

STATE OF TEXAS

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COUNTY OF FORT BEND

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COMMUNITY AND ECONOMIC DEVELOPMENT PROGRAM AGREEMENT BETWEEN FORT BEND COUNTY AND EDISON ARTS FOUNDATION

THIS AGREEMENT is made and entered into by and between Fort Bend County, (hereinafter "County"), a body corporate and politic under the laws of the State of Texas, and EDISON ARTS FOUNDATION (hereinafter "Edison"), a non-profit organization in the State of Texas.

WITNESSETH

WHEREAS, Fort Bend County desires that Edison develop and assist County in the furtherance of community and economic development programs (hereinafter "Services");

WHEREAS, the Texas County Purchasing Act, Texas Local Govt. Code, §262.024 (4) and §262.024 (10) exempt from competitive bidding contracts for a personal or professional service; as well as work performed under a contract for community and economic development;

WHEREAS, the Fort Bend County Commissioners Court specifically finds that this Agreement is for personal or professional services and that the Agreement is one for community and economic development made by a county under Texas Local Govt. Code, Section 381.004 (b); and

WHEREAS, the Fort Bend County Commissioners Court therefore grants an exemption from competitive bidding, insofar as any competitive bidding statute might apply.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto mutually agree as follows:

AGREEMENT

1. Services

- A. Edison shall provide one or more of the following services as requested by County, as described in the Scope of Work attached as Exhibit A, and incorporated by reference herein:
1. A range of arts and multi-cultural experiences to children and adults and development of cultural and performing arts programs for children, adults, and families throughout the county which may include dance, seasonal plays and theater arts, dining, shopping and other social events; and/or
 2. Varied cultural programs that may include after school and summer programs to seasonal plays and multiple annual events;
 3. Venue accessibility and maintenance services so that the facilities are appropriate and inviting to the public for arts and multicultural experiences; and
 4. Programs or activities as suggested by the Commissioners Court.

- B. Edison will provide to the County documentation of its reasonable and necessary costs in connection with the provision of Service under this Agreement. Edison may also use Funds for the operational expenses that are needed to perform these services, including but not limited to:
 - a. Venue accessibility
 - b. Venue maintenance services
 - c. Venue facilities use and operations appropriate and inviting to the public for arts and multicultural experiences.

2. Term

The term of this Agreement is October 1, 2024, through September 30, 2025. The Parties acknowledge and agree that Services have been and will be supported by good and valuable consideration during the Term of this Agreement, the sufficiency of which is acknowledged by the Parties. On October 1, 2025, this Agreement will automatically renew for an additional year period through September 30, 2026, subject to the same terms and conditions. County may terminate this Agreement in accordance with the Termination Provision of this Agreement.

3. Compensation and Payment

- A. For Services provided, County will reimburse Edison up to two million dollars (\$2,000,000.00) over the life of this Agreement (through September 2025). In no case shall the amount paid by County under this Agreement exceed the Maximum Compensation without an approved change order
- B. Edison understands and agrees that the Maximum Compensation stated is an all-inclusive amount and no additional fee, cost or reimbursed expense shall be added to the County paid by County.
- C. As of the date this Agreement is executed by the Parties, all performance of the Scope of Services by Edison, including any changes in the Scope of Services and revision of work satisfactorily performed, will be performed only when approved in advance and authorized by County.
- D. County will pay Edison based on the following procedures: Edison shall submit to County two (2) original copies of invoices showing actual costs incurred in a form acceptable to County. County shall review such invoices and approve them within 30 calendar days with such modifications as are consistent with this Agreement and forward same to the Auditor for processing. County shall pay each such approved invoice within thirty (30) calendar days. County reserves the right to withhold payment pending verification of satisfactory work performed and/or receipt of appropriate documentation of same.

4. Independent Contractor

- A. In the performance of work or services hereunder, Edison shall be deemed an independent subcontractors and any of its agents, employees, officers, or volunteers performing work required hereunder shall be deemed solely as employees of Edison or, where permitted, of its subcontractors.
- B. Edison and its agents, employees, officers, or volunteers shall not, by performing work pursuant to this Agreement, be deemed to be employees, agents, or servants of County and shall not be entitled to any of the privileges or benefits of County employment.

5. Limit of Appropriation

- A. Edison clearly understands and agrees, such understanding and agreement being of the absolute essence of this Agreement, that County shall have available the total maximum sum of two million dollars (\$2,000,000.00) specifically allocated to fully discharge any and all liabilities County may incur.
- B. Edison does further understand and agree, said understanding and agreement also being of the absolute essence of this Agreement, that the total maximum compensation that Edison may become entitled to and the total maximum sum that County may become liable to pay to Edison shall not under any conditions, circumstances, or interpretations thereof exceed two million dollars (\$2,000,000.00).

6. Modifications and Waivers

- A. The parties may not amend or waive this Agreement, except by a written agreement executed by both parties.
- B. No failure or delay in exercising any right or remedy or requiring the satisfaction of any condition under this Agreement, and no course of dealing between the parties, operates as a waiver or estoppel of any right, remedy, or condition.
- C. The rights and remedies of the parties set forth in this Agreement are not exclusive of, but are cumulative to, any rights or remedies now or subsequently existing at law, in equity, or by statute.

7. Insurance

- A. Prior to commencement of the Services, Edison shall furnish County with properly executed certificates of insurance which shall evidence all insurance required and provide that such insurance shall not be canceled, except on 30 days' prior written notice to County. Edison shall provide certified copies of insurance endorsements and/or policies if requested by County. Edison shall maintain such insurance coverage from the time Services commence until Services are completed and provide replacement certificates, policies and/or endorsements for any such insurance expiring prior to completion of

Services. Edison shall obtain such insurance written on an Occurrence form from such companies having Bests rating of A/VII or better, licensed or approved to transact business in the State of Texas, and shall obtain such insurance of the following types and minimum limits:

1. Workers Compensation in accordance with the laws of the State of Texas. Substitutes to genuine Workers' Compensation Insurance will not be allowed.
 2. Employers' Liability insurance with limits of not less than \$1,000,000 per injury by accident, \$1,000,000 per injury by disease, and \$1,000,000 per bodily injury by disease.
 3. Commercial general liability insurance with a limit of not less than \$1,000,000 each occurrence and \$2,000,000 in the annual aggregate. Policy shall cover liability for bodily injury, personal injury, and property damage and products/completed operations arising out of the business operations of the policyholder.
 4. Business Automobile Liability coverage applying to owned, non-owned and hired automobiles with limits not less than \$1,000,000 each occurrence combined single limit for Bodily Injury and Property Damage combined.
- B. County and the members of Commissioners Court shall be named as additional insured to all required coverage except for Workers' Compensation and Professional Liability (if required). All Liability policies written on behalf of Edison shall contain a waiver of subrogation in favor of County and members of Commissioners Court.
- C. If required coverage is written on a claims-made basis, Edison warrants that any retroactive date applicable to coverage under the policy precedes the effective date of the Contract and that continuous coverage will be maintained or an extended discovery period will be exercised for a period of 2 years beginning from the time the work under this Contract is completed.
- D. Edison shall not commence any portion of the work under this Contract until it has obtained the insurance required herein and certificates of such insurance have been filed with and approved by Fort Bend County.
- E. No cancellation of or changes to the certificates, or the policies, may be made without thirty (30) days prior, written notification to Fort Bend County.
- F. Approval of the insurance by Fort Bend County shall not relieve or decrease the liability of Edison.

8. Indemnity

EDISON SHALL INDEMNIFY AND DEFEND COUNTY AGAINST ALL LOSSES, LIABILITIES, CLAIMS, CAUSES OF ACTION, AND OTHER EXPENSES, INCLUDING REASONABLE ATTORNEYS FEES, ARISING FROM ACTIVITIES OF EDISON, ITS AGENTS, SERVANTS OR EMPLOYEES, PERFORMED UNDER THIS AGREEMENT THAT RESULT FROM THE NEGLIGENT ACT, ERROR, OR OMISSION OF EDISON OR ANY OF EDISON'S AGENTS, SERVANTS OR EMPLOYEES. THE PARTIES AGREE THAT THIS INDEMNIFICATION PROVISION SHALL APPLY DURING THE PERFORMANCE OF SERVICES AS WELL AS DURING THE PERFORMANCE OF ANY CONTINUING OBLIGATIONS THAT MAY EXIST (IF ANY) AFTER THE EXPIRATION OF THIS AGREEMENT.

9. Assignment

Neither party to this contract shall assign the contract, nor any interest arising herein, without the written consent of the other.

10. Termination and Notice

A. Termination for Default

1. County may terminate the whole or any part of this Agreement for cause in if Edison materially breaches any of the covenants or terms and conditions set forth in this Agreement or fails to perform any of the other provisions of this Agreement or so fails to make progress as to endanger performance of this Agreement in accordance with its terms, and in any of these circumstances does not commence curing such breach or failure to County's reasonable satisfaction within a period of ten (10) calendar days after receipt of notice from County specifying such breach or failure.
2. If, after termination, it is determined by County that for any reason whatsoever that Edison was not in default, or that the default was excusable, services may continue in accordance with the terms and conditions of this Agreement.

B. Upon termination of this Agreement, County shall compensate Edison in accordance with the Compensation section above, for those services which were provided under this Agreement prior to its termination, and which have not been previously invoiced to County. Edison's final invoice for said services will be presented to and paid by County in the same manner set forth in the Compensation section.

C. If County terminates this Agreement as provided in this Section, no fees of any type, other than fees due and payable at the Termination Date, shall thereafter be paid to Edison.

- D. Each party giving any notice or making any request, demand, or other communication (each, a "Notice") pursuant to this Agreement shall do so in writing and shall use one of the following methods of delivery, each of which, for purposes of this Agreement, is a writing: personal delivery, registered or certified mail (in each case, return receipt requested and postage prepaid), or nationally recognized overnight courier (with all fees prepaid).
- E. Each party giving a Notice shall address the Notice to the receiving party at the address listed below or to another address designated by a party in a Notice pursuant to this Section:

County: Fort Bend County
Attn: County Judge
401 Jackson Street, 1st Floor
Richmond, Texas 77469

Copy to: Fort Bend County
Attn: Purchasing Agent
301 Jackson, Ste. 201
Richmond, Texas 77469

Edison: Edison Arts Foundation
Attn: Charity Carter
1959 Texas Parkway
Missouri City, Texas 77489

- F. A Notice is effective only if the party giving or making the Notice has complied with the requirements of this Section and if the addressee has received the Notice. A Notice is deemed received as follows:
1. If the Notice is delivered in person or sent by registered or certified mail or a nationally recognized overnight courier, upon receipt as indicated by the date on the signed receipt.
 2. If the addressee rejects or otherwise refuses to accept the Notice, or if the Notice cannot be delivered because of a change in address for which no Notice was given, then upon the rejection, refusal, or inability to deliver.

11. Miscellaneous

- A. This Agreement shall be construed under and in accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Fort Bend County, Texas. As required by Chapter 2270, Government Code, Edison hereby verifies that it does not boycott Israel and will not boycott Israel through the term of this Agreement. For purposes of this verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. By signature below, Edison represents pursuant to Section 2252.152 of the Texas Government Code, that Edison is not listed on the website of the Comptroller of the State of Texas concerning the listing of companies that are identified under Section 806.051, Section 807.051 or Section 2253.153.
- B. In the event of one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
- C. The waiver by either party of a breach of any provision of this agreement shall not operate as or be construed as a waiver of any subsequent breach.
- D. Any amendments to this agreement shall be of no effect unless in writing and signed by both parties hereto.
- E. HUMAN TRAFFICKING. BY ACCEPTANCE OF CONTRACT, EDISON ACKNOWLEDGES THAT FORT BEND COUNTY IS OPPOSED TO HUMAN TRAFFICKING AND THAT NO COUNTY FUNDS WILL BE USED IN SUPPORT OF SERVICES OR ACTIVITIES THAT VIOLATE HUMAN TRAFFICKING LAWS.

12. Entire Agreement.

It is understood and agreed that the entire Agreement of the parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof as well as any previous agreements presently in effect between the parties relating to the subject.

EXECUTION PAGE FOLLOWS

IN WITNESS WHEREOF, this Agreement is signed, accepted, and agreed to by all parties by and through the parties or their agents or authorized representatives. All parties hereby acknowledge that they have read and understood this Agreement. All parties further acknowledge that they have executed this legal document voluntarily and of their own free will.

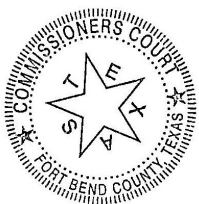
FORT BEND COUNTY

KP George
KP George, County Judge

November 12, 2024
Date

ATTEST:

Laura Richard
Laura Richard, County Clerk



EDISON ARTS FOUNDATION

Charity
Signature of Authorized Agent

Charity Carter
Name of Authorized Agent

President, Edison Arts Foundation
Title of Authorized Agent

11/8/2024
Date

AUDITOR'S CERTIFICATE

I hereby certify that funds are available in the amount of \$2,000,000.00 to pay the obligation of Fort Bend County under and within the foregoing Agreement.

Robert Ed Sturdivant
Robert Ed Sturdivant, Auditor

EXHIBIT A

SCOPE OF WORK



Edison Arts Foundation

A 501(c) 3 non-profit fine arts organization



The Edison Center

Building an Equitable Entrepreneurial Ecosystem for Lasting COVID Recovery and Resiliency

Project Information

The Edison Arts Foundation, a community-driven 501c3 organization, envisioned The HBDi Accelerator at Edison Center to be a catalyst for equitable small business development, job creation, COVID recovery, and economic prosperity in the Houston-Galveston region and in the eastern area of Fort Bend Houston. The project site is located at 7100 West Fuqua in East Fort Bend County in far southwest Houston and within the Fort Bend Houston Super Neighborhood. The Super Neighborhood is bordered by the Sam Houston Tollway to the north, McHard Road to the south, Fondren Road to the west, and Hiram Clark Road to the east. The project site is in proximity to Opportunity Zone tracts 48157670400 and 48157670200. The City of Houston has designated the area surrounding the project site a Complete Community. Complete Communities are areas in high need of economic development, access to quality amenities and services, affordable housing, jobs, healthcare, high-quality schools, early learning, and afterschool programs. The Fort Bend County- Houston area particularly will benefit from this investment.

Scope of Work

The Edison Arts Foundation requests use of the approved \$2,000,000 Fort Bend County ARPA funding investment to convert an existing 1980's era grocery/retail center into a 26,000 SF Small Business Incubator/Accelerator Facility, called the HBDi Accelerator at The Edison Center. This facility will create an equitable entrepreneurial ecosystem in a historically underserved African American community in the eastern portion of Fort Bend County. The existing structure is located on 12.5 acres of land that is owned by the Edison Arts Foundation at 7100 West Fuqua. The proposed scope of work will reinvent a former Kroger shopping center that has been mostly abandoned for nearly a decade, creating blight and diminishing area property tax values. The ARPA funds investment will repurpose 26,000 SF of the obsolete existing one story structure with

new modern, flexible interior spaces, new façade, new energy-efficient roofing, electrical, mechanical, and plumbing will add to the efficiency of the building. A new parking lot overlay and parking lot lighting is included in the plans. There will also be an additional 1,500 SF 2nd story space added on the west side of the building to overlook festival green park space.

The new HBDi Accelerator at The Edison Center will offer public and private spaces, along with an array of programming and start-up support services. Facility amenities will include:

- 24/7 access to affordable individual or shared offices
- State-of-the-art Conference and Meeting Rooms
- 5,615 SF Co-op kitchen and light manufacturing/packaging space
- Strong Wifi and Bandwidth connectivity
- Printers/Copiers/Scanners
- Restaurant and Café
- Janitorial Services

The HBDi Accelerator will combine these amenities along with robust programming designed to stimulate economic growth, support the expansion of small businesses, combat community deterioration and foster employment opportunities for low-moderate income citizens in the surrounding counties.

The HBDi Incubator program will target broad range of industries and sectors including e-commerce, technology, healthcare, marketing/ communications, international trade, arts/entertainment, personal care, wellness products, specialty food manufacturing, and general business services.

Project Task List:

- Secure Collaborative Partners - Complete
- Prepare Incubator Management Plan – Complete
- Invite Potential HBDi Accelerator Tenants – Complete
- Submit Fort Bend County ARPA Grant – Complete
- Secure Matching Funds – Complete
- Project Start Date – 12 Month Schedule Based on an approximate start on 11/13/2021

Economic Conditions

On March 13, 2020, Gov. Greg Abbott issued a statewide COVID 19 disaster declaration, followed days later by sweeping action to contain the spread of the coronavirus across Texas that closed restaurants and schools, among other social distancing restrictions. The region is experiencing unprecedented economic disruptions. Locally, the region contends with the dual effects of the COVID-19 pandemic and the downturn in oil and gas markets. In April 2020, employers in the Houston-Galveston region LOST 312,100 jobs across a variety of industries. According to the June 25-30 Household Pulse Survey from the U.S. Census Bureau, of the nation's 15 largest metropolitan statistical areas, respondents in the Houston-The Woodlands-Sugar Land MSA report the highest level of loss in employment income (64%), expected loss in income (52%), housing insecurity (45.7%) and food scarcity (16.9%). Simultaneously, minority-owned small businesses have been hit disproportionately hard due to the pandemic and corresponding economic crisis. According to a new special report by the U.S. Chamber of Commerce and MetLife, minority-owned business owners are more likely than non-minority owners to report difficulty obtaining loans, express fears about permanently closing, and predict declining revenues in the coming year.

Community Needs

The eastern portion of Fort Bend County lacks many of the community facilities and resources that can be found in more prosperous areas of Fort Bend County. The once-thriving historically African American community has suffered decades of decline, blight, and erosion of property values and requires revitalization. The reduced tax base has resulted in educational disparities for area families. Schools here are underperforming, and a high achievement gap exists.

“Healthy communities are built on a strong economic base. Access to fundamental elements of financial stability such as jobs, credit, and entrepreneurial resources is essential to ensuring that all Houstonians can contribute to the building of a vibrant, equitable Houston.”-Understanding Houston, Economic Opportunity (Greater Houston Community Foundation)

Incubators

Incubators – A Region Wide Priority Supporting entrepreneurial ecosystems, business incubators, and accelerators is a local and regional priority according to several leading economic and community development organizations, including The Gulf Coast Economic Development District, Houston-Galveston Area Council, Fort Bend Economic Development Council, and the City of Houston Economic Development, Complete Communities.

A strategic report for the Fort Bend Economic Development Council by The Canon echoes this call to action and recommends the establishment of at least three strategically placed hubs of entrepreneurship in the county each equipped with programs focused on scaling and innovating.

Meeting the Challenge

Meeting the Challenge - A Locally Driven Solution

The Accelerator has tremendous potential to create the conditions for economic growth and opportunity in the area through entrepreneurship training, access to capital, small business development, and job creation. To help our valuable small business institutions weather the storm, the HBDi Accelerator will provide a range of services needed to pivot, adapt, and innovate their business models.

Priority Outcomes for the project are to (1) retain existing jobs, (2) generate additional revenue, (3) create quality jobs. To accomplish these goals, the services provided in the HBDi Accelerator at The Edison Center will address gaps and barriers experienced by minority small business firms in the current regional landscape.



IMPACT

In addition to economic rescue The HBDi Accelerator at The Edison Center project will address a multitude of recovery, resilience, equity, and sustainability eligibilities and investment priorities including but not limited to:

- Replace lost public sector revenue to strengthen support for vital public services and help retain jobs
- Support immediate economic stabilization for households and businesses
- Address systemic public health and economic challenges that have contributed to the unequal impact of the pandemic on certain populations

- Support for vulnerable populations to access medical or public health services
- Enhancement of healthcare capacity, including alternative care facilities
- Services or outreach to promote access to health and social services
- Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector
- Address the disproportionate public health and economic impacts of the crisis on the hardest-hit communities, populations, and households
- Addressing health disparities and the social determinants of health
- Investments in housing and neighborhoods
- Addressing educational disparities through new or expanded early learning services, and offering educational services like tutoring or afterschool programs as well as services to address social, emotional, and mental health needs
- Promoting healthy childhood environments, including new or expanded high quality childcare
- Invest in water, sewer, and broadband infrastructure, making necessary investments to support vital wastewater and stormwater infrastructure
- Expand access to broadband internet.

SUMMARY

This project responds to the unprecedented business disruptions caused by COVID 19. The Fort Bend County ARPA funds investment will create a hub for small businesses across industries and counties to access resources, training and capital needed to pivot to a new economic reality. Additionally, it is sustainable and there is strong support from a wide range of regional stake holders. There is a broad and diverse constituency supporting the efforts of the Edison Arts Foundation to successfully bring the Accelerator at Edison Center on-line. Collaborative partners include the City of Houston Economic Development, Houston Business Development, Inc., the Greater Houston Black Chamber, the City of Missouri City, Fort Bend County Judge KP George, The City of Houston Council Member Martha Castex-Tatum, District K, Fort Bend Super Neighborhood 41, and Fort Bend ISD.



***Edison
Arts Foundation***

Family. Community. Arts
Strengthening the Family. Bridging the Community. Developing the Arts