

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION

MINUTES

November 21, 2016

6:00 p.m.

Present were: Kirk Jones, Randy Moravec, Bill Hanover and Andy Dill, Bob Kerr, Cheryl Fox and John Champagne. Also present were Shannan Reid, Glynn Fleming 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 October 17, 2016 – Motion by Dill, seconded by Kerr to approve the minutes as presented. All in favor.

Monthly Financial Report (October) – Motion by Moravec seconded by Hanover to approve the financial report as presented. All in favor.

Report from Bea Rouse concerning Texian Heritage Festival – Wayne Keller was present in place of Mrs. Rouse. He thanked the MEDC for their support. He reported that 2,500 attended with 800 paid and kids were entered for free. He said the gross was \$21,000 with the following distribution of funds; \$7000 for expenses, 10,000 went to charities and \$5000 remaining in the bank. He said the charities receiving funds were; \$6000 to Caiden's Hope, \$2000 Montgomery Historic Society and \$2000 to Fernland Park, Inc.

Agreement with Tom Cronin for lease of property to create a public parking lot – Jack Yates gave a brief report stating he had a draft lease agreement that the City Attorney, or Mr. Cronin had not seen yet. Glynn Fleming was present and said that an early projection of the cost of the parking lot was \$55,000-\$65,000 depending on the underlying surface compaction. Jack reiterated that this was a discussion only.

Jason Long request for MEDC funding of a miniature golf course -- Shannan Reid presented the request of \$38,700 of Mr. Long. She also presented the Economic Impact Report. Mr. Long was present and said that he had presented his proposition to about 20 banks and the SBA and had been turned down by all. President Jones asked what the funds would be used for, the answer was water and sewer connections fees. Mr. Moravec asked if he had done any marketing research and the answer was that he had.

Motion by Moravec, seconded by Fox that Mr. Long receive an amount not to exceed \$15,000 for water and sewer tap fees at the time of connection. The vote was Moravec, Fox, Champagne, Kerr and Hanover voting yes and Dill and Jones voting no. Motion passed.

Discuss/take action regarding funding of East 105 water/sewer extension – – Jack presented the issue of the funding for this water and sewer line extension, if the Pizza Shack was not able to meet its construction/grant schedule. He said that the additional funds beyond the budget is \$195,000 from Utility Extensions. He also said that it appeared as though Pizza Shack would be able to meet the schedule and that this may not be necessary. Motion by Moravec, seconded by Hanover to approve funding the project if the grant is not possible. All in favor.

Report of Ad Hoc Committee on Economic and Business Development -- Randy Moravec gave a brief review of the Committee's report including Options A and B regarding assistance help for the City/Chamber. Mr. Moravec said they felt that the MEDC should fund functions rather than a person. Mr. Dill said that he had worked for about ten years under a contract similar to what exists between the City and MEDC that included annual and other reports. Phil Knutson, MACC Board member, said the MACC had approved a half-time office assistant to Shannan. Mr. Knutson said he would be amenable to a contract for the MEDC funded contract position that can be placed with the Chamber. Mr. Moravec re-stated the Report's acknowledgement of the downtown's importance to the city. Mr. Knutson, explained that there are several "districts" with different goals and needs in the city. Mrs. Fox said that the downtown area did not feel that the MACC was attentive to their needs. The Board generally responded that the HMBA could join the Chamber and get more involvement. Mr. Dill said that the Chamber needs to look at their business as the overall Chamber, to serve their members.. He also said that the MACC has a good plan for their growth.

Although there was no vote on the item, there was a consensus of the Board that Mr. Yates was to work with Ms. Reid to develop a job description for a city position that would be responsible for promoting Montgomery and encouraging tourism. The position would be a city employee reporting to the City Administrator but would be funded by the MEDC. The Board will vote at its next meeting to submit the recommended position to the City Council for its approval. The Board also acknowledged the need to negotiate a new agreement with the MACC that better describes the relationship between the MEDC and the MACC with the goal of having a new agreement approved by January 2017

Economic Development Report – Shannan Reid—Shannan gave a report regarding the Main Street program.

The TxDOT report was that TxDOT has accepted the layout plan for the downtown area. She has a meeting with TxDOT next week.

Jack gave a brief status of; McCoy's-- awaiting electrical work on their site, The building next to McDonald's – no knowledge of what the building will be used for, The northeast corner of 105 and Lone Star Parkway—should start construction in mid-December with a proposed opening date of June, 2017

Adjournment – Motion by Fox, seconded by Hanover to adjourn at 8:27 p.m. All in favor.



Jack Yates, Recording Secretary

