors.
- Assisted with getting Highway 59 designated as an Interstate Highway I-69.

West Fort Bend Management District

FY 2015 Financial Summary*

FY 15 Beginning Balance		**$108,741**
FY 15 Revenues		**$155,000**
Richmond Dev Corp	**$40,000**	
Rosenberg Dev Corp	**$40,000**	
The George Foundation Grant	**$50,000**	
Henderson Wessendorf	**$25,000**	
FY 15 Expenditures		**$152,633**
FY 15 Ending Balance		**$111,107**

*Fiscal year ending September 30, 2015. A complete Annual Financial Report can be found at the end of this Report.

West Fort Bend Management District

2015 Development Summary

Development & Re-Development

- Taco Bell (Richmond)
- Carmax (Richmond)
- Elephant Auto Group (Rosenberg)
- River Pointe Center (Richmond)
- Clayton Oaks (Richmond)
- El Rancho Restaurant (Richmond)
- KMO Retirement (Richmond)
- Freddy's (Richmond)
- Jack in the Box (Rosenberg)
- McDonalds (Rosenberg)
- Rosenberg Business Park (Rosenberg)
- Campanile Apartments (Richmond)
- Texas State Technical College (Rosenberg)
- Finnegan Auto Collision Center (Rosenberg)

West Fort Bend Management District

Freddy's Frozen Custard and Steakburgers

RiverPointe Center

U.S. 59 @ 99

Texas State Technical Center

Rosenberg

U.S. 59

Finnegan Automotive Collision Center U.S. 59

Taco Bell

RiverPointe Center

U.S. 59 @ 99

Clayton Oaks Living

U.S. 59

Projects Underway

River Pointe Retail Center – Richmond

Goodwill Center – Rosenberg

Finnegan Auto Collision Center – Rosenberg

Texas State Technical College - Rosenberg

For more Information:

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West Fort Bend Management District