

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION
MINUTES

May 16, 2016

6:00 p.m.

Present were: Kirk Jones, Randy Moravec, Bob Kerr, Cheryl Fox, John Champagne, Bill Hanover, and Andy Dill. Also present was Shannan Reid, Susan Hensley and Jack Yates.

Call to Order - President Jones called the meeting to order at 6:00 PM.

Open Public Comment - There was no public comment

Approval of Minutes of April 18, 2016- Motion by Dill seconded by Moravec to approve the minutes as presented. All in favor.

Monthly Financial Report (April) – – Mr. Dill questioned the timing of the expenses shown on the report versus the budget report. Mr. Yates and Mr. Moravec explained that the budget report is based upon the actual day of its publication rather than at the months end. The Board requested the report to be based upon the months end, revenues and expenses. Motion by Dill seconded by Hanover to approve the financial report as presented. All in favor

Mr. Champagne arrived at 6:14 PM.

Discuss/take action regarding request for funds to restore old post office – – Historical Society Kelly Cook -- Mr. Yates gave a brief synopsis describing the work done in the building and the request was for an unspecified amount although \$19,400 remained unpaid for after the Montgomery Historic Society had paid \$14,563 for the renovation. Mrs. Cook was present to describe the renovation efforts which included substantial work on the inside of the building as well as on the front façade. Mrs. Fox said that the building looks amazingly good. Mr. Moravec asked about the time of the work involved and the answer was February to the present. The Board pointed out that that most applicants come in and request funds before they begin work. Mr. Kerr asked if the Historic Society could afford the remaining funds. Shirley Schneider was present and said that they had enough funds but, but would have to cash in CD's. Mr. Champagne asked Mrs. Cook if the Board should look at their funds for the beauty/ambulance of the city as opposed to the citizen's return on the investment, such as sales tax receipts. Mr. Hanover said, in response, that this type of improvement was renovating Montgomery has a antiques destination. Mrs. Cook said the reason that they did not come but with the request in advance of their work was that they were surprised at the extent of the repairs.

Motion by Kerr seconded by Champagne to fund the project \$5,000 to the Montgomery Historic Society. Jones Kerr and Champagne voted yes. Moravec, Hanover, Dill and Fox voted no. Motion failed.

Motion by Fox seconded by Dill to fund \$9,700 to the Montgomery Historic Society for the renovation. Dill, Hanover, Jones, Kerr voted yes. Champagne, Fox and Moravec voted no. Motion passed.

Discuss take action regarding authorizing the purchase of tablets to convert to paperless agendas for MEDC meetings – – Susan Hensley was present and described how the agendas would be sent to Board members and the cost was approximately \$275 each. She said the need would be for five purchases plus one for Shannan Reid. Motion by Kerr seconded by Fox to approve the purchase of the tablets and to go paperless in the production of the agenda. All in favor.

Discuss take action regarding proposed agreement between MEDC and Montgomery Area Chamber of Commerce – – Jack Yates gave a brief summary of the report particularly saying that it was the virtually the same as the original HMBA/MIDC 2012 agreement. Jack also said to the Board that if anyone had any financial standing or were paid in the amount from the Montgomery Area Chamber of Commerce that they needed to disclose that at this time, and no one responded.

After a brief review of the agreement motion by Moravec seconded by Dill to approve with the amended changes of the amount being \$2266 per month, making the agreement sexually generic, adding a provision that would make the agreement automatically renewed unless notice was given, an update to the type of notice required. All in favor.

Discuss/take action regarding Economic Incentives Policy -- Mr. Moravec said that he was proposing the incentives listed on the presented city of Keller documents. The issue came up about whether or not to put this information on the website. The Board generally thought that it should not be openly displayed, although they incentives package would be open record. The Board directed Jack to get the incentives policy into approval form for possible action at next month's meeting.

Discuss/take action regarding MEDC Goals and Objectives -- Mr. Moravec presented his edited version of the Goals and Objectives. The Board briefly discussed the Moravec edited version. The amendments were; The title of the document was changed to: City of Montgomery Economic Development Mission and Goals,

Goal 1 - take out the word *and* after Preserve, Objective 1A - add the words *and historic ambiance* after hometown lifestyle at the end of the sentence,

Objective 4B - add the words *or obtain* after Conduct, Objective 4C - add *Montgomery Area Chamber of Commerce* after Historic Montgomery Business Association and under 1A and the word "promote".

Motion by Dill seconded by Kerr to approve the goals and objectives as presented with the amendments. All in favor.

Report regarding MEDC role in upcoming city borrowing issues -- Jack Yates said this is a report only -- he went on to say that the city is considering a substantial borrowing for water and sewer system needs and that he has tentatively projected a three-year buildup of \$20,000 – \$40,000 – \$60,000 with \$60,000 being the permanent amount. MEDC participation, He said that he would be coming back with more precise information probably next month. The Board generally agreed that contributing to such projects was part of their role.

Economic Development Report – Shannan Reid – – Mrs. Reid said that the TXDoT Highway 149 walk-through would be rescheduled. She then reported on the downtown Wi-Fi project status and said that she had been doing research to get to the combination of a software and hardware provider was being extremely difficult and that she feels that this is something that she did not think was worthwhile to pursue right now. The Board generally agreed. She then related that she was about to graduate from the Montgomery County Leadership Class and extolled the virtues of the program and that the Montgomery Area Chamber of Commerce now held a seat on the Leadership Board.

Jack Yates then introduced Glynn Fleming, the city engineer, who presented information regarding the McCoy's Lumber improvement south of 105 Buffalo Springs Rd. saying that an 8 inch sewer line was all that was necessary for the McCoy's but that he was recommending a 12 inch line be placed with the cost of the upgrade being at the city's cost. He suggested that the MEDC pay for the upgrade in behalf of the city. He said he would probably be at the next meeting to provide detailed information and a firm request.

Adjournment – – Motion by Kerr seconded by Jones to adjourn at 8:10 PM. All in favor.



Jack Yates, Recording Secretary

