

**NOTICE OF SPECIAL
MEETING
Montgomery Economic Development Corporation
(MEDC)**

Notice is hereby given that the Board of Directors of the Montgomery Economic Development Corporation will hold a special meeting at 9:00 a.m. on July 9, 2018 at the Montgomery City Hall, 101 Old Plantersville Road, in Montgomery, Texas.

1. Call to Order
2. 2018-2019 MEDC Budget Preparation Discussion
3. Adjournment



Jack Yates, City Administrator for
Rebecca Huss, President of MEDC



I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on the 5thth day of July, 2018 at 3:20 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodation.

Montgomery City Council
AGENDA REPORT

Meeting Date: July 10, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: Budget Amendment page showing original and proposed amendments to this year's budget, Texas City Research Overview
Date Prepared: July 5, 2018	

Subject

Budget discussion

Description

Expectation on sales tax for 2018-2019 is \$590,000 plus \$1,500 revenue for interest = \$591,500 Total Revenue with expectation of \$675,580 as Fund carryover So: Total available to budget is \$1,267,080.

As I understood the discussion you did not want staff input -- at least at first— regarding expenses.

Recommendation

Attend the meeting , review Overview comparable cities either now or discuss at the meeting and review at a later time.

Approved By

City Administrator

Jack Yates

Date: July 5, 2018

Montgomery Economic Development Corporation
Statement of Income, Expenditures, and Changes in Net Assets

	2016-17 Actual	2017-18 Original Budget	2017-18 Proposed Changes	*	2017-18 Amended Budget
Beginning net assets (fund balance)	\$ 834,815	\$ 648,220	\$ 137,810	1	\$ 786,030
Income					
Sales tax (one-half of one percent)	500,557	530,000	45,000	2	575,000
Interest income	2,979	950	-		950
Miscellaneous	-	-	-		-
Total Income	<u>503,536</u>	<u>530,950</u>	<u>45,000</u>		<u>575,950</u>
Total Appropriable Funds	<u>1,338,351</u>	<u>1,179,170</u>	<u>182,810</u>		<u>1,361,980</u>
Expenditures					
Public Infrastructure (Category 1)					
Downtown development improvements	83,295	55,000	11,000	3	66,000
Utility extensions	159,987	180,000	-		180,000
Flagship development improvements	9,800	8,000	(3,000)	4	5,000
Transfer to debt service	130,500	160,000	-		160,000
Total Infrastructure	<u>383,582</u>	<u>403,000</u>	<u>8,000</u>		<u>411,000</u>
Business development and retention (Category 2)					
Sales tax reimbursement	-	35,000	12,500	5	47,500
Economic development grant program	-	20,000	-		20,000
Total business development	<u>-</u>	<u>55,000</u>	<u>12,500</u>		<u>67,500</u>
Quality of life (Category 3)					
Seasonal decorations	9,940	6,000	-		6,000
Christmas lighting, civic association	2,543	1,600	-		1,600
Walking tour	500	4,000	2,000	6	6,000
Downtown enhancement projects	-	20,000	-		20,000
Removal of blight	10,791	15,000	-		15,000
Downtown signs	-	1,000	-		1,000
Fernland improvements	-	4,000	-		4,000
Heritage village detention pond improvements	10,450	-	-		-
Park improvements	-	-	-		-
Total quality of life	<u>34,224</u>	<u>51,600</u>	<u>2,000</u>		<u>53,600</u>
Marketing and tourism (Category 4)					
Promotional video	1,900	1,500	1,500	7	3,000
Website	7,976	2,000	3,000	8	5,000
Brochures / printed literature	5,626	5,000	2,500	9	7,500
Christmas in Montgomery	5,000	5,000	-		5,000
Wine and music festival	9,500	10,000	-		10,000
Antique show and festival	10,000	10,000	-		10,000
Texian heritage festival	16,000	8,000	-		8,000
Other minor festivals	-	-	7,500	10	7,500
Total marketing and tourism	<u>56,002</u>	<u>41,500</u>	<u>14,500</u>		<u>56,000</u>
Administration (Category 5)					
Transfers to city general fund	37,500	37,500	-		37,500
Montgomery area chamber of commerce office	30,800	32,000	-		32,000
Internship program	-	10,000	-		10,000
Miscellaneous expense	4,372	6,000	-		6,000
Consulting (professional services)	2,667	10,000	-		10,000
Travel and training	3,174	2,800	-		2,800
Total administration	<u>78,513</u>	<u>98,300</u>	<u>-</u>		<u>98,300</u>
Total expenditures	<u>552,321</u>	<u>649,400</u>	<u>37,000</u>		<u>686,400</u>
Net income (loss)	<u>(48,785)</u>	<u>(118,450)</u>	<u>8,000</u>		<u>(110,450)</u>
Ending net assets (fund balance)	<u>\$ 786,030</u>	<u>\$ 529,770</u>	<u>\$ 145,810</u>		<u>\$ 675,580</u>

* Budget amendment notes:

- 1) Adjusted to recognize audited FY2017 report.
- 2) Increased due to YTD history.
- 3) Increased for parking lot improvements.
- 4) Reduced due to narrower scope of improvements.
- 5) Increased due to expected Kroger sales.
- 6) Based on expected expenditures for project.
- 7) Based on expected expenditures for project.
- 8) Based on expected expenditures for project.
- 9) Based on expected expenditures for project.
- 10) Based on MEDC being approached for funding of minor events (\$5,000 or less). Includes Haunted House (\$2,500) and Homecoming (\$5,000).

Texas City Research Overview - 2018

City	Websites		City Size	City Population	Retail Trade Area Population	Gross Rev	Sales Tax Breakdown	Comp Plan	EDC Strategic Plan	EDC Budget Breakdown	Street Scape Plan	Other
Marble Falls <i>Spoke with Christian Fletcher, EDC Director 830-798-7079</i>	Municipal	www.Marblefallstx.gov	12.2 sq mi	6,700	71K <i>The Retail Coach®</i>	\$41 M	Total: \$8.6 M City: \$6.5 M EDC: \$2.1 M	Adopted 2016 Click Here	Original 2012 Updated 2016 as Executive Summary 2016 Click Here	\$2.1M Sales Tax \$200K+ other 2018 Working Draft Click Here	Downtown Master Plan Adopted 2011 Click Here	Lease properties Owns business park
	Visitors	<i>(with Chamber)</i>										
	Chamber	www.Marblefalls.org										
	EDC	www.marblefallseconomy.com										
Canton <i>Spoke with Julie Seymore, EDC Director 903-567-1851</i>	Municipal	www.Cantontx.gov	5.6 sq mi	3,836	45K <i>The Retail Coach®</i>	\$14 M	Total: \$3.5 M City: \$2.6 M EDC: \$890 K	Summary 2004 Click Here 2018-19 Goals Click Here	2012 Outlook Click Here	\$890 K Sales Tax	Canton is a MainStreet designated city Click Here	EDC is completely independent of City No council input Also run Mainstreet Canton First Mondays (departments within EDC)
	Visitors	www.VisitCantonTX.com										
	Chamber	www.CantonTxChamber.com										
	EDC	www.CantonTxEDC.com										
Burnet <i>Evan Milliorn, EDC Director 512-715-3200</i> <i>left voicemail. Online research only</i>	Municipal	www.CityofBurnet.com	10.15 sq mi	6,887	19K <i>The Retail Coach®</i>	\$36 M	Total: \$2.9 M City: \$2.2 M EDC: \$725 k	None found State of the City 2017 Click Here	n/a	\$725 K Sales Tax	n/a	n/a
	Visitors	<i>(with Chamber)</i>										
	Chamber	www.BurnetChamber.org										
	EDC	www.Burnet512.com/ed										

City	Websites		City Size	City Population	Retail Trade Area Population	Gross Rev	Sales Tax Breakdown	Comp Plan	EDC Strategic Plan	EDC Budget Breakdown	Street Scope Plan	Other
Wimberley Shawn Cox, City Admin 512-847-0025 left voicemail. Online research only	Municipal	www.CityofWimberley.com	8.96 sq mi	2,983	No study	\$2.1 M	Total: \$1.1 M	Adopted 2015 Amended 2016 Click Here	n/a	n/a	n/a	n/a
	Visitors	www.VisitWimberley.com										
	Chamber	www.Wimberley.org										
	EDC	n/a										
Fredericksburg Spoke with Brian Jordan Development Services Spoke with Tim Lehmborg, EDC Director 830-997-6523	Municipal	www.fbgtx.org	8.61 sq mi	11,382	Just beginning a study at the end of June 2018 <i>The Retail Coach®</i>	\$44.4 M	Total: \$5.6 M They don't fund an EDC Corporation Traditionally. Just "pitch in"	Adopted 2006 Update 2015 Click Here	Current EDC Work Plan Click Here Target Business Study 2016 Click Here	\$70K-city \$70K-county \$140K-total Funds Director plus a few studies	Historic Preservation Board handles all Downtown design. Many links: Click Here	They are upside down. Current Labor shortage. Can't recruit large businesses. Tourism growth happened organically over many years
	Visitors	www.VisitFredericksburgtx.com										
	Chamber	www.Fredericksburg-texas.com www.Fredericksburgtexas-online.com										
	EDC	www.Gillespiecountyedc.com										
Glen Rose Spoke with Terri Johnson, City Secretary 254-897-2272	Municipal	www.GlenRoseTexas.org	8.96 sq mi	2,594	No study	\$6.2 M	Total: \$ 960 K City: \$720 K EDC: \$240 K	Attempted but not approved 2007	Annual Plan Adopted 2018 Click Here	\$240K Sales Tax Current Budget Click Here	n/a	EDC Pays most of budget into Debt service. \$50 K left for everything else including admin \$20 in local grants avg
	Visitors	www.GlenRoseTexas.net										
	Chamber	www.GlenRoseChamber.org										
	EDC	n/a										
Dripping Springs Spoke with Michelle Fisher, City Admin 512-858-4725	Municipal	www.CityofDrippingSprings.com	3.86 sq mi	3,140	67K	\$2.6 M	Total: \$163 K No EDC Corporation	Adopted 2010 Updated 2016 Click Here	n/a	Special Projects approved by Economic Advisory Committee found in general budget Click Here	Town Center Plan Adopted 2017 Click Here	They are just getting started on Town Center. Process worth watching.
	Visitors	www.DestinationDrippingSprings.com										
	Chamber	www.DrippingSpringsTX.org										
	EDC via Chamber	www.DrippingSpringsEDC.com										

City	Websites		City Size	City Population	Retail Trade Area Population	Gross Rev	Sales Tax Breakdown	Comp Plan	EDC Strategic Plan	EDC Budget Breakdown	Street Scape Plan	Other
Kerrville <i>Spoke with EA Hoppe, Deputy City Admin 830-257-8000</i> <i>Drew Paxton, Development Services left voicemail</i>	Municipal	www.Kerrvilletx.gov	16.9 sq mi	23,434	101K <i>The Retail Coach®</i>	\$57 M	Total:\$13.6 City: \$6.8 EIC: \$3.4 M County: \$3.4M	Adopted 2017 Click Here	Joint Kerrville/ Kerr County Adopted in 2008 Click Here	EIC at City level only: \$3.4M Budget included in Board Agenda Pack Click Here	Streetscape Plan 2013 Click Here	Kerrville Incentives Policy Adopted and published 2008 Click Here Kerrville is a Main Street City Click Here <i>(Main Street used to have its own website, but the link is dead)</i>
	Visitors	www.KerrvilleTexasCVB.com										
	Chamber	www.KerrvilleTX.com										
	EDC	<i>(Nothing separate for city)</i> County Collaboration: www.kerredec.com										
Tomball <i>Kelly Violette, EDC Exec Director 281-401-4086</i>	Municipal	www.TomballTX.gov	11.93 sq mi	11,643	540K	\$43 M	Total: \$14.3 M City: \$10.8 M EDC: \$3.5 M	Adopted 2009 Click Here Revised Land Use 2016 Click Here	Strategic Work Plan 2017-18 Click Here	2017-18 Approved budget Click Here	H-GAC Livable Centers Study Click Here	
	Visitors	<i>(Nothing separate for CVB)</i>										
	Chamber	www.TomballChamber.org										
	EDC via Chamber	www.TomballTXEDC.com										