

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION
MINUTES
JUNE 5, 2018

Present were: Bob Kerr, Cheryl Fox, Amy Brown, Rebecca Huss and Bill Hanover. John Champagne and Randy Moravec were absent. Also present were, Shannan Reid and Jack Yates

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

Open Public Comment – Mayor Sara Countryman was present and said that she was anxious to work with the MEDC Board and offered her time. Mrs. Huss ask if the Mayor had any particular economic development issues that she wanted to work on. The mayor responded that she wanted to work with others to brand the city, particularly regarding the Texas Flag Birthplace distinction of the city.

Approval of Minutes of April 16, 2018—Motion by Fox, seconded by Brown to approve the minutes is presented. All in favor.

Monthly Financial Report (April, 2018) –Jack reported that Mr. Moravec had no comments regarding the financial report. Motion by Fox seconded by Hanover to accept financial report as presented.. All in favor

Election of President and possibly Vice-President, Treasurer and Secretary as Needed – Mrs. Fox nominated Rebecca Huss for President. Mr. Hanover nominated John Champagne for President. Mrs. Brown suggested that perhaps a non-Council member should be president due to the conflict of presenting items of the MEDC to the City Council. Nominations were closed by Mr. Kerr. Mr. Champagne's nomination was voted on- with one vote being Mr. Hanover. Mrs. Huss's nomination was going on with Browned, Kerr, Fox and has voting yes.

Mrs. Huss began presiding of the meeting.

There was brief discussion regarding election of other officers as it relates to the annual meeting mention in the MEDC Bylaws. It was agreed that the Bylaws state that the Annual Meeting is to be in September of each year.

Motion by Fox, seconded by Hanover that the current officer stay in place until the next proper election. All in favor.

Montgomery Original Snowballs grant application- Robert Skinner --Bob Skinner was present. Mr. Skinner said he wanted to add a deck with the lighting and a sign at the exterior of his building. He said he thought the deck would be popular with his customers. He further said his business has increased eight times over since March when he 1st bought the business. Mrs. Fox ask about the

length of his lease and the answer was 5 years. Mr. Kerr ask about his operating times and the answer was year-round with some with more regular daily hours. Mrs. Brown asked about the increase in business he expected for making these improvements and the answer was approximately double its current business.

Motion by Brown, seconded by Fox to award Mr. Skinner the grant due to its positive effect on the other area merchants. All in favor.

Consideration and possible action regarding Hotel Incentive Program – Jack said that he had some preliminary ideas for the board to consider regarding hotel incentives and that it might be a good idea to send a suggestion to City Council in order to have something considered in advance of a proposed hotel requesting such an incentive. Mrs. Huss recommend that MEDC incentives go toward infrastructure instead of a cash award, and that there are benefits of doing non-cash incentives. Jack responded that that was a good idea, that the MEDC Board in the past has not given anybody directing funds but has directed them to be part of city infrastructure. Mrs. Brown suggested that the MEDC and the City Council should not have a prepared incentive package publicized, but instead consider each proposal on a case by case basis. The Board felt that not every hotel might qualify for an incentive and that we might want to use incentives only for premium brands and that each deal be considered on it's own merits rather than the order of appearance in the city. Jack responded that the formal adoption certainly is not required, but the idea is to give the question of an incentive advanced thought before a specific hotel developer presents a proposal.

No action taken.

Calling a public hearing for Amendment of Budget – Motion by Kerr seconded by Brown to call public hearing for July 16 at 6:00 PM at City Hall to consider amending the 2017 2018 MEDC budget. There is a brief discussion regarding several specific budget items, with the result being to discuss the items fully in July. All in favor.


Economic Development Report – Shannan Reid, Jack Yates – Shannan Reid gave a brief report on her activities for the previous month. There was discussion regarding the website and the Distrix programs.

Jack gave a brief report on projects and construction and planned but not yet begun from the City Engineer's written report in the Board packet.

Jack then gave a brief report based upon his Development Status written report in the Board packet.

President Huss stated that she would like a Board Inquiry item added to future agendas, the Board agreed and Jack responded that he would do that.

Adjournment – Motion by Hanover seconded by Fox to adjourn at 8:02 p.m. All in favor.



Jack Yates, Recording Secretary

