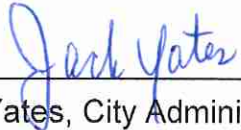


NOTICE OF MEETING
Montgomery Economic Development Corporation
(MEDC)

Notice is hereby given that the Board of Directors of the Montgomery Economic Development Corporation will hold a regular meeting at 6:00 p.m. on March 19, 2018 at the Montgomery City Hall, 101 Old Plantersville Road, in Montgomery, Texas.

1. Call to Order
2. Open Public Comment
3. Approval of Minutes of February 19, 2018
4. Monthly Financial Report (February, 2018)
5. Consideration and possible approval regarding funding request from China Chapel for Homecoming Event – Arnette Easley
6. Consideration possible approval regarding sidewalk placement along South.Clepper Street
7. Economic Development Report –Shannan Reid, Jack Yates and Katherine Vu
8. Adjournment



Jack Yates, City Administrator for
Kirk Jones, 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 16th day of March, 2018 at 2:30 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 ECONOMIC DEVELOPMENT CORPORATION
MINUTES
FEBRUARY 19, 2018

Present were: Kirk Jones, Amy Brown, Cheryl Fox, Randy Moravec, and Bill Hanover. Bob Kerr and John Champagne were 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 January 15, 2018 – Motion by Fox, seconded by Moravec to approve the minutes as presented. All in favor.

Monthly Financial Report (January, 2018) – Motion by Fox, seconded by Hanover to approve the report as presented. All in favor.

Rendy Kerr application for façade grant and building improvement grant at 14387 Liberty Street – Jack Yates said Ms. Kerr is requesting \$5,000 for a façade grant and \$11,400 for insulation, paint, and lighting improvements on the interior of the building. Ms. Kerr spoke, reiterated her request saying that she had been in business in Montgomery for many years and felt that she was a very supportive member of the retail community.

Mr. Champagne arrived at 6:10 p.m.

President Jones asked if the improvement will help sales, Mrs. Kerr replied that the lighting and temperature will be more conducive to purchasing and it was said that in her application she wrote, "I think this will increase my business by up to 20%, hopefully more". Mr. Hanover said he had no initial issue with the façade but perhaps not for the interior improvements. Mr. Champagne asked about the historical significance of the building and the answer from Ms. Kerr was that it had no long-term significance to the Historic District.

Motion by Moravec, seconded by Fox to grant up to one third of actual expenses on the façade improvements, not to exceed \$2,000 of payment from MEDC. Voting aye were Jones, Fox, Champagne, and Hanover. Voting no was Brown. Motion passed.

Consideration possible action regarding Montgomery Economic Development Corporation -- Mission and Goals – President Jones said he thought it was important for the Board to occasionally review the Missions and Goals. Mr. Champagne brought up the need for sidewalks. There was a general discussion with no changes, but all said they appreciated the review.

Economic Development Report –Shannan Reid, Jack Yates and Katherine Vu - Shannan Reid presented the Retail Trade Market Report for the entire market area

in one document and the City Only Market Area Report in a second document. She explained the methodology of each of the reports – but also said that she had just received them that day so she did not have time to do much analysis of the Reports. She also reported that she had a conversation with a site selector who is interested in Montgomery for a physical exercise/therapy operation.

Barbie Jung gave a brief report regarding the MEDC Experience Montgomery web site and the Distrix program. There were several questions regarding both the website and the Distrix program, with the result being to receive a formal presentation at a later meeting.

Katherine Vu gave a brief report regarding the status of the Buffalo Springs Bridge repair and the Houston Street paving project.

Jack Yates said he had nothing to report.

Adjournment – Motion by Champaign seconded by Brown to adjourn at 7:21 p.m. All in favor.

Jack Yates, Recording Secretary

CITY OF MONTGOMERY - MEDC
ACCOUNT BALANCES REPORT
Through February 28, 2018

	<u>MONEY MARKET ACCOUNTS</u>	<u>INVESTMENTS</u>	<u>TOTALS</u>
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 122,223.25		\$ 122,223.25
TOTAL INVESTMENTS.	\$ -	\$ 486,483.24	\$ 486,483.24
TOTAL MIDC	\$ 122,223.25	\$ 486,483.24	\$ 608,706.49

INVESTMENTS

	Issue Date	Maturity Date	Interest Rate	Balance
Texpool #00006			1.10%	\$ 236,483.24
Certificates				
Allegiance Bank	12/17/2017	6/6/2018	0.85%	\$ 100,000.00
Icon Bank CD #7731	1/27/2018	1/27/2019	1.25%	\$ 150,000.00
Total Investment Balance				\$ 486,483.24

City of Montgomery - MEDC

Cash Flow Report

As of February 28, 2018

Date	Num	Name	Memo	Amount	Balance
51100 · MEDC Checking					123,268.88
02/02/2018	1870	Jones & Carter, Inc.	Proj W5841-0001-17 -2017 Montgomery Economic Development Committee ...	-2,165.50	121,103.38
02/09/2018	Tra...	City of Montgomery - General Fund	Reimbursement of Expense	-1,397.67	119,705.71
02/09/2018			Sales Tax Revenue thru 1/31/18	88,449.00	208,154.71
02/16/2018	1871	AGS Advertising	Ad Space - Lake Conroe KOA D1178-18	-890.00	207,264.71
02/16/2018	1872	Houston Press	Weekly Digital Advertising - 1/18 D10128272, 8319,8369,8443	-200.00	207,064.71
02/20/2018	Tra...	City of Montgomery Debt Srv Fund	Admin Transfer to Debt Service thru 2/18	-80,000.00	127,064.71
02/20/2018			Interest on Maturing CD - Allegiance Bank	291.88	127,356.59
02/23/2018	1873	Montgomery Area Chamber of Co...	Partnership Grant for Director Services & Office Space Inv 1225 - 1/18	-2,566.67	124,789.92
02/23/2018	1874	Montgomery Area Chamber of Co...	Partnership Grant for Director Services & Office Space Inv 1260 - 2/18	-2,566.67	122,223.25
Total 51100 · MEDC Checking				-1,045.63	122,223.25
TOTAL				-1,045.63	122,223.25

City of Montgomery - MEDC
Actual to Budget Performance

February 2018

	Feb 18	Budget	\$ Over Bu...	Oct '17 - F...	YTD Bud...	\$ Over Bu...	Annual Bu...
Income							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	67,159.00	55,808.11	11,350.89	250,226.25	220,548.81	29,677.44	530,000.00
Total 55000 · Taxes & Franchise Fees	67,159.00	55,808.11	11,350.89	250,226.25	220,548.81	29,677.44	530,000.00
55300 · Other Revenues							
55391 · Interest Income	535.42	91.04	444.38	1,440.88	336.36	1,104.52	950.00
Total 55300 · Other Revenues	535.42	91.04	444.38	1,440.88	336.36	1,104.52	950.00
Total Income	67,694.42	55,899.15	11,795.27	251,667.13	220,885.17	30,781.96	530,950.00
Expense							
56000 · Pub Infrastructure - Category I							
56000.6 · Downtown Dev Improvements	0.00	0.00	0.00	6,151.38	27,154.75	(21,003.37)	55,000.00
56000.8 · Utility Extensions	0.00	20,003.13	(20,003.13)	137,875.50	25,006.26	112,869.24	180,000.00
56000.9 · Flagship Dev Improvements	0.00	8,000.00	(8,000.00)	4,465.00	8,000.00	(3,535.00)	8,000.00
56430 · Tsf to Debt Service	80,000.00	80,000.00	0.00	80,000.00	80,000.00	0.00	160,000.00
Total 56000 · Pub Infrastructure - Category I	80,000.00	108,003.13	(28,003.13)	228,491.88	140,161.01	88,330.87	403,000.00
56001 · Business Dev & Ret -Category II							
56001.8 · Sales Tax Reimbursement	0.00	35,000.00	(35,000.00)	0.00	35,000.00	(35,000.00)	35,000.00
56423 · Economic Development Grant Prog	0.00	0.00	0.00	0.00	20,000.00	(20,000.00)	20,000.00
Total 56001 · Business Dev & Ret -Category II	0.00	35,000.00	(35,000.00)	0.00	55,000.00	(55,000.00)	55,000.00
56002 · Quality of Life - Category III							
56404 · Seasonal Decorations	0.00	0.00	0.00	1,190.41	6,000.00	(4,809.59)	6,000.00
56420.2 · Christmas Lighting(Civic Assn)	0.00	0.00	0.00	2,295.89	1,600.00	695.89	1,600.00
56423.1 · Walking Tours	1,718.00	0.00	1,718.00	1,718.00	4,000.00	(2,282.00)	4,000.00
56429 · Removal of Blight	0.00	2,142.86	(2,142.86)	1,376.78	6,428.56	(5,051.78)	15,000.00
56433 · Downtown Signs	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00
56435 · Fermland Improvements	0.00	0.00	0.00	0.00	4,000.00	(4,000.00)	4,000.00
56439 · Downtown Enhancement Projects	0.00	0.00	0.00	0.00	20,000.00	(20,000.00)	20,000.00
Total 56002 · Quality of Life - Category III	1,718.00	2,142.86	(424.86)	6,581.08	43,028.56	(36,447.48)	51,600.00
56003 · Marketing & Tourism-Category IV							
56408.1 · Promotional Video	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)	1,500.00
56409 · Antique Show & Fest	0.00	10,000.00	(10,000.00)	0.00	10,000.00	(10,000.00)	10,000.00
56413 · Brochures/Printed Literature	890.00	1,250.00	(360.00)	4,440.00	2,500.00	1,940.00	5,000.00
56414 · Wine & Music Fest	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
56415 · Texian/Heritage Festival	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
56418 · Christmas in Montgomery	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00
56419 · Website	0.00	166.63	(166.63)	0.00	833.31	(833.31)	2,000.00
Total 56003 · Marketing & Tourism-Category IV	890.00	11,416.63	(10,526.63)	9,440.00	19,833.31	(10,393.31)	41,500.00
56004 · Administration - Category V							
56004.1 · Admin Transfers to Gen Fund	9,375.00	9,375.00	0.00	18,750.00	18,750.00	0.00	37,500.00
56004.2 · MACC Administration & Office	5,133.34	2,666.67	2,466.67	15,400.02	13,333.31	2,066.71	32,000.00
56004.3 · Miscellaneous Expenses	0.00	420.29	(420.29)	2,830.00	3,254.81	(424.81)	6,000.00
56004.5 · Internship Program	1,500.00	833.33	666.67	1,500.00	4,166.69	(2,666.69)	10,000.00
56327 · Consulting (Professional servi)	3,250.00	0.00	3,250.00	7,754.50	4,999.99	2,754.51	10,000.00
56354 · Travel & Training Expenses	0.00	0.00	0.00	1,100.00	1,680.00	(580.00)	2,800.00
Total 56004 · Administration - Category V	19,258.34	13,295.29	5,963.05	47,334.52	46,184.80	1,149.72	98,300.00
Total Expense	101,866.34	169,857.91	(67,991.57)	291,847.48	304,207.68	(12,360.20)	649,400.00
Net Income	(34,171.92)	(113,958.76)	79,786.84	(40,180.35)	(83,322.51)	43,142.16	(118,450.00)

Montgomery City Council
AGENDA REPORT

Meeting Date: March 19, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: EDC application form, letter of request, use for funds sheet
Date Prepared: March 16, 2018	

Subject

This is a request of \$5,000 from Arnette Easley, in behalf of the Homecoming Event Committee to partially fund the event on May 26, 2018.

Description

The Homecoming Event has been held in Montgomery for at least the last 20 years, that I know of. It is primarily for the Northwest part of the city population.

The event has been more successful and less successful in various years during the past. Mr. Easley is working on making it more of a community event, with wider participation and more events on the event day.

Most of the events connected with Homecoming are held north of the city on a private person's ranch. I asked Mr. Easley if that was the case again this year and he said "yes". When I asked him how many of the events will be inside the city that could perhaps create some City sales tax on, he replied that the parade would be inside the city but that the other events would be north, outside the city.

This is the first such request to the MEDC Board for the Homecoming Event.

Recommendation

Act as you think appropriate.

Approved By

City Administrator

Jack Yates

Date: March 16, 2018

**City of Montgomery, TX
Economic Development Corporation
Grant Application**



Company Name: China Chapel UMC (Homecoming Event)	
Company Contact: Arnette Easley	Title: Director
Best Phone: (936) 718-7860	Alt. Phone: (936) 718-5859
Email Address: Arnetteasley@aol.com	
Physical Address: 14740 W Liberty St	City, State, Zip: Montgomery TX 77356
Mailing Address (if different): 15275 N Liberty St	City, State, Zip: " " "
Applicant's years of experience in this business:	How long has his business been located in Montgomery?

Do you own or lease this facility?	If leased, please provide owner information and a copy of lease agreement.	
<input type="checkbox"/> OWN NA <input checked="" type="checkbox"/> LEASE	Owner Name: NA	Owner Phone: NA

Provide a detailed description of the proposed project as "Exhibit A" attached

What is the estimated total cost of the project? (Include supporting information, ie estimates/quotes as "Exhibit B" attached)	\$ 5,000.00
How much funding are you requesting from the MEDC for this project? (Typical grants are awarded at 1/3 the total project cost or up to \$5,000)	\$
Are you requesting an exception for additional funding on this project? (Please provide additional supporting evidence for this request as "Exhibit C")	\$

When will this project begin? May 26 2018	What is the estimated completion date? May 26 2018
---	--

Attach all drawings of planned improvements as "Exhibit D"

Include a description of expected commercial revitalization impact & sales tax revenue impact as "Exhibit E" **10%**

If this project will employ Montgomery vendors, please supply details as "Exhibit F" **Easley Ent of TX Inc**

Applicant's Signature: **Arnette Easley**
 Title: **Director**
 Date: **3-15-18**

OFFICE USE:			
Date Application Received:	Date Presented to Board:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> DECLINED
Performance Agreement Received:	Project Completion Date:	Funding Date:	Check Number:

To: MEDC Board Members
From: Arnette and Sherry Esley

The Homecoming Celebration was started by the elders of the community by an organization called "The Willing Workers" headed by Anna Laura Taylor, Edward Arnworth, Rock Jones, and Rebecca Simonton. All are now deceased but we as a community are determined to carry on their legacy in keeping the community united. Homecoming begin with all the churches taking a part in asking their members to be involved. To call back your children and grandchildren to come home to celebrate their community of Montgomery.

The last Saturday of May was picked as a day of celebration. The people that moved away came back that day. They went from home to home to see people they grew up with. To see people they attended school and church with together. They would remember old times in their youth and catch up with where their lives have gone. Their children would play together from yard to yard. In the years since the celebration slowly expanded to include a baseball tournament and a concert on the old Lincoln High School grounds. Later a parade was added to the festivities. All of this information was sent out by word of mouth.

This year the theme is Homecoming Unity in the Community. Numerous activities are tentatively planned including a parade, car show, games for the kids, and a gospel youth group (Unity of Navasota) will be performing at the community center. Some festivities are scheduled at the community center and some will be held at Freddie and Betty Bundage 18 acre ranch north of town on Sharp Road. The Bundage ranch is also where any horses or wagons will park that are in the parade.

Times have changed and we can keep up with our families and members of our community that have moved away much easier than traveling back home. But the community families have listened to their elders and continued to honor them by coming home every year the last Saturday in May to celebrate together the tradition of Homecoming.

We would like to thank the City of Montgomery for their continued support of this great tradition. And also for your commitment to see this tradition continue to grow and become a more inclusive part of the Montgomery community.

Use For Funds

Exhibit "B"

- ① Entertainment
- ② Security
- ③ advertisement
- ④ Awards
- ⑤ Food
- ⑥ Next year Preparation

Montgomery City Council
AGENDA REPORT

Meeting Date: March 19, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: Paving Cost Proposal, Map showing area of sidewalk location
Date Prepared: March 16, 2018	

Subject

This is a request to use budgeted funds from the “Downtown Development Improvements” that was discussed/intended to be spent, during the budget discussions. Cost of the sidewalk is \$19,886.

Description

The project has been discussed for several years and \$20,000 was specifically placed in this year’s budget for Downtown Development Improvements. If you look at the line item in our financial report there is 21,003.37 available in the downtown development improvements line item. That was because \$27,154.75 was spent in this year’s budget for the downtown parking area next to Cozy Grape, instead of those funds being spent in last year’s budget—due to the timing of the finish of the Cozy Grape parking lot being in this fiscal year—instead of last fiscal year as was expected.

The City Council approved the \$28,000 MEDC cost paving of the Jacobson parking lot at their March 13 meeting—so the downtown development improvements but it is completely used for this year.

Because of the Cozy Grape parking lot being paid in this fiscal year that meant that the beginning balance for this fiscal year was \$27,154.75 more than expected—therefore those funds are available to add to the Downtown Development Improvements budget.

So that is my recommendation—to increase the Downtown Development Improvements budget by the \$19,886 and to approve the placement of the sidewalk.

Because of being more than \$10,000 this expenditure will need to be approved by the City Council.

Montgomery City Council
AGENDA REPORT

Recommendation

Direct me to transfer \$19,886 from the Utility Extension line item (has a \$112,000 balance) to increase the line item of Downtown Development Improvements by that same amount, and to approve the placement of the sidewalk as a MEDC approved project.

Approved By

City Administrator

Jack Yates

Date: March 16, 2018

**PROPOSAL
LAUREL PAVING
12876 Shadowbrook Dr. Willis, Texas 77378
PH. (936) 672 3297 Fax 936 890 1271**

PROPOSAL SUBMITTED TO	E-MAIL	cell	PHONE	DATE
Mike Muckleroy	936-521-5294	936-597-6434	03/15/18	
mmuckleroy@ci.montgomery.tx.us		Concrete side walk		
CITY, STATE AND ZIP CODE	JOB LOCATION			
Montgomery, Texas 77356	On Clepper Dr, from Maiden Ln to School			
ARCHITECT	DATE OF PLANS	JOB PHONE		

We Propose: hereby to furnish materials and labor complete in accordance with specifications below, for the sum of:

Price determined by option chosen.

Payment to be made as followed

On completion,

All materials is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or

Authorized By _____ This proposal may be withdraw by us if not accepted with 30 day.

Build retaining wall approx. 4'high 18'long and 3 manholes raisers	\$1700.00
Concrete sidewalks, 4'x866=3,464 sqft	\$18,186.00

1. Form retaining wall and pour concrete 3,000 psi 6" thick, reinforced with #3 rebar 18" o/c. Make 3 concrete raisers for man holes.
2. Remove grass and form sidewalks, furnish and install 4 loads of fill dirt wherever is necessary (some areas, sidewalk will be below top of street pavement.)
3. Pour concrete mix 3,000 psi, 4" thick, reinforced with #3 rebar 18" o/c and expansion joints every 20 feet apart. And control join every 10', broom finish.


Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of acceptance _____

Signature _____ Signature _____



Clepper Street

 = sidewalk location on south side of Clepper Street

Montgomery City Council
AGENDA REPORT

Meeting Date: March 19, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: Paving Cost Proposal, Map showing area of sidewalk location
Date Prepared: March 16, 2018	

Subject

This is the normal reports from Shannan Reid myself and Katherine Vu. Shannon also has prepared a Marketing Plan based on recent activity of the MEDC.

Description

The written reports are attached.

Engineer's Time/Cost --- Please keep in mind, that while getting the written report is good, the cost of producing that report is approximately \$200 per month and the trip to the meeting by the Engineer is approximately \$300 per visit. So perhaps that could be discussed -- as to only having them at the meetings when required and not automatically that they come to every meeting. Perhaps keeping the written report that I could go over with you and invite the Engineer for presentations of projects.

I am fine either way, I realize how convenient it is to have them here, but I wanted you to know the cost, so you could consider opposed to the benefit.

Recommendation

Act as you think appropriate.

Approved By

City Administrator

Jack Yates

Date: March 16, 2018



Brief Overview: ExperienceMontgomery.com has an established brand name and audience that can be built upon to further drive consumer traffic to the Montgomery Area for a variety of reasons:

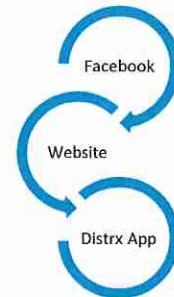
1. Daily retail and restaurant activity
2. Historical Tourism
3. Specialty shopping
4. Special events

Existing Platforms:

1. Website: www.ExperienceMontgomery.com
2. Facebook: Experience Montgomery
3. Twitter: @ExpMontgomery
4. Instagram: @ExpMontgomery

Circular Marketing Concept:

All platforms should integrate and connect back to one another so that consumers are driven in a loop ultimately back to the website for full detail and consumption.



✓ **Phase I:**

Enhance existing website and incorporate a “community” aspect that extends beyond any single entity and drive traffic back to itself as a primary hub.

1. Streamline look to appeal to target audience
2. Drive home message of Birthplace of the Texas Flag
3. Promote the **Events, History, and Historical District** as the top 3 calls to action
4. Establish guidelines for selecting “featured” events as well as community driven events, allowing for submissions upon approval
5. Connect features of website to Social Media and Distrx App



Phase 2: **Launch Distrx App** and incorporate into the marketing of Montgomery, TX

1. Develop Historic Beacons with audio recordings – **October 2017** ✓
2. Install Historic Beacons at all selected markers – **March 2018**
3. Beta test Business Beacons with several downtown merchants – **Mar 20**
4. Prepare launch to introduce Beacon concept to local merchants with an opportunity to purchase an annual subscription - **April 9**
5. Present integration between App and Website and Social Media
6. Launch consumer campaign to get local audience on Distrx App and visiting upgraded Experience Montgomery website – **Apr 20 press release, May 1 water bills + Social Media blast campaign leading into Antiques Festival**

Phase 3: **Ongoing maintenance** and fresh content to support new traffic

1. Print local rack cards and tourism guides that connect the dots for all the online materials that have been implemented – **Summer 2018**
2. Maintain Social Media platforms to reinforce and educate consumers to use the app and improved website for information
3. Continue to update relevant resources and information for consumers to visit and revisit Montgomery

Understanding the Distrx App component:

Research tells us that consumers are largely driven by smart phones, and they will use an app on their phone before using the internet.

Distrx App is a third party app designer built specifically for small historic communities like Montgomery. Merchants wishing to try out Distrx may do so at no long term risk. They do not require long term contracts. They have the option to pay month to month or for an entire year.

MEDC can purchase a limited number of beacons in advance and sell them to merchants at the launch for a discounted rate as an incentive. It will be the responsibility of the merchant to renew the subscription with the Distrx company directly.

City support (via Home Focus or city staff) will be available to train, instruct, guide and answer questions for merchants and consumers. The App is user friendly and designed specifically with a “Montgomery” style community in mind.



MEDC Activities Report – March 2018

- Met weekly with City administrator on a variety of ongoing projects including marketing overview, status of development projects throughout the city, preparation of Q1 economic development reporting
- Completed Marketing Overview plan for presentation to MEDC including anticipated timeline for launch and roll out
- Compiled and created New Business Welcome Packet including contact info sheet, letters from City, and loose brochures for other city affiliates
- Worked with Autumn on streamlining a new plan to receive updates on new businesses coming in for permits and plan submission
- Called on 10 businesses in active planning/construction stage to make introduction, learn of progress on timelines, inquire of any issues we could assist with
 - Liberty Street Business Park – Cody Richards
Civil submitted to J|C
Anticipate completion by May
Contacted Chris to check on review of plans
 - Old School House redo - Carolyn Lee
Hopes to open as a boutique
Siding going up now. Will be painted per the approved colors from P&Z
Can't provide a timeline, because nothing about this project is on her schedule
 - Kristen Porter - Dusty's Car Wash
Lots of work left with utilities
Anticipate an August opening
 - Uncle Bob's BBQ
Spent early efforts tackling TABC, Health, Fire Marshall etc.
Now they are in full blown tear out.
Moving electrical from a removed wall – opening up the space
Mid April-Early May opening
Anticipate 10-15 FTE Additional PT teenagers
 - Apache Machine Solutions – Bart Huffaker (Commercial Construction)
20,000 sf building added to bring in more equipment
Still working on est job count increase anticipated



Looking to be complete Mid April

- Pet Supplies Plus – Ashleigh (Bryan, TX Manager)
Assume the keys late April to begin store stocking
2 local managers hired
Managers will conduct employee hiring locally
Grand Opening mid May
Est employment: FTE: 2 mgr, 3 supervisors
10-12 PT staff
- Hometown Mattress – Kevin
Long time resident of the area
He and his wife will run the store until well established, then he will add employees and look to open another store.
Has been in mattress industry for long time. Went on his own
- Former Just for Grins Red Barn – Megan Stultz
Welcomed first tenant with grand opening/ribbon cutting: The Modern Skein
Subdivided the building for individual tenants all with outside facing doors.
Hair stylist Casey moved over from old barber shop space at turquoise building
Westmont Gallery + Boutique to move to McCown location from Liberty Street
- Spoke to several interested commercial developers and commercial brokers about the demographics, mobility study, and zoning of Montgomery for potential projects
- Met with Site selector, conference called, windshield tour, met with Mayor and City Administrator and introduced to potential property owner for possible future development. Destination Medical
- Attended Community Development Institute year 3, toward earning a PCED - Professional Community and Economic Developer certification.

Mutual Benefit Activities with Montgomery Area Chamber

Hosted Small Business Loan Seminar with Houston-Galveston Area Council.

Organizing, marketing, facilitating the presentation of **Lake Conroe Summit for March 23, 2018**. Connected with site selectors, commercial brokers, investors, business owners, financial institutions, engineering firms, local EDC's surrounding the Lake Conroe Area

March 15, 2018

Montgomery Economic Development Corporation
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Engineering Development Report
Montgomery EDC Meeting: March 19, 2018
City of Montgomery

Board Members:

The following information summarizes the current status of development throughout the City:

Montgomery EDC Projects:

- 1) **Houston Street Rehabilitation** – The contractor has substantially addressed all punch list items identified at the final inspection. Montgomery County Precinct 1 has completed the installation of the asphalt pavement.

Development Projects Under Construction – Below is a list of the developments under construction:

- 1) **Heritage Medical Plaza** – 18,000 SF Medical Office Building
- 2) **Villas of Mia Lago, Section 2** – 42 Single Family Homes
- 3) **Hills of Town Creek, Section 3** – 49 Single Family Homes
- 4) **Town Creek Storage** – 29,000 SF Storage Facility
- 5) **Apache Machine Shop Expansion**
- 6) **Emma's Way Extension** – Public Road Extension
- 7) **Dusty's Car Wash** – Self Service Car Wash
- 8) **Madsen & Richards Development (610 Liberty St)** – 5,000 SF Mixed Use Commercial

Development Projects Under Design/Review – Below is a list of the developments that are currently in the design and approval phase:

- 1) **BlueWave Express Car Wash** – Self Service Car Wash
- 2) **The Shoppes at Montgomery** – 27.68 Ac Mixed Use Commercial
- 3) **5.7-Acre Peter Hill Commercial Tract** – Mixed Use Commercial
- 4) **Samdana Investments Development (Eva St)** – Mixed Use Commercial
- 5) **Madsen & Richards Development (610 Liberty St)** – 5,000 SF Mixed Use Commercial
- 6) **CVS Pharmacy**
- 7) **ProCore Developments Retail Center**
- 8) **Montgomery First Phase II**

Developments in Feasibility Process – Below is a list of the developments that are currently undergoing a feasibility study:

There are currently no active feasibility studies.

Capital Projects:

- 1) **FM 149 Widening (TxDOT)** – We met with TxDOT and individual property and business owners of the downtown area on February 28th to discuss their concerns regarding the project. It is our understanding TxDOT is evaluating potential alternative phasing options to provide minimal impact to downtown business owners. We plan to hold a follow-up meeting with each property owner in early April.
- 2) **Buffalo Springs Drive Bridge Repair (FEMA)** – The contractor is proceeding with construction, but has been delayed due to the recent rains.
- 3) **Lone Star Bend (Montgomery County)** – It is our understanding construction is underway and is expected to be complete by the end of the month.
- 4) **Lift Station No. 1 Replacement (Texas Water Development Board “TWDB”)** – We are proceeding with the design of the project, and expect to be complete with the design and receive all approvals by the end of May 2018.
- 5) **Lift Station No. 3 Force Main Re-Route (TWDB)** – We expect to complete the design by the end of the month and receive approvals in May 2018. We expect construction to begin in August 2018.
- 6) **SH-105 and Downtown Waterline Replacement (TWDB)** - We expect to complete the design and receive plan approval in May 2018. We expect construction to begin in August 2018.
- 7) **Water Plant No. 3 Improvements (TWDB)** - We expect to complete the design and receive plan approval in July 2018 and we expect construction to begin in September 2018.
- 8) **18” Gravity Sanitary Sewer Extension (Developer)** – We are proceeding with the design of the project, and expect to be complete with the design and receive all approvals by the end of May 2018.
- 9) **Buffalo Springs Drive Waterline Extension (General Funds/Developer)** – We continue to receive and review submittals from the contractor. It is our understanding the contractor is prepared to begin construction once the bridge construction has progressed sufficiently.
- 10) **2017 FM 149 Cleaning & Televising (General Funds)** – The contractor has submitted the outstanding items and we are finalizing our review and recommendations. We will present a report of our findings to City Council upon completion.

- 11) **Water Plant No. 2 Ground Storage Tank Backfill (General Funds)** – We plan to receive bids in August 2018, and we expect construction to begin in September 2018.
- 12) **Baja Road Water and Drainage Improvements (CDBG)** – We are proceeding with the design of the project, and expect to be complete with the design and receive all approvals by the end of May 2018.
- 13) **GLO Projects (General Land Office)** – We continue to work with GrantWorks to complete the application package.

Please contact Ed Shackelford, Katherine Vu, or myself if you have any questions.

Sincerely,

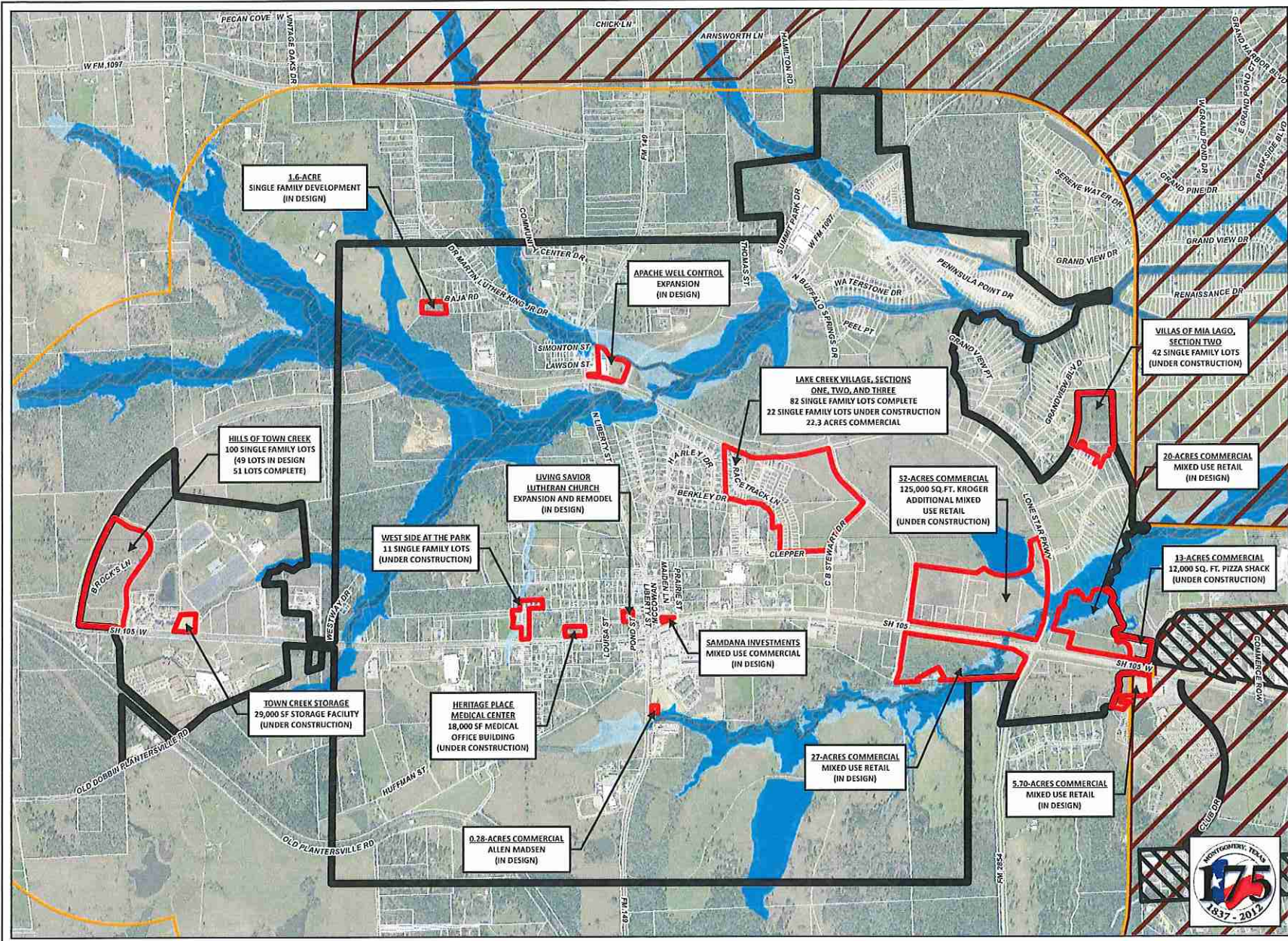


Chris Roznovsky, PE
Engineer for the City

CVR/kmv

Enclosures: Project Schedule
Active Developments Map
Active Capital Projects Map

cc (via email): Mr. Jack Yates – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Larry Foerster – Darden, Fowler & Creighton, LLP, City Attorney

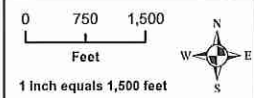


VICINITY MAP
Scale: 1 inch equals 20 miles

LEGEND

- Active Developments
- City Limits
- Stanley Lake MUD
- City ETJ
- City of Conroe ETJ
- City Limits
- Floodway
- 100-year
- 500-year
- MCAD Parcels

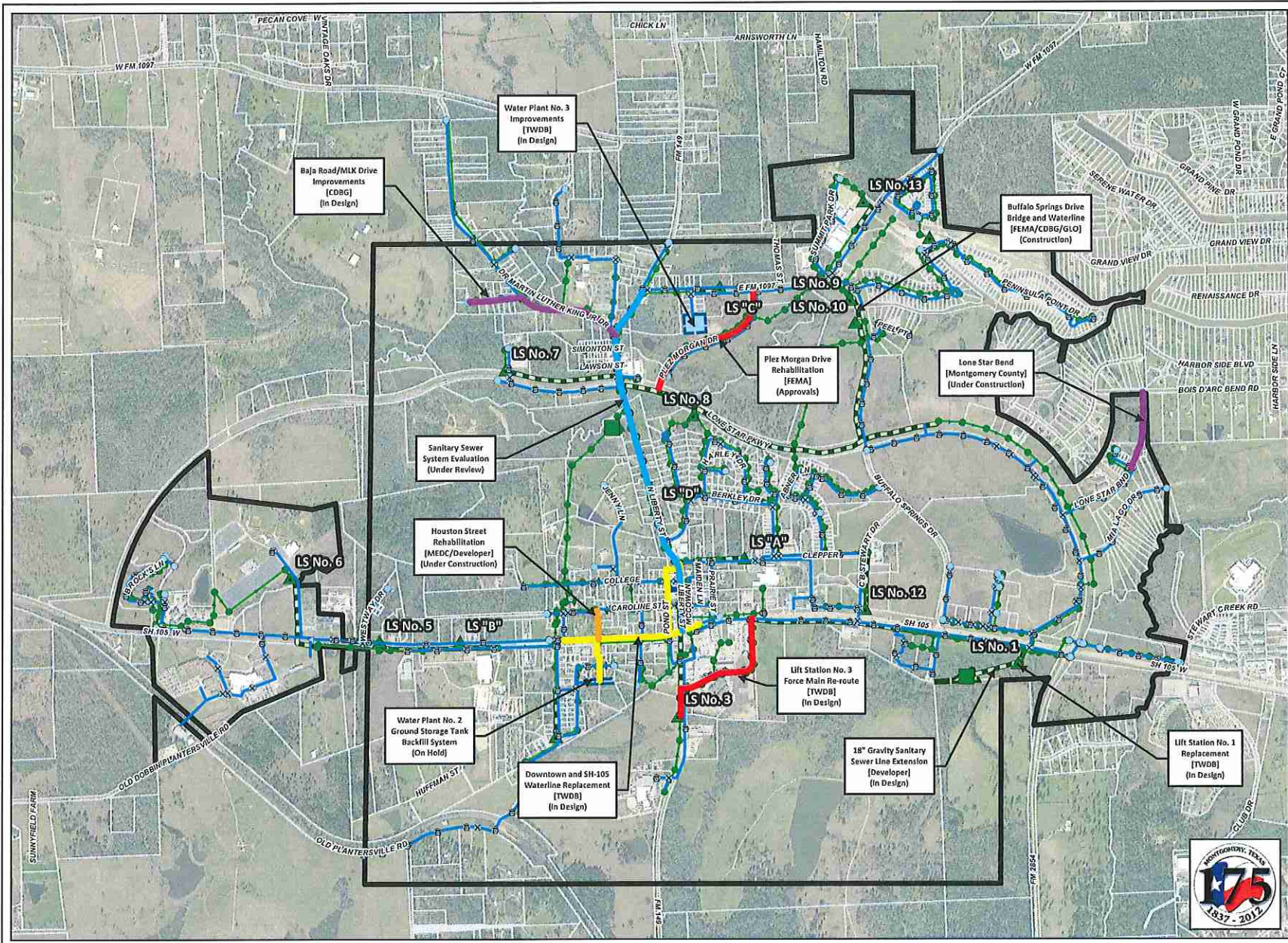
ACTIVE DEVELOPMENTS
(MARCH 2018)



Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent in-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No representations are made by Jones & Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439

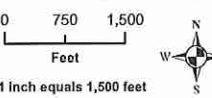
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 DATE PLOTTED: 3/15/2018 10:47:56 AM



VICINITY MAP
Scale: 1 inch equals 20 miles

- LEGEND**
- Blowoff/Plug
 - Flush Valve
 - Main Valve
 - Reducer
 - Waterline
 - WP Boundary
 - Cleanout
 - Manhole
 - Lift Station
 - WWP
 - Force Main
 - Abd Force Main
 - Gravity Main
 - LS/WWTP Boundary
 - City Limits
 - MCAD Parcels

ACTIVE CAPITAL PROJECTS (MARCH 2016)



1 inch equals 1,500 feet

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DATE: 1/22/2016 PROJECT NUMBER: 13306-0000-06 FILE: C:\Projects\GIS\Projects\13306-0000-06\13306-0000-06.dwg DATE PLOTTED: 1/22/2016