

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION
MINUTES
February 20, 2017

Present were: Kirk Jones, Randy Moravec, Bill Hanover, Amy Brown, Bob Ken and Cheryl Fox. John Champagne was absent. Also present were Shannan Reid, Ed Shackelford, Chris Roznovsky and Jack Yates

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

Open Public Comment - There was no public comment.

Approval of Minutes of January 16, 2017 - Motion by Moravec seconded by Kerr to approve the minutes as presented. All in favor.

Monthly Financial Report (January , 2017) - Motion by Moravec seconded by Fox to approve the financial report as presented. All in favor.

Discuss/take action regarding Downtown Parking Lot South of Cozy Grape Restaurant and North of Caroline Street -- Jack Yates gave a brief review of the situation saying that he had one estimate of \$74,000 for the project and that public bidding law requires public advertising and bidding when the project is \$75,000 or more. Discussion followed as to the bidding requirement and whether to advertise for the entirety of the lot or for only the long-term lease portion with Tom Cronin. It was decided that Jack would advertise for bids for the Cronin portion with an alternate bid for the Colonel Laughter portion.

Discuss/take action regarding Chris Cheatham re: grant request for Heritage Medical Plaza II as submitted by Chris Cheatham – Chris Cheatham said Houston Street is important to this project. Jonathon White was present and discussed that a 24 foot curb radius for turning improvement for Houston Street at Highway 105 is being proposed. The widening of the road is approximately 200 foot north of Highway 105. The present road width is 18 feet wide at the curb radius. Cheryl Fox asked if the planned width was wide enough for historic traffic use. Mr. Cheatham said he thought it was enough and would certainly be better than the present situation and that too wide of an intersection might negatively affect the look of the city if carried forward through other intersections of fronting onto Highway 105. President Jones said that he thought the driveway was needed for safety and that for the condition of Houston Street was partly an issue the city to repair.

Jonathon White said that the request now is to include all the way from Highway 105 north to Caroline Street at a total cost of \$160,000 and that they are requesting

\$120,000 from the MEDC with the Mr. Cheatham paying \$32,500 and the city contributing \$7500.

Motion by Moravec seconded by Hanover that following a new grant request being submitted to fund not to exceed \$120,000 for resurfacing and widening of Houston Street. All in favor.

Discuss/take action regarding Houston Galveston Area Council application – landscaping for Heritage Medical Plaza II as submitted by Chris Cheatham --- Shannan Reid gave a brief presentation saying that Mr. Cheatham was requesting the MEDC to apply to the HGAC for a Community Enhancement Grant that would not cost MEDC any funds but that Mr. Cheatham would provide the \$25,000 match for the \$25,000 grant. Jack Yates said that the MEDC would be giving up a funding slot since only one HGAC grant can be given to one entity until the grant is completed. Jack went on to say that the city is a separate entity from the MEDC, so the city could apply for a separate grant, for the parking lot improvement downtown for instance.

Shannan Reid said that perhaps the neighborhood park also being planned by Mr. Cheatham might be requested at a later time

Motion by Moravec seconded by Kerr to approve the MEDC to apply for the Heritage Plaza II for the HGAC Community Enhancement Grant. All in favor.

Discuss/take action regarding HOME grant program -- Jack said that no action was needed from the Board at this time, but that he wanted to inform the Board that the City may be applying for a HOME project that may involve use of MEDC funds. He said there was no match required for the grant but that there may be some funds needed for interim funding while waiting on reimbursement from the state, or for clearing up title ownerships so that people can qualify for the grant-- both of which may require some funds on a temporary basis, or a small amount to help people clear their title. No action was taken.

Discuss/take action regarding funding of state or federal historical markers in the City –

– President Jones said he was proposing that the MEDC pay for the Historic Markers approved by the State or County Historic Society's as a boost to the local economy and in the historic aspect of Montgomery. He then said that the historic area markers awarded by the Montgomery County Historic Society is a good alternative to State Historic Markers which often take much longer to get approved and the sign prepared. Billy Ray Duncan was present and said that the Montgomery Historic Society agreed with this proposal and said that the markers can be for a place, a person, or an area. Mr. Duncan said that the county markers are much faster to get approved, yet they are thorough in their review at the County Historic Society. Mr. Duncan also said that the local Historic Society group can help people with research for the markers on the property.

Amy Ford suggested that the markers should be placed on public property so that they markers would stay if the property owner sold or later changed her mind about having the marker placed on the property.

Jack Yates said that the only condition to receiving funding was the State or County Historic Society approval for the marker and placement by the city in the right-of-way adjacent to the property involving the marker, the Board agreed

Motion by Fox seconded by Ford to participate in funding of State and County Historic approved Historic Markers in the city. All in favor.

Economic Development Report – Shannan Reid ---TxDOT, Misc. Updates – – Shannan

Reid reported that the Montgomery Trace Shopping Center is for sale.

She also reported that her request for proposals returned to the state are getting positive reports. Mr. Kerr asked about development in general and Shannan and Jack Yates responded.

Mr. Shackelford reported a preconstruction meeting will be held next week regarding the Pizza Shack water and sewer project and that the contractor had 60 days construction following that date for completion. He then reported that they are reviewing the Buffalo Springs Shopping Center phase 2 preliminary plat. Mr. Kerr asked about the Eastside single-family. annexation and Mr. Shackelford replied that the study was being prepared now for that consideration. There was a general discussion regarding various developments in the city.

Adjournment – – motion by Hanover seconded by Moravec to adjourn at 7:47 p.m.



Jack Yates, Recording Secretary

