

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION
MINUTES
JANUARY 15, 2018

Present were: Kirk Jones, Amy Brown, Cheryl Fox, Randy Moravec, Bob Kerr and John Champagne. Bill Hanover was absent. Also present were, Shannan Reid, Katherine Vu 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 October 16, December 5 and December 14, 2017 Motion by Moravec, seconded by Kerr to approve the October 16 minutes. All in favor.

Motion by Moravec, seconded by Brown to approve the December 5 minutes. All in favor.

Motion by Fox, seconded by Champagne to approve the December 14 minutes. All in favor.

Monthly Financial Report (November and December, 2017) -- Following brief discussion regarding sales tax, Motion by Moravec, seconded by Kerr to accept the November and December Financial Reports. All in favor

Consideration and possible action regarding Rendy Kerr Request for financial assistance for a parking area on College Street – Jack Yates gave a brief presentation stating that Ms. Kerr was given a variance from the City Council on October 9, 2012 that allowed her and her husband, at the time, permission to build on to the north edge of the property in return for paving of the street next to her location on College Street. They built the addition to the building but never paved the street. Jack said that he presented this information to Ms. Kerr and Ms. Kerr said that she wanted to ask the EDC for the cost of the paving and if denied that she would ask for a new variance.

After brief discussion, Motion by Champagne, seconded by Kerr to resend the variance agreement back to the City Council and to recommend that the property stay as is, in grass, and that she not be required to pave the area. All in favor.

Presentation of Development Report - Philip LeFevre – Mr. LeFevre said he wanted to take this opportunity to say that the MEDC can do certain things for the betterment of the City. He said that he did not foresee the City getting larger manufacturing growth and that retail development is a self-fulfilling item. So, what can the City/MEDC do to promote the City he asked. It is critical, he said, for the City to provide the quality of life more obscure items to generate interest for those looking to move to Montgomery. He recommended that the City consider these types of improvements that make people want to move here and added that if the MEDC did not have that opinion that the City Council would not.

Mr. Moravec questioned if Mr. LeFevre thought if he, Mr. Moravec, was opposed to the Soccer Club grant given at the last meeting, and if so, Mr. Moravec said that he was not opposed to the expense but only considering the expenses a consideration of many request made to the Board. Several Board members that they appreciated Mr. LeFevre's appearance and generally agreed with his opinion. No action was taken.

Consideration and possible action regarding funding for Wine and Music Festival-- Jack gave a report saying that the Montgomery Area Chamber of Commerce had given their report of the financial operations of the Wine and Music Festival in October and that he needed to confirm the approval of the Board for the Festival to receive their funding as already approved in the budget.

Ms. Brown said that she had requested several general expenses at categories, not the individual items. Following brief discussion Shannan Reid said that she could provide those general classifications and gave the following report:

\$20,000 for advertising and signage, \$24,000 for entertainment and sound technicians, \$12,000 for festival set up – tents – radios – security, \$10,000 for supplies – wine glasses – shirts – golf cart rentals – porta potty's and other rentals, \$26,000 for alcohol, \$1,000 for children's play area.

Motion by Moravec, seconded by Jones to fund the Wine Festival per the budget on the basis that the Chamber in future presentations provide general category expenditures. Kerr, Moravec, Fox, Jones, Champagne voted yes, Brown voted no. Motion passed 5-1.

Presentation of Proposed Economic Development Report to City Council -- The draft report was presented. Mr. Moravec stated that while this report was for the entire year of 2017 that future reports would be on a quarterly basis. The report will be given by Mr. Moravec to the Council. Motion by Moravec, second by Champagne to approve the report as presented. All in favor

Consideration and possible action regarding paving of parking lot immediately south of College Street between Liberty Street and McCown Street – Jack Yates presented the information of the project saying that it would pave a parking lot the entirety of the property North of Larry Jacobs office and south of the College Street. He said the project for the parking lot itself was \$22,600 and for streetscape being and plantings he was requesting an additional amount up to \$6,000 for option B as presented to the Board. Motion by Fox, seconded by Champagne to approve the project as provided with the option "B". All in favor.

Consideration possible action regarding MEDC position: on Intergovernmental Agreement with ESD#2 – – Jack reported that the City Council was considering an Intergovernmental Agreement with the ESD #2 that would affect the sales tax received by the MEDC. Jack said he felt the reason for the intergovernmental agreement was in three points: First without an IGA, no sales tax would go to the city for any development not in the current city limits at any time in the future. Second, a strong fire department is good for city development – a better fire department means a lower ISO rating for every resident and business an excellent fire/rescue department promotes growth. Third without sales tax as a factor in the development of the city in the future would be very

haphazard and convoluted –meaning that without the sales tax as part of a city consideration that development could be based on utility extensions alone which would result in a very checkerboard type of development.

Following brief discussion, Motion by Moravec, seconded by Kerr to recommend that the City Council approve the ESD #2 Interlocal Agreement. All in favor.

Economic Development Report –Shannan Reid, Jack Yates and Katherine Vu –

Shannon Reid gave a brief report stating that she had spoken with the Kroger store manager and that the manager had reported that the store was far exceeding the other stores in Montgomery County. She also said that she had spoken with the other new businesses in that immediate area also.

Jack said he had nothing that was not already reported on or would be reported on by the City Engineer.

Katherine Vu presented the engineers report as provided to the Board in their packet. President Jones asked about possible upcoming infrastructure projects and the answer was the Peter Hill water line size upgrade and the CVS store a water line upgrade extending south on FM 2854.

Convene to Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code, in accordance with the authority contained in the following:

- a. 551.087 (deliberation regarding economic development negotiations regarding commercial or financial information)

Reconvene into Open Session

President Jones called the Executive Session at 7:52 p.m.

The meeting was called back into session by President Jones at 8:03 p.m.

Possible action resulting from Executive Session – –There was no action taken following the Executive Session.

Adjournment– –_Motion by Kerr, seconded by Fox to adjourn at 8:04 p.m. All in favor.



Jack Yates, Recording Secretary

