

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION
MINUTES
OCTOBER 16, 2017

Present were: Kirk Jones, Amy Brown, Bill Hanover, Cheryl Fox, Randy Moravec and Bob Kerr and John Champagne. Also present were, Shannan Reid, Chris Roznovsky, Katherine Ferry and Jack Yates

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

Open Public Comment – – Mr. Tom Ward, Club President of Montgomery Soccer Club spoke saying that his last time he spoke to the Board was in February of this year and that since that time the Soccer Club had been doing quite well. There are presently 120 people ages 5 to 9, and 30 people ages 10 to 15 participating. A barrier is the inadequate infrastructure of grounds maintenance. Mr. Ward said they was focused on quality of life for kids and families and the community. He also said 500 people often will come on Saturday morning to watch the matches. He then said that he was gathering information for a request of the MEDC for irrigation financial assistance for the fields. The Board asked questions involving; his lease term, the type of irrigation system needed and the projected cost.

Approval of Minutes of September 18, 2017 -- Motion by Moravec, seconded by Fox to approve the minutes of September 18 as presented. All in favor.

Monthly Financial Report (September 2017) – – Motion by Moravec, seconded by Hanover to approve the September financial report. All in favor.

Discuss/take action regarding presentation of finances:

a. Montgomery Historic Society - Christmas in Montgomery – – Shirley Schneider was present and said she appreciated and needed the \$5000 MEDC contribution. She said that the Society's total annual net is less than might be expected, even with the MEDC's contribution, because of other expenses.

b. Montgomery area Chamber of Commerce – Wine and Music Festival -- Shannan Reid reported on the Wine and Music Festival saying that the event has sponsorships, vendors and day of sells as revenue sources. Shannan also said that the use of the Festival's net goes to the Montgomery Area Chamber of Commerce general operating budget. Amy Brown asked for a copy of the expenses in line item form, and the Board asked about marketing and how the wine sells occur.

Discuss/take action regarding Pizza Shack request for funding for sign – John Simmons – – Jack Yates said that no MEDC funds has gone directly to Mr. Simmons for construction of his building. However, the MEDC did contribute \$75,000 toward the placement of water and sewer line serving his property – – as well as to the area between Lone Star Pkwy. and Lake Creek Road. The Board discussed the \$75,000 and

asked questions regarding; the increase of business at the new location, the number of employees at the new location, and the location and type of sign to be placed. There was discussion regarding the investment in this property that the MEDC had already made in the \$75,000 participation in the grant funds.

Mr. Simmons requested \$28,550 his entire signage cost for his building. Mr. Moravec suggested that due to the number of jobs being added due to the expansion of the business, that the Board fund one-third the cost of the sign, or \$9,520.

Motion by Moravec seconded by Kerr to grant \$9,520 to Mr. Simmons for the Pizza Shack monument sign. Board members Fox, Kerr, Hanover, Jones and Moravec voted aye, with Board members Brown and Champagne voting no. Motion passed.

Discuss/take action regarding long-term business recruitment and retention efforts and goals of the MEDC – Shannan Reid – Shannan Reid presented an economic overview that involved employment and wage trends. Shannan also presented the Primary Retail Trade Area Report, including the notation that the city had 196 sq. mi. of trade area. She also briefly reported on the Community Demographic Profile Report.

Discussion/take action regarding report to City Council regarding job creation/MEDC activities – Shannan Reid presented the draft report. The Board asked questions regarding capital investment account amount sources of information, MEDC activities listed, adding the number of developer meetings by Shannan and Jack and the RFP's item. Shannan said she would amend the report as directed.

Economic Development Report – Shannan Reid and Jack Yates ---TxDOT/149, Downtown Parking Lot Project, Home Focus Report on Projects, Misc. Updates – Jack Yates reported on the October 13 TxDOT meeting saying that the only item that had been changed materially was that TxDOT was now saying that there would be no parallel parking on the highway after the new project. Jack also reported that he had spoken with TxDOT regarding the traffic light operation and State Highway 105 and FM Road 149 and that they would review the operation of the light. Shannan Reid reported on the Distrix project, saying that the narrative was written and that we are now looking for the person to handle the voiceover.

Katherine Ferry reviewed the city engineer's development report by giving a brief review of the report. The Board responded with a request for a visual schedule and also asked about Lone Star Bend Street and Houston Street construction.

Adjournment -- Motion by Kerr seconded by Fox to adjourn the meeting at 7:55 p.m.



Jack Yates, Recording Secretary

