RICHMOND
EST. 1837
TEXAS
Fort Bend was settled in 1822 by a small group of colonists led by William Travis. Located along banks of the Brazos River in present day Richmond.

Served as the home to several famous Texans including:
- Mirabeau B. Lamar (2\textsuperscript{nd} President of Texas)
- Jane Long (Mother of Texas)
- Deaf Smith (Texas Revolutionary Hero)

Richmond incorporated in 1837 and was among the first cities to do so in Texas.
- 122 years before Sugar Land.
Downtown Renaissance

• Ongoing period of revitalization over the past 5 years.

• Cultural heart of the city and home to many festivals and community events.

• New businesses include:
  • Clothing boutiques
  • Coffee shops
  • Juice Bar & Restaurant
  • Art Gallery
  • Wine Bar
  • Kombucha Brewery

• These businesses have created a uniquely authentic environment that has helped to recruit new businesses to the area.
Historic District
Downtown Renaissance
Tools to Continue Ongoing Downtown Renaissance
Tools to Continue Renaissance

- Infrastructure Investments
- Downtown Improvement Grant Program
- Signage Improvement Grant Program
- PACE Program
- Opportunity Zone Designation
- Leveraging Growth in the Broader Richmond Community
- Fostering the Growing Technology & Creative Ecosystem
Infrastructure Investments

- High-speed internet
- FM 359 Overpass & I-69 Expansion
- Wayside Horns Project
- Wayfinding Signs
- Redevelopment Plan
Downtown Improvement Grant Program

- 50% matching grant program up to $25,000.
- Available to businesses and property owners in the historic district.
- Primary goal is to redevelop vacant buildings or non-commercial second story areas into commercial uses.
Signage Improvement Program

- City adopted Unified Development Code in 2013.

- Signs that were in place before the UDC received grandfather status.
  - Non-conforming signs can be required to be taken down if they are more than 51% damaged.

- Program created to provide an incentive for business owners to replace non-conforming signs with new modern signage that complies with new requirements.

- Funding:
  - 100% of signage costs covered up to $7,500.
Signage Improvement Program
Signage Improvement Grant
• Property Assessed Clean Energy Program

• Provides low-cost financing for improvements related to energy and water efficiency upgrades.

• Examples of eligible upgrades:
  • Roof replacement
  • HVAC Systems
  • Windows
  • Doors
  • Elevator Modernization
  • Toilets
  • Faucets
Opportunity Zone


- Tax incentive for investors who move unrealized capital gains into projects located within qualified zones.

- Tax advantages for those holding investment for 5, 7, or 10 years.
  - Original capital gains deferred.
  - 10 year option would allow for investment to be sold free of capital gains tax.
Leveraging Growth in Richmond

- Circle Oak
- Hotel Development
- Hotel & Conference Center Legislation
- Residential Growth
  - Veranda
  - Del-Webb Sweetgrass
  - Harvest Green
Fostering Growing Technology Sector

- Gemini Solutions
- Live Mobile Technology
- EZ Task
- LCG Global
2019-2020 Projects in Historic District

• Mercy Goods
  • Completed September 2019

• Studio Vibes
  • Completed October 2019

• Historic Theater Restoration

• Sunset Saloon

• City Facility Renovation

• LCG Global
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