

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION  
MINUTES  
AUGUST 15, 2016  
6:00 p.m.

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

Call to Order - President Jones called the meeting to order at 6:00 PM. He also announced that some items would be taken out of order.

Open Public Comment - Mary Kaough was present and said she had been a business person for ten years with strong ties to the community and is interested in the downtown area in particular. Her interest is for a special Events part-time person for someone interested in the downtown area.

Rebecca Huss was present and said as a consumer of activities she is interested in having to work on those activities and to have someone with the city and a budget for that position and to work toward the budget being self-supporting.

Bea Rouse was present to discuss the Texian Heritage Festival. She said 65% of the funds stayed in the community that are raised. She was asking for a larger amount from the MEDC. She also reported that the HMBA was intending on getting the nonprofit status.

Hillary Dumas was present and said that she hoped that the MEDC would help the city use funds to market itself rather than rely on the HMBA and the MACC.

Tiffany Lockhart was present and said that she agreed with the public comment speakers. The city needs someone to organize the festivals did to their importance to the overall economic development of the city. She then said that the Antiques Festival still needs funding.

Funding of Sewer Line Oversizing for McCoy's Lumber Project -- Glynn Fleming presented the issue of an oversizing of an 8 inch to a 12 inch sewer line that would allow more development on the south side 105 from FM 2854 west to just east of the First Baptist Church. An early estimate of the sewer cost would increase the MEDC share of the shared cost, not to exceed \$100,000. The 12 inch deepened line would create a development area and would help to eliminate lift station #12. The board discussed the growth potential created by upsizing and deepening that line for other pad sites coming in the area.

Sam Walker, McCoy's Engineer was present and said that McCoy's was going to go out for quotes and added that they had paid for engineering, surveys and other aspect of the line.

Motion by Moravec, seconded by Kerr, to approve funds to pay up to \$100,000 for the oversizing and to recommend approval by the City Council. All in favor.

Introduction of Business Plan for A Miniature Golf Facility and Possible Activity from MEDC – Jason Long Jason Long was present and wife, Julie, and he said he was presenting a business idea regarding a miniature golf facility. The plans would include a club house, concession stand, offices and restrooms. The board asked about the number of customers necessary for a profitable operation and the response was that most of the funds were in the initial investment. Mr. Long said his presentation was for information with no request at this time.

Grant request of Coat of Many Colors, Inc. for City/Engineering Review Costs of \$10,000 – Mike Hayles and Larry Haines were present. Mr. Hayles said the Coat of Many Colors has been in operation since 2014 with the goal of helping people get out of poverty. Mr. Haines presented a concept plan of an eco-village that will combine environmental operations with job training and a residential area. He described 106 platted town homes of 400 to 1,000 square feet each. Planned partnerships would be with the Montgomery Independent School District, Lone Star College and Texas A and M. He said a 3-D printer would construct the buildings, the first such operation in the United States. There would be a Culinary School, a Robotic Job Training School and a Business Incubator on site. The \$10,000 dollars request is for the escrow amount to be deposited with the city to work with the city for engineering and legal development review for the Planned Unit Development involving the land. They had completed the application for funding.

Motion by Moravec, seconded by Dill to approve the Coat of Many Colors request not to exceed \$10,000 toward the formation of a Planned Unit Development Project as described. All in favor.

Approval of Minutes of June 20, 2016 – It was recommended that the word "distance" should replace the word "depth" in the Parking Pavement Project North of Community Center sixth line.

Motion by Dill, seconded by Hanover to approve the minutes, with that correction. All in favor.

Monthly Financial Report (June, July) – Motion by Moravec, seconded by Dill to accept the financial report as presented. All in favor.

Parking Pavement Project North of Community Center – Glynn Fleming was present, stating that he had three estimates; concrete, asphalt and pavers. The estimates were \$46,500 concrete, Asphalt \$44,500 and Pavers \$66,000. Glynn also said that crushed limestone would be about one-half the concrete cost.

Motion by Champagne, seconded by Dill to table to get another estimate for crushed limestone.

All in favor.

Appointment of a Committee of the Board of Directors to meet with Representatives of the Chamber and HMBA to fashion a strategic Marketing and Business Development Plan –Mr. Moravec said there was interest by several community groups to get together to discuss marketing and business planning in practical connections.

Motion by Moravec, seconded by Champagne to form a Strategic Marketing and Business Development Plan Committee. All in favor.

Discussion of Draft Budget for MEDC – The budget was presented and the board briefly discussed.

Consider and Take Action Regarding Calling of a Public Hearing for 2016-2017 Budget –

Motion by Dill, seconded by Moravec to call a public hearing for September 18, 2016. All in favor.

Economic Development Report – Shannan Reid – Shannan Reid suggested the business roundtable meeting of primary employers. The board agreed for Shannan to plan and coordinate the meeting.

Shannan presented an example of a RFP Economic Development Proposal that she does occasionally, when requested from the state. The RFP provides economic information about the city.

The Board noted the coordination between local churches who were being used to coordinate removal of blight from the city.

Adjournment – Motion by Dill, seconded by Kerr to adjourn at 8:35 p.m.



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Jack Yates, Recording Secretary

