

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION

MINUTES

January 16, 2017

6:00 p.m.

Present were: Kirk Jones, Randy Moravec, Bill Hanover, Amy Brown, Bob Kerr and Cheryl Fox. John Champagne 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.

Swearing in of New Members -- President Jones noted that all members had been previously sworn in by City Secretary Susan Hensley.

Open Public Comment -- Tom Ward was present as Montgomery Soccer Club President to introduce himself as a part of the community, bringing visitors to the community via tournaments. The goal of this group is to enrich the community through recreation and in economic development. He said the ages of his group would be 3 to 18 but some adult groups also will be playing at the new Ransom fields and other fields in the area. He said that tournaments would bring in people from throughout Houston to Montgomery.

Approval of Minutes of November 21, 2016 -- Motion by Moravec seconded by Hanover to approve the minutes with one change, to add three zeros behind the 55 for the cost of the parking lot in the item in the minutes regarding Tom Cronin's lease. All in favor.

Monthly Financial Report (November and December, 2016) -- Motion by Moravec, seconded by Fox to accept the financial report for November and December. All in favor.

Discuss/take action regarding agreement with Tom Cronin for lease of property to create a public parking lot -- Jack Yates reported the area involved in the lease and that over a long period of time the possibility of a lease had been discussed by MEDC members. He said the signed lease was in the Board packet. He said that along with the Col. Laughter property to the south, the intention over time is to pave the area for a parking lot anchor for downtown, using MEDC funds. There was discussion regarding the one-year lease on Col. Laughter's property. Jack and Pres. Jones replied that they had met with the Col.'s son in late December and that the son said he had no intention of not renewing a lease over a long period of time and that he would give the city the first option should they decide to sell the property. Jack said that he would be back, probably in February, with the cost of the paving project for the Boards consideration. Motion by Hanover seconded by Kerr to recommend the lease with Mr. Cronin as presented to the City Council. All in favor.

Discuss/take action regarding City Engineer downtown improvement plans -- Jack reported the proposal from City Engineer Glynn Fleming was not ready. Glynn said that he would prepare a presentation for the February MEDC meeting. Mr. Moravec asked

that the information be sent to the MEDC board members as soon as available rather than with the regular packet delivery. No action taken.

Discuss/take action regarding position description and recommendation to City Council to hire a Promotions/Marketing half-time position to the City, expenses to be paid by MEDC. -- There was discussion among the MEDC members about the position,

Shannan Reid said this position would work to develop tourism and to better market the area with a definite purpose of increasing sales tax revenue. Ms. Ford said she was concerned about the part-time position being able to accomplish the job as described in the job description. Jack responded that the duties listed in the job description is a goal rather than a requirement, and that his intention was to work with the person in the position to develop definable goals via three-month work plans.

Tracy Bolver was present and said that she supported the position.

Motion by Moravec, seconded by Fox to recommend to the City Council that a part-time Marketing and Tourism Assistant position be created with payment for the position to be made by MEDC. All in favor.

Discuss/take action regarding City and Montgomery Area Chamber of Commerce Agreement for Economic Development services -- There was discussion about the agreement, particularly regarding the three-year term as suggested by the MACC for continuity reasons. Jack Yates said that the year annual budget must be approved to fund the agreement even with the three-year term. The result of the comments was to go back to an evergreen contract of one year term. Ms. Brown brought up the question as to the job title for the Economic Development Director perhaps signifying more responsibility than actually in place. Mr. Moravec and Jack Yates both responded by saying that the people the Director comes in contact with realize that the position is in the hierarchy of the City organization and realize that that the Director makes no final decisions.

Dave McCorquodale was present and said that he was concerned about the three-year term of the Agreement.

Motion by Brown, seconded by Kerr to approve the agreement with the one-year term stipulation. All in favor.

Economic Development Report – Shannan Reid ---TxDOT, Misc. Updates -- Shannan mentioned the Wednesday, January 18th MACC Outlook meeting that will discuss growth in the MACC over the past year and what they have planned for 2017.

Shannon next reported regarding a TxDOT meeting held in mid-December at which time TxDOT said that they would provide virtually all the funding for the planned streetscape, with the city only being required to pay for the ornamental lights. She said that following plan preparation by TxDOT that a meeting of downtown property owners and citizens will be held for their review of the overall plans.

Glynn Fleming reported on the parking area north of the community center, saying that the contractor was almost through with the project.

He then reported on McCoy's Lumber status, saying that he expected that they would be on the ground in 2 to 3 weeks.

He then reported on the water and sewer line to the new Pizza Shack location contract had been awarded and that he expected the signed contracts back this week. He said the project itself would take 60 days to complete.

He then reported that the developers for the property between Pizza Shack and the retail development at the corner of S. Hwy. 105 and Lone Star Parkway had presented a preliminary site plan that included three pad sites on the highway and larger buildings in the northern part of the property. He said this would involve annexation of the northern part of the property, and that the property owners had applied for the annexation.

Jack Yates reported that City Council had chosen to not approve the Economic Incentives Policy, previously approved by the MEDC Board. He said he would consider how to re-present the item to the City Council.

Adjournment -- Motion by Fox seconded by Jones to adjourn it 7:53 p.m. All in favor.



Jack Yates, Recording Secretary

