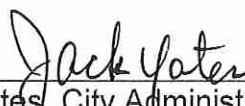


NOTICE OF MEETING
Montgomery Economic Development Corporation
(MEDC)

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 October 16, 2017 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 September 18, 2017
4. Monthly Financial Report (September 2017)
5. Discuss/take action regarding presentation of finances:
 - a. Montgomery Historic Society - Christmas in Montgomery
 - b. Montgomery area Chamber of Commerce – Wine and Music Festival
6. Discuss/take action regarding Pizza Shack request for funding for sign – John Simmons
7. Discuss/take action regarding long-term business recruitment and retention efforts and goals of the MEDC – Shannan Reid
8. Discussion/take action regarding report to City Council regarding job creation/MEDC activities
9. Economic Development Report – Shannan Reid and Jack Yates ---TxDOT/149, Downtown Parking Lot Project, Home Focus Report on Projects, Misc. Updates
10. 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 12th day of October, 2017 at 2:40 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION
MINUTES
September 18, 2017

Present were: Kirk Jones, Amy Brown, Bill Hanover, Cheryl Fox, Randy Moravec and Bob Kerr. John Champagne was absent. 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 – There was no public comment.

Approval of Minutes of August 21, 2017 -- it was noted in the public hearing paragraph that the word "in" should be changed to "and". Motion by Hanover, seconded by Jones to approve the minutes as corrected. All in favor.

Monthly Financial Report (August, 2017) -- Randy Moravec noted that this sales tax is being transferred quarterly, he would prefer it be transferred monthly so that the MEDC could make the most interest on its money, motion by Moravec, seconded by Kerr to improve the financial report for the month of August as presented. All in favor.

Internship Program Guidelines -- It was discussed that under the Project Scope for item 4 and item 5 that both of those sections be amended. Item 4 will read "Employer will determine the compensation for the intern". Item 5 will read, "The MEDC will contribute 50% of the payment to the internship to a maximum of \$2500.". Motion by Moravec, seconded by Kerr to improve the Internship Program Guidelines as modified. All in favor.

Pizza Shack request for funding of sign – John Simmons -- Jack Yates noted that the request had come in late Friday morning and that he felt bound to place it on the agenda, although Mr. Simmons has not filled out an application, nor given a specific amount of his request.

Motion by Kerr, seconded by Fox to table the request. All in favor.

Consideration of amending the corporation's mission, goals, and objectives statement -- Randy Moravec proposed amending section 2 of the Mission and Goals Statement of the MEDC by adding. Item 2D to read as follows: "to quantify the progress of economic development efforts, the MEDC will report to the Montgomery City Council, no less frequently than once per calendar quarter, economic development activities and the estimated number and types of jobs brought into or retained by those activities." Mr. Moravec said that he was proposing this partially based upon the City Council discussion at its September 12 meeting regarding effectiveness if MEDC activities regarding economic development.

The discussion then evolved into the issue of "primary jobs" and its relevance to marketing to retail businesses. Jack said he saw economic development of the city as a

global effort, involving practically all city funds, with no single person being responsible and that the possibility of a quarterly report of jobs created would be worthwhile.

Mr. Moravec said to the report is the responsibility of the Board to perform and present the report to the City Council, the Board agreed.

Motion by Moravec, seconded by Fox to add Section 2D, as presented, to the MEDC Mission and Goals Statement. All in favor.

Economic Development Report – Shannan Reid presented that she was going to be working with Navasota and Magnolia for a development presentation. Shannon then gave a brief presentation regarding the basics of economic development.

Jack Yates then gave a brief report regarding TxDOT/149 saying that much of the issues regarding parking had been tentatively worked out with TxDOT, and that he and TxDOT would be meeting again on October 13, Jack then reported that the downtown parking lot project had not been completed before Wine Festival and that he expected the job to be completed by early October. He then gave a brief report regarding Home Focus projects of Distrix and the website redesign.

Chris Roznovsky gave a brief development report regarding projects throughout the city. Chris said that he would begin to write out a formal report for the MEDC meeting.

EXECUTIVE SESSION:

The Montgomery Economic Development Corporation reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in Sections 551.071(consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas.

President Jones announced that the Board will convene at 7:15 p.m. into 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. 551.072) (deliberation regarding real property).

Convene into Open Session at 7:38 p.m.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

Consideration and possible action resulting from the item(s) listed under Executive Session. -- There was no action by the Board.

Adjournment -- Motion by Moravec seconded by Hanover to adjourn the meeting at 7:39 p.m.

Jack Yates, Recording Secretary

CITY OF MONTGOMERY - MEDC
ACCOUNT BALANCES
September 30, 2017

ITEM #4

	<u>MONEY MARKET ACCOUNTS</u>	<u>INVESTMENTS</u>	<u>TOTALS</u>
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 307,899.63		\$ 307,899.63
TOTAL INVESTMENTS	\$ -	\$ 485,334.24	\$ 485,334.24
TOTAL MIDC	<u>\$ 307,899.63</u>	<u>\$ 485,334.24</u>	<u>\$ 793,233.87</u>

INVESTMENTS

	Issue Date	Maturity Date	Interest Rate	Balance
Texpool #00006			0.77%	\$ 235,334.24
Certificates				
Allegiance Bank	5/21/2017	12/17/2017	0.55%	\$ 100,000.00
Icon Bank CD #7731	1/27/2017	1/27/2018	0.90%	\$ 150,000.00
Total Investment Balance				<u>\$ 485,334.24</u>

City of Montgomery - MEDC

Cash Flow Report

As of September 30, 2017

Date	Num	Name	Memo	Amount	Balance
51100 · MEDC Checking					173,004.49
09/08/2017	1824	Jones & Carter, Inc.	Proj W5841-0027-00 - Heritage Place Medical & H...	-1,982.25	171,022.24
09/08/2017	1825	Rebecca Huss	Reimbursement of Expense - Amer. Flags Express ...	-4,474.63	166,547.61
09/08/2017			Sales Tax Revenue thru 7/17	71,432.71	237,980.32
09/08/2017		City of Montgomery - General Fund	Reimbursement for expenses Paid thru 7/31/17	-18,979.28	219,001.04
09/22/2017	1826	Home Focus	Website Design Work & Consulting Inv 1792	-1,225.00	217,776.04
09/22/2017	Trans		Sales Tax Revenue thru 9/17	93,068.44	310,844.48
09/22/2017	Trans	City of Montgomery - General Fund	Reimbursement for Legal expenses Paid	-60.00	310,784.48
09/28/2017	1827	Houston Press	Inv. D10125247, D10125806	-400.00	310,384.48
09/28/2017	1828	TEDC	TEDC Confernece Inv #7079	-500.00	309,884.48
09/29/2017	1829	Arnette Marketing	Inv 7023 - Seasonal Decorations	-734.85	309,149.63
09/29/2017	1830	Home Focus	50% Deposit for HMBA Website - Inv 1815	-1,250.00	307,899.63
Total 51100 · MEDC Checking				134,895.14	307,899.63
TOTAL				134,895.14	307,899.63

City of Montgomery - MEDC
Actual to Budget Performance

September 2017

	Sep 17	Budget	\$ Over Bud...	Oct '16 - Se...	YTD Budget	\$ Over Bud...	Annual Bu...
Income							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	45,406.33	31,996.09	13,410.24	472,321.41	510,000.00	(37,678.59)	510,000.00
Total 55000 · Taxes & Franchise Fees	45,406.33	31,996.09	13,410.24	472,321.41	510,000.00	(37,678.59)	510,000.00
55300 · Other Revenues							
55391 · Interest Income	196.18	41.67	154.51	1,906.10	500.00	1,406.10	500.00
Total 55300 · Other Revenues	196.18	41.67	154.51	1,906.10	500.00	1,406.10	500.00
Total Income	45,602.51	32,037.76	13,564.75	474,227.51	510,500.00	(36,272.49)	510,500.00
Expense							
56000 · Pub Infrastructure - Category I							
56000.6 · DowntownDev Improvments	4,474.63	0.00	4,474.63	45,295.30	85,000.00	(39,704.70)	85,000.00
56000.8 · Utility Extensions	0.00	49,166.67	(49,166.67)	159,987.50	330,000.00	(170,012.50)	330,000.00
56000.9 · Flagship Dev Improvements	0.00	833.34	(833.34)	9,800.00	10,000.00	(200.00)	10,000.00
56430 · Tsf to Debt Service	0.00	0.00	0.00	92,625.00	127,500.00	(34,875.00)	127,500.00
Total 56000 · Pub Infrastructure - Category I	4,474.63	50,000.01	(45,525.38)	307,707.80	552,500.00	(244,792.20)	552,500.00
56001 · Business Dev & Ret -Category II							
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	0.00	0.00	0.00	20,000.00	(20,000.00)	20,000.00
56002 · Quality of Life - Category III							
56404 · Seasonal Decorations	734.85	0.00	734.85	2,134.19	12,000.00	(9,865.81)	12,000.00
56420.2 · Christmas Lighting(Civic Assn)	0.00	0.00	0.00	2,543.42	1,600.00	943.42	1,600.00
56423.1 · Walking Tours	0.00	0.00	0.00	500.00	9,000.00	(8,500.00)	9,000.00
56424.1 · Heritage Village Det. Pond Imp	0.00	0.00	0.00	10,450.00	10,000.00	450.00	10,000.00
56429 · Removal of Blight	479.54	0.00	479.54	10,791.37	25,000.00	(14,208.63)	25,000.00
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	5,000.00	(5,000.00)	5,000.00
56439 · Downtown Enhancement Projects	0.00	0.00	0.00	0.00	25,000.00	(25,000.00)	25,000.00
Total 56002 · Quality of Life - Category III	1,214.39	0.00	1,214.39	26,418.98	88,600.00	(62,181.02)	88,600.00
56003 · Marketing & Tourism-Category IV							
56408.1 · Promotional Vidco	0.00	0.00	0.00	1,900.00	1,000.00	900.00	1,000.00
56409 · Antique Show & Fest	0.00	0.00	0.00	10,000.00	10,000.00	0.00	10,000.00
56413 · Brochures/Printed Literature	0.00	0.00	0.00	5,496.65	13,000.00	(7,503.35)	13,000.00
56414 · Wine & Music Fest	0.00	10,000.00	(10,000.00)	9,500.00	10,000.00	(500.00)	10,000.00
56415 · Texian/Heritage Festival	0.00	8,000.00	(8,000.00)	16,000.00	8,000.00	8,000.00	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	1,250.00	0.00	1,250.00	7,975.00	7,500.00	475.00	7,500.00
56426 · HMBA Promotional Services	130.00			130.00			
Total 56003 · Marketing & Tourism-Category IV	1,380.00	18,000.00	(16,620.00)	56,001.65	54,500.00	1,501.65	54,500.00
56004 · Administration - Category V							
56004.1 · Admin Transfers to Gen Fund	0.00	0.00	0.00	28,125.00	37,500.00	(9,375.00)	37,500.00
56004.2 · MACC Administration & Office	2,566.67	2,666.67	(100.00)	30,800.04	32,000.00	(1,199.96)	32,000.00
56004.3 · Miscellaneous Expenses	500.00	1,000.00	(500.00)	4,371.74	6,000.00	(1,628.26)	6,000.00
56004.5 · Internship Program	0.00	0.00	0.00	0.00	10,000.00	(10,000.00)	10,000.00
56327 · Consulting (Professional servi)	0.00	5,875.00	(5,875.00)	2,151.25	33,500.00	(31,348.75)	33,500.00
56354 · Travel & Training Expenses	0.00	0.00	0.00	3,174.04	3,500.00	(325.96)	3,500.00
Total 56004 · Administration - Category V	3,066.67	9,541.67	(6,475.00)	68,622.07	122,500.00	(53,877.93)	122,500.00
Total Expense	10,135.69	77,541.68	(67,405.99)	458,750.50	838,100.00	(379,349.50)	838,100.00
Net Income	35,466.82	(45,503.92)	80,970.74	15,477.01	(327,600.00)	343,077.01	(327,600.00)

AGENDA REPORT

Meeting Date: October 16, 2017	Budgeted Amount:
Department:	
	Exhibits: Montgomery Historic Society Financial Report, Montgomery Area Chamber of Commerce Financial Report
Prepared By: Jack Yates City Administrator	
Date Prepared: October 12, 2017	

Subject

Item a. is the Historical Society's Financial Report regarding Christmas in Montgomery. Item b. is the Chamber of Commerce's Financial Report regarding the Wine and Music Festival.

Description

The Financial Reports of each activity listed in the budget was requested by the MEDC Board. Both groups have funds included in the 2017-2018 MEDC budget. If you were to want to deny them their funding you would need to inform me.

Recommendation

Hear the report and act as you think.

Montgomery City Council
AGENDA REPORT

Approved By		
City Administrator	Jack Yates	Date: October 12 , 2017

Christmas in Historic Montgomery - December

Montgomery Historical Society

	2014	2015	2016
INCOME			
Arts and Crafts	\$5,550	\$6,050	\$5,750
Cookie Walk	\$5,516	\$3,534	\$5,452
Home Tour	\$3,670	\$810	\$2,890
Total Income	\$14,736	\$10,394	\$14,092
EXPENSES			
Expenses	\$4,883	\$5,305	\$5,283
Home Owners	\$1,834	\$405	\$1,445
Banner replacement			\$1,100
Total Expenses	\$6,717	\$5,710	\$7,828
NET			
Funds Received from MEDC	\$5,000	\$5,000	\$5,000
NET including Funds	\$13,019	\$9,684	\$11,264

Vendor Information for Arts & Crafts

936-597-7300 (Shirley Schneider)

email: shirley@shmfh.com OR schneider@consolidated.net

Parade information

936-597-7300 (Shirley Schneider)

OR 940-839-5946 (Mary Eckhart-Sims)

Applications may be picked up at

City Hall or Sam Houston Memorial Funeral Home

Christmas Home Decorating Contest and Christmas in the Park

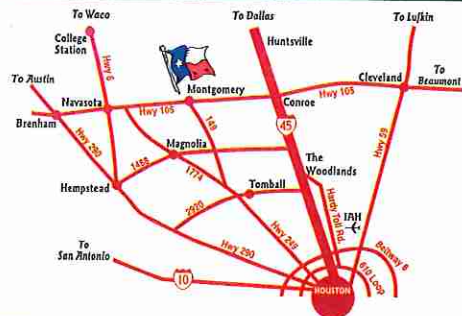
Call Cheryl Fox for details 936-525-8856

Breakfast with Santa held at Living Savior Lutheran Church

8 A.M. - 10 A.M. Contact Annet Riley - ariley@ymail.com

Strolling Carolers in the historic district throughout the day

*Please enjoy our many quaint shops
restaurants, boutiques, & wineries.*



**Home tour tickets sold
at Nat Hart Davis Museum
14264 Liberty Street
Starting at 2 P.M. on day of event.**

THE MONTGOMERY HISTORICAL SOCIETY • MONTGOMERY, TEXAS
PRESENTS THEIR

Christmas in Historic Montgomery

Saturday, December 9, 2017

9:00 A. M. – 8:00 P. M.

www.experiencemontgomery.com

HOLIDAY MARKETPLACE – ARTS & CRAFTS

9:00 A.M. – 5:00 P.M.

Montgomery Community Center
FM 149 & College Street

26TH ANNUAL COOKIE WALK

NOON – 5:00 P.M.

Montgomery Community Center
(downtown Montgomery)

11:00 A.M. CHRISTMAS PARADE

Theme "An American Christmas,
Norman Rockwell Style"

40TH CANDLELIGHT HOME TOUR

Adults \$15 – Children/Students \$5
4:00 P.M. – 8:00 P.M.

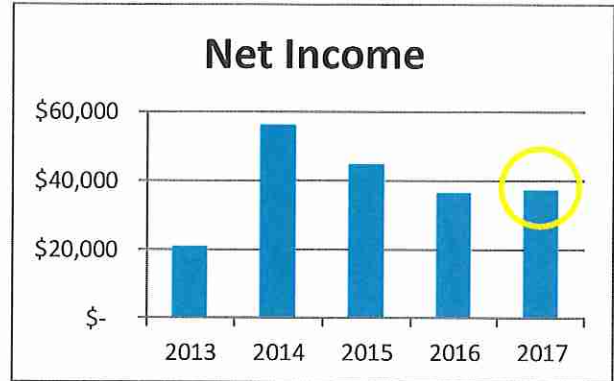
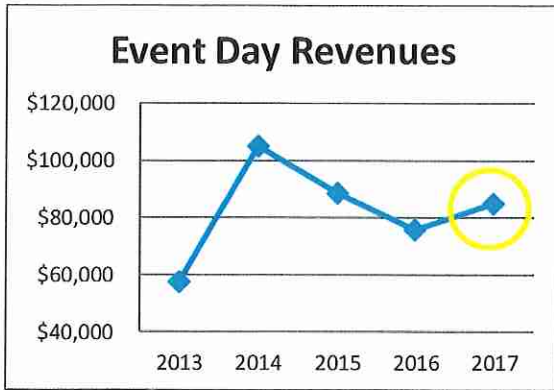


MORE ACTIVITIES ON REVERSE SIDE (also MAP)

All funds generated from this event goes toward the PRESERVATION and MAINTENANCE of properties owned by the Montgomery Historical Society and for a scholarship for a deserving Montgomery senior.



Wine Fest Recap



2017 Revenues:

Sponsorships:	\$30,500	24% of revenues
Vendor Fees:	\$12,085	9% of revenues
Day of sales:	\$84,869★	67% of revenues
Total:	\$127,454	

2017 Expenses:

Net: \$37,404★

Expected use of proceeds:

- General operating budget: Outside (non-dues revenue) accounts for 66% of annual budget for MACC. This budget includes all activities benefitting the membership and the business community, as well as scholarships to (2) graduating seniors pursuing business degrees.
- General Reserves account: Reserves for 6 months of operating costs, plus Wine Fest expenses that cannot be refunded should the festival be cancelled.

ExperienceMontgomery.com Website Traffic:

September 2013	=	5,764 total visits	=	31.36% increase
September 2014	=	11,799 total visits	=	104.70% increase
September 2015	=	11,090 total visits	=	-6% decrease
September 2016	=	8,037 total visits	=	-28% decrease
September 2017	=	6,418 total visits	=	-20% decrease

	2012	2013	2014	2015	2016	2017
Organic <i>(Search engine)</i>	19.8%	40.2%	58.7%	57.3%	66.8%	55.8%
Referrals	48.3%	32.3%	17.9%	12.5%	9.29%	6%
Direct	30.5%	27.4%	23.1%	22.0%	18.0%	21%
Social						17.2%

Facebook Page: Grown to 3,182 Likes

AGENDA REPORT

Meeting Date: October 16, 2017	Budgeted Amount:
Department:	
	Exhibits: MEDC Grant Application, Letter of Request, Sign Proposal showing cost of signs, Wall sign graphic, Monument (in front, by street) sign graphic
Prepared By: Jack Yates City Administrator	
Date Prepared: October 12, 2017	

Subject

Mr. John Simmons, owner of Pizza Shack, is requesting \$28,550 for signs at his new restaurant, located at the eastern-most city limits of Montgomery at SH 105 and Lake Creek Road.

Description

No MEDC funds have gone directly to Mr. Simmons for construction of his building. However, the MEDC did contribute \$75,000 toward the placement of water and sewer lines serving his property -- as well as all the area between Lone Star Parkway and Lake Creek Road.

The funds, if you wanted to approve could be taken from the Economic Development Grant Program line item of \$20,000 (although this was meant for downtown properties, but not exclusively) or the Utility Extensions line item of \$180,000. You could, increase by amending the budget the Economic Development Grant Program line item to add the grant to Mr. Simmons to the \$20,000 present amount in the budget.

Montgomery City Council
AGENDA REPORT

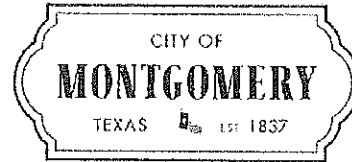
Recommendation

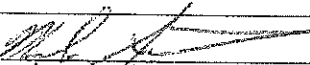
Offer Mr. Simmons \$7,500 toward cost of the Monument sign as partial approval of his request, payable after proper placement.

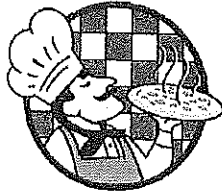
Approved By

City Administrator	Jack Yates	Date: October 12 , 2017
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**City of Montgomery, TX
Economic Development Corporation
Grant Application**



Company Name: PIZZA SHACK	
Company Contact: John or Michael Simmons	Title: OWNER
Best Phone: 936) 597-9490	Alt. Phone: 936) 232-3727
Email Address: michael@pizzashack.com	
Physical Address: 19132 Stewart Creek Road	City, State, Zip: Montgomery, TX, 77356
Mailing Address (if different): 20873 Eva Street	City, State, Zip: Montgomery, TX 77356
Applicant's years of experience in this business: 32 years	How long has his business been located in Montgomery? 14 years
Do you own or lease this facility? <input checked="" type="checkbox"/> OWN <input type="checkbox"/> LEASE	If leased, please provide owner information and a copy of lease agreement. Owner Name: _____ Owner Phone: _____
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)	\$ 28,550
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? ASAP	What is the estimated completion date? 11/1/17
Attach all drawings of planned improvements as "Exhibit D"	
Include a description of expected commercial revitalization impact & sales tax revenue impact as "Exhibit E"	
If this project will employ Montgomery vendors, please supply details as "Exhibit F"	
Applicant's Signature: 	
Title: Vice President	
Date: 10/10/17	
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:



EST. 1985

PIZZA SHACK

YOUR HOMETOWN ITALIAN AMERICAN RESTAURANT

September 13, 2017

City of Montgomery, Texas
PO Box 708
Montgomery, TX 77356

I am writing to request assistance in procuring the street signage for our new restaurant, located in the City Of Montgomery on Highway 105 at Stewart Creek Road.

Pizza Shack has been a part of the community for over 30 years and has grown with the City of Montgomery for over a decade. In the past few years, we've enjoyed becoming more of a support system for Montgomery schools and organizations and certainly do our part to give back to the community.

We are excited about our new location and designed our sign with respect to both the City of Montgomery and Pizza Shack, with the understanding it will be one of the first signs travelers see as they enter town. The total cost for the project is \$28,550.00. I am humbly requesting the City of Montgomery pay for a portion of the sign. For reference, I have attached the design for the sign that was also submitted for permitting reasons.

Thank you for your consideration.

Sincerely,

John H. Simmons
Owner, Azzip Inc.

Copy

20873 Eva Street, Montgomery TX 77356
936-597-9490
www.pizzashack.com

Project Proposal-

Attn: Michael Simmons

8/18/2017

Job Location: Montgomery, TX

Phone: 936.597.9488 / E-Mail: michael@pizzashack.com

Per your request, I am pleased to submit to you a bid for the following:

- (Sign 6B) Bakers signs to manufacture & install (1) D/S standalone pylon (with-EMC) pylon approx. 7'-6" x 12'-0" (EMC - 2'-0" x 6'-0"). \$28,550.00
- As listed in drawings.
- We will connect the signs to existing electrical with-in (5) feet of signage, Time clock or Photo cell at an additional cost.
- Any additional work can be done on a time plus material bases.
- All work will come with a (1) year warranty

Total: \$28,550.00 plus permit, Procurement charge, Engineering drawings and taxes if required

Payment Terms:

-1/2- Down, -Balance due upon completion -

Deposit paid thru WBB
8/21/17

Conditions:

Price is based on standard conditions. In the rare occasion that an unforeseen obstacle occurs, Bakers' Signs reserves the right to modify price accordingly. Written approval will be required from party before work can be completed. This proposal is effective for 30 days. Some bids require a survey of location. This fee is separate and is \$250.00 unless it requires a crane. Crane surveys will cost \$425.00; please ask if your job will require a survey to start. _____ (initial) I understand if permits are required they will be in addition to the project proposal and included on the final invoice as well as a minimum \$425 permit acquisition fee plus applicable sales tax. Additional acquisition fees shall be charged depending upon the complexity and number of signs being installed. If tax exempt, I will provide a copy of my Sales Tax Use and Resale Certificate.

Acceptance _____

Date 8-18-17

Respectfully Submitted,
Dennis Jones

A

Pan Sign w/ Channel Letters
Scale is 1" = 1'



Provide & Install (1) Alum Pan Sign w/ Face-Lit Channel Letters & Logo Pan finished to match White & Ivy Green Digital Print Logo on White Acrylic Face, Green Returns & Trimcap Letters have Red Faces , Green Returns & White Trimcap Mounted on Mansard Frame to Custom Mounts on roof (by others)



RELEASED from Engineering 09.01.17

DUE DATE 09.29.17

Job # : _____ WO # : 71443

NAME : Pizza Shack

Print Job Name: Pizza 71443 Pattern Vinyl

Route Job Name: Pizza 71443 Route

Drawing Designation: All Files will be in Production Folder

PG. 1	Channel Letters
s/f	Qty. 1
color palette \ paint	
<input checked="" type="radio"/>	PTM Ivy Green Returns
<input type="radio"/>	White
<input type="radio"/>	-----
<input type="radio"/>	-----
<input type="radio"/>	-----
color palette \ vinyl \ print	
<input checked="" type="radio"/>	Black Reflective Vinyl
<input type="radio"/>	-----
<input type="radio"/>	-----
<input type="radio"/>	-----
<input type="radio"/>	-----
color palette \ materials	
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<input checked="" type="radio"/>	Ivy Green Trimcap (Logo)
<input type="radio"/>	White Tricap (letters)
<input type="radio"/>	2283 Red Acrylic
<input type="radio"/>	-----
<input type="radio"/>	-----
notes	
NOTES..... Sizes are pending Survey	

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Sales Rep.: **DONNIS J** Design By:
Date: _____ Proof #: _____

Project: Pizza Shack
Location: _____

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CLIENT APPROVAL Signed: _____ / / 10

REVISIONS

A:	DATE/REVISIONS
B:	_____
C:	_____
D:	_____

LANDLORD APPROVAL Signed: _____ / / 10

OVERALL SIGN SQ. FT. _____

PROOF SCALE: Scale valid Printed On Legal

INSTALLATION NOTES: _____

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Pylon
Scale is 1/2" = 1'

Qty: (1)

Provide & Install (1)
Internally Illuminated D/F
Pylon Sign Free-
Floating Circular Logo,
White Acrylic Faces w/
Digital Print & 2" Trimcap
.... Arched Face ID Cabinet
w/ 9" Push-Thru Acrylic
Copy, white outline on
face D/F Cirrus RGB
Digital Display Mimic
Standing Seam Roof
Brick Base (style & Color
TBD) Footer TBD.



RELEASED from Engineering 09.21.17

DUE DATE See Dennis

Job #: _____ WO #: 71480

NAME: Pizza Shack

Print Job Name: Pizza Pylon Vinyl

Route Job Name: Pizza Pylon Route

Drawing Designation: All Files will be in Production Folder



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Location: _____

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LANDLORD APPROVAL Signed: _____ / 10

OVERALL SIGN SQ. FT. -----

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PG. 1

d/f Qty: 1

color palette \ part

- PMS 3435C
- MAP Brushed Alum
- PMS 7517C
-
-

color palette \ vinyl \ print

- Trans Card Red
-
-
-
-
-

color palette \ materials

-
-
-
-
-
-

notes

NOTES.....
Sizes are pending Survey

AGENDA REPORT

Meeting Date: October 16, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Montgomery Economic Development Corporation Mission and Goals Economic Overview Retail Trade Profile, Community Demographic Profile
Date Prepared: October 12, 2017	

Subject

Shanna Reid wanted to discuss the long-term business recruitment and retention efforts of the MEDC

Description

Shannon told me that she wanted to discuss this as a policy/long-term intention of the MEDC.
I included Missions and Goals document just for your information.

Recommendation

Listen to the report , act as you think.

Approved By

City Administrator	Jack Yates	Date: October 12 , 2017
--------------------	------------	-------------------------

Montgomery Economic Development Corporation
Mission and Goals

est. 2012
rev. April 2016
rev. September 2017

MISSION STATEMENT: The mission of MEDC is to (a) preserve and promote the quality of life in the Montgomery Area and (b) plan for a sustainable and vibrant local economy.

GOAL 1 **Preserve the small-town atmosphere and quality of life while promoting Montgomery as a convenient location for businesses serving the Houston Metropolitan Area.**

Objective 1A: Maintain and improve aesthetic quality of city by supporting city and business efforts to create high standards of development and projects supporting the hometown lifestyle of Montgomery.

Objective 1B: Support projects that would remove or repair blighted buildings, enhance the Historic District area, and preserve historic buildings.

GOAL 2 **Use incentives to encourage investments that create wealth in the Montgomery area while preserving and promoting its quality of life.**

Objective 2A: Develop specific criteria for recruiting and incentivizing businesses to expand or relocate to Montgomery.

Objective 2B: Develop Existing Business Program to receive input and provide support to existing Montgomery businesses.

Objective 2C: Encourage and promote special events that attract visitors to become aware of the benefits of the Montgomery community and businesses.

Objective 2D: To quantify the progress of economic development efforts, the MEDC will report to the Montgomery City Council, no less frequently than once per calendar quarter, economic development activities and the estimated number and types of jobs brought into or retained by those activities.

GOAL 3

Continue to encourage the maintenance and enhancement of Montgomery area infrastructure, particularly infrastructure associated with business investment.

- Objective 3A: Continue support of existing financial obligations and new projects related to the expansion of the water and sewer system to serve commercial areas in the city.
- Objective 3B: Prepare effective outreach program to communicate with prospective businesses about the water, sewer, streets, and drainage infrastructure that is available in Montgomery.
- Objective 3C: Coordinate maintenance and expansion of streets and highways with Montgomery County and the Texas Department of Transportation to facilitate the optimal movement of vehicular and pedestrian traffic.
- Objective 3D: Coordinate the maintenance and expansion of the electrical transmission and distribution system with Entergy to ensure reliable electric power and encourage the undergrounding of electric utilities.

GOAL 4

Engage in a strategic and long-term marketing campaign for the Montgomery area. The marketing campaign shall include local community involvement and input, accentuate positive aspects of the Montgomery area and be disseminated to target audiences outside the Montgomery area.

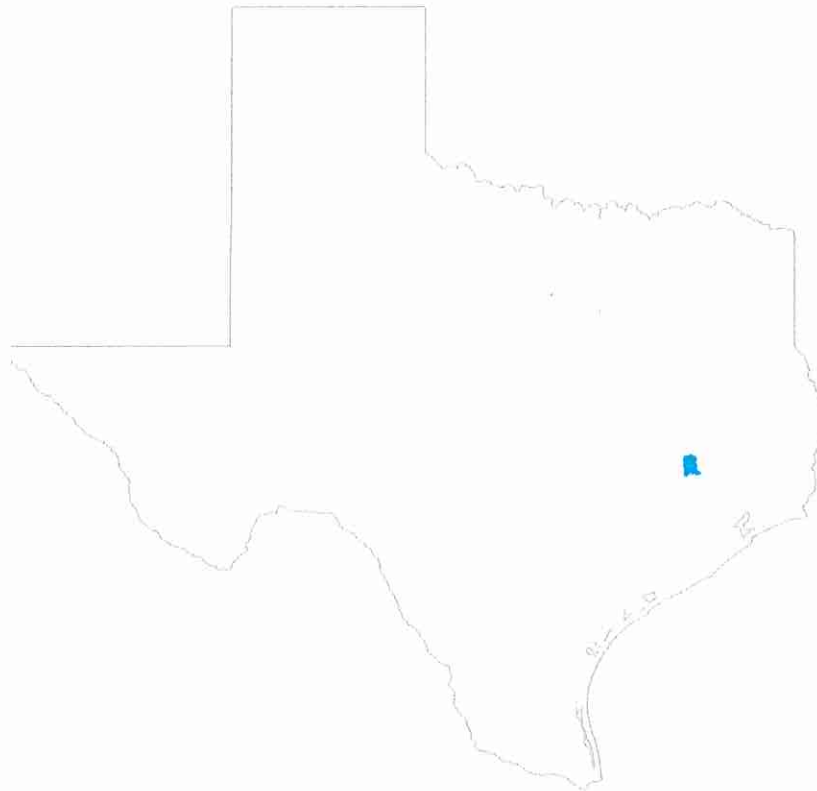
- Objective 4A: Prepare and maintain high quality platforms such as website, social media and brochures to communicate the business and development community about the rich cultural, lifestyle, and business amenities in Montgomery.
- Objective 4B: Conduct market and demographic studies to provide information to existing and prospective businesses or residents regarding labor force, customer base, and retail needs of the area.
- Objective 4C: Utilize relationship with Historic Montgomery Business Association, Montgomery Independent School District, and other local organizations to develop and implement tourism, business recruiting, and marketing plan.
- Objective 4D: Utilize existing community events and functions to showcase Montgomery lifestyle and business opportunity.

October 3, 2017



Economic Overview

77316 and 77356



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Demographic Profile

In 2010, the population in the 77316 and 77356* was 40,534.

The region has a civilian labor force of 20,869 with a participation rate of 58.8%. Of individuals 25 to 64 in the 77316 and 77356*, 34.3% have a bachelor's degree or higher which compares with 31.3% in the nation.

The median household income in the 77316 and 77356* is \$80,848 and the median house value is \$226,776.

Summary ¹						
	Percent			Value		
	Proxy for 77316 and 77356*	Texas	USA	Proxy for 77316 and 77356*	Texas	USA
Demographics						
Population ⁴	—	—	—	40,534	25,145,561	308,745,538
Median Age ^{2,4}	—	—	—	43.1	33.6	37.2
Under 18 Years ⁴	24.2%	27.3%	24.0%	9,795	6,865,824	74,181,467
18 to 24 Years ⁴	5.6%	10.2%	9.9%	2,288	2,572,969	30,672,088
25 to 34 Years ⁴	9.8%	14.4%	13.3%	3,961	3,613,473	41,063,948
35 to 44 Years ⁴	13.4%	13.8%	13.3%	5,434	3,458,382	41,070,606
45 to 54 Years ⁴	15.6%	13.7%	14.6%	6,336	3,435,336	45,006,716
55 to 64 Years ⁴	15.2%	10.3%	11.8%	6,177	2,597,691	36,482,729
65 to 74 Years ⁴	10.7%	5.9%	7.0%	4,330	1,472,256	21,713,429
75 Years, and Over ⁴	5.5%	4.5%	6.0%	2,213	1,129,630	18,554,555
Race: White ⁴	91.4%	70.4%	72.4%	37,034	17,701,552	223,553,265
Race: Black or African American ⁴	3.0%	11.8%	12.6%	1,233	2,979,598	38,929,319
Race: American Indian and Alaska Native ⁴	0.5%	0.7%	0.9%	222	170,972	2,932,248
Race: Asian ⁴	1.0%	3.8%	4.8%	390	964,596	14,674,252
Race: Native Hawaiian and Other Pacific Islander ⁴	0.0%	0.1%	0.2%	13	21,656	540,013
Race: Some Other Race ⁴	2.3%	10.5%	6.2%	938	2,628,186	19,107,368
Race: Two or More Races ⁴	1.7%	2.7%	2.9%	704	679,001	9,009,073
Hispanic or Latino (of any race) ⁴	8.3%	37.6%	16.3%	3,367	9,460,921	50,477,594
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	58.8%	64.3%	63.3%	20,869	13,006,330	158,897,824
Armed Forces Labor Force	0.0%	0.5%	0.4%	0	95,458	1,015,464
Veterans, Age 18-64	7.6%	5.6%	5.5%	1,957	927,000	10,750,884
Median Household Income ²	—	—	—	\$80,848	\$53,207	\$53,889
Per Capita Income	—	—	—	\$41,293	\$26,999	\$28,930
Poverty Level (of all people)	8.0%	17.3%	15.5%	3,545	4,472,451	47,749,043
Households Receiving Food Stamps	4.7%	13.4%	13.2%	776	1,229,337	15,399,651
Mean Commute Time (minutes)	—	—	—	41.2	25.6	25.9
Commute via Public Transportation	0.5%	1.6%	5.1%	87	188,363	7,362,038

Summary ¹						
	Percent			Value		
	Proxy for 77316 and 77356*	Texas	USA	Proxy for 77316 and 77356*	Texas	USA
Union Membership ³	5.1%	4.2%	10.7%	—	—	—
Educational Attainment, Age 25-64						
No High School Diploma	7.2%	16.8%	11.8%	1,605	2,320,136	19,736,243
High School Graduate	27.1%	24.7%	26.4%	6,066	3,407,798	43,982,863
Some College, No Degree	23.9%	22.9%	21.7%	5,344	3,159,912	36,187,232
Associate's Degree	7.4%	7.2%	8.8%	1,659	987,726	14,742,654
Bachelor's Degree	24.7%	19.1%	19.9%	5,509	2,638,055	33,245,950
Postgraduate Degree	9.7%	9.3%	11.4%	2,160	1,283,284	18,952,103
Housing						
Total Housing Units	—	—	—	19,980	10,305,607	133,351,840
Median House Value (of owner-occupied units) ²	—	—	—	\$226,776	\$136,000	\$178,600
Homeowner Vacancy	1.9%	1.7%	1.9%	273	101,302	1,492,691
Rental Vacancy	11.8%	7.8%	6.4%	337	298,444	2,949,366
Renter-Occupied Housing Units (% of Occupied Units)	15.2%	37.8%	36.1%	2,516	3,455,426	42,214,214
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	2.2%	5.8%	9.1%	360	530,789	10,628,474
Social						
Enrolled in Grade 12 (% of total population)	1.9%	1.5%	1.4%	850	388,995	4,451,334
Disconnected Youth ⁵	3.5%	3.4%	3.0%	83	51,037	518,859
Children in Single Parent Families (% of all children)	23.3%	35.3%	34.8%	2,285	2,371,156	24,408,909
With a Disability, Age 18-64	9.4%	9.9%	10.3%	2,411	1,596,252	19,985,588
With a Disability, Age 18-64, Labor Force Participation Rate and Size	43.6%	44.1%	41.0%	1,051	703,313	8,185,456
Foreign Born	5.4%	16.6%	13.2%	2,395	4,399,080	41,717,420
Speak English Less Than Very Well (population 5 yrs and over)	2.6%	14.2%	8.6%	1,111	3,486,872	25,410,756

Source: JobsEQ®

1. ACS 2011-2015, unless noted otherwise

2. Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.

3. 2016; Current Population Survey, unionstats.com, and Chmura; county- and zip-level data are best estimates based upon industry-, MSA-, and state-level data

4. Census 2010

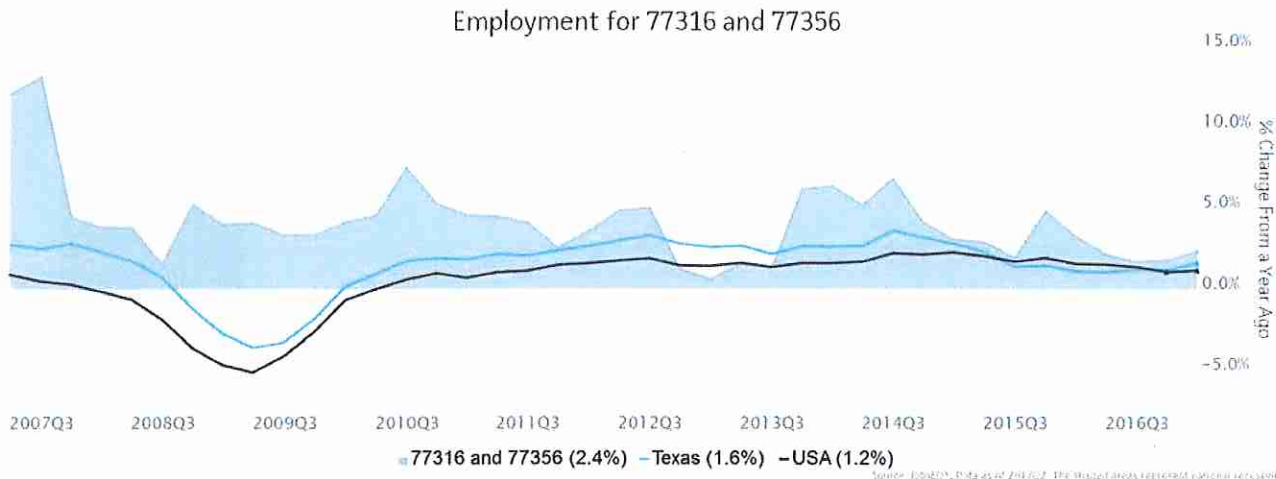
5. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

6. Census 2016, annual average growth rate since 2006

* This user-defined region contains one or more partial ZCTA areas. Any such partial ZCTA within this region definition has been replaced by the full ZCTA for purposes of being described via the above data.

Employment Trends

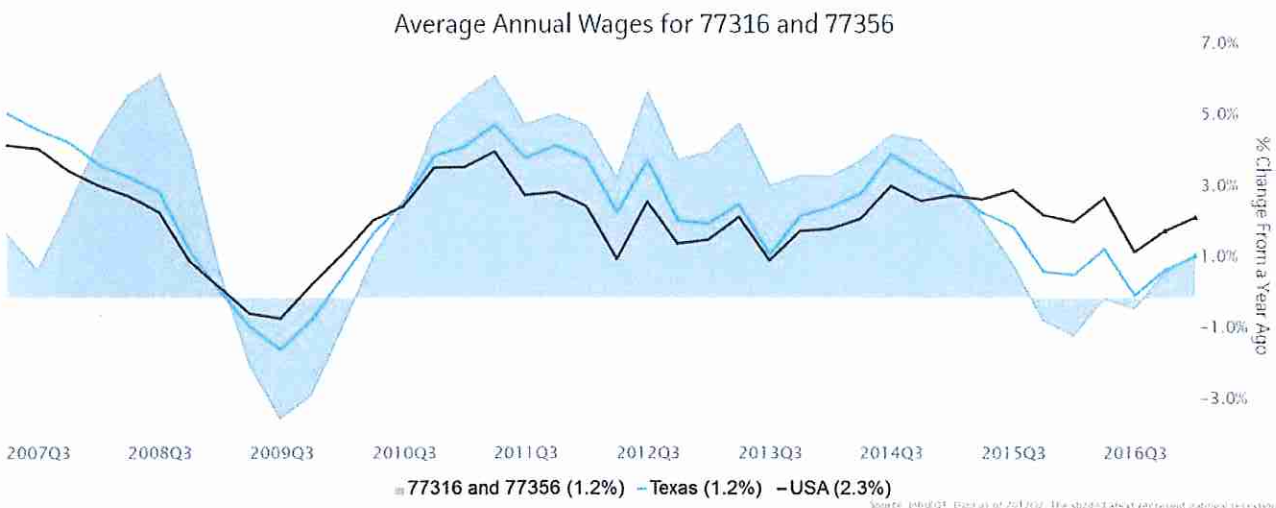
As of 2017Q2, total employment for the 77316 and 77356 was 8,609 (based on a four-quarter moving average). Over the year ending 2017Q2, employment increased 2.4% in the region.



Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2016Q4 with preliminary estimates updated to 2017Q2.

Wage Trends

The average worker in the 77316 and 77356 earned annual wages of \$51,617 as of 2017Q2. Average annual wages per worker increased 1.2% in the region during the preceding four quarters. For comparison purposes, annual average wages were \$53,284 in the nation as of 2017Q2.



Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2016Q4 with preliminary estimates updated to 2017Q2.

Cost of Living Index

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 1.3% higher in 77316 and 77356 than the U.S. average.

Cost of Living Information			
	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
77316 and 77356	\$51,617	101.3	\$50,959
Texas	\$53,426	93.9	\$56,871
USA	\$53,284	100.0	\$53,284

Source: [JobsEQ®](#)

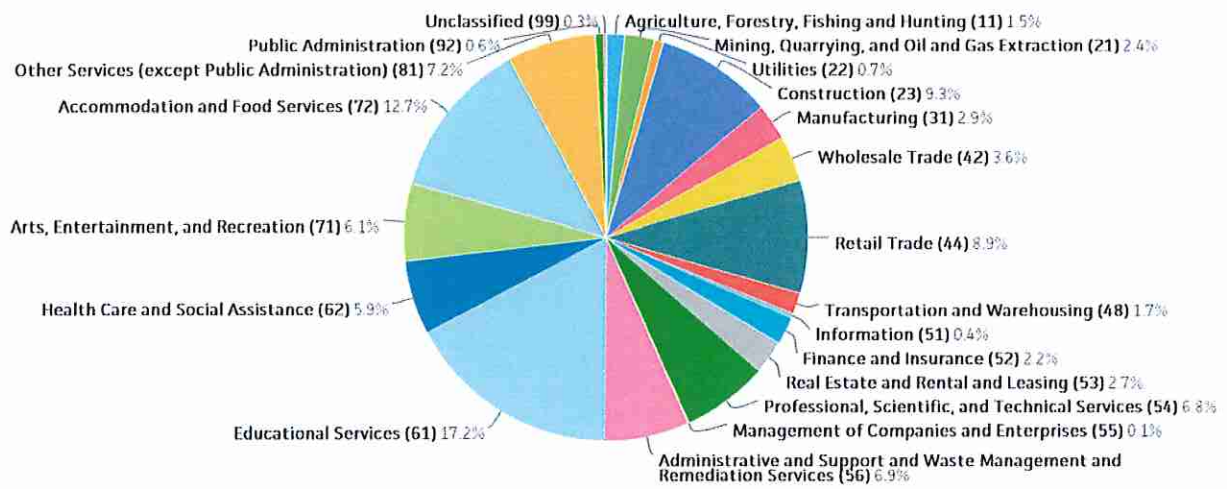
Data as of 2017Q2

Cost of Living per C2ER, data as of 2017q1, imputed by Chmura where necessary.

Industry Snapshot

The largest sector in the 77316 and 77356 is Educational Services, employing 1,477 workers. The next-largest sectors in the region are Accommodation and Food Services (1,092 workers) and Construction (803). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Mining, Quarrying, and Oil and Gas Extraction (LQ = 5.97), Arts, Entertainment, and Recreation (3.08), and Educational Services (2.08).

Total Workers for 77316 and 77356 by Industry



Source: BLS, BEA, Bureau of Economic Analysis

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2016Q4 with preliminary estimates updated to 2017Q2.

Sectors in the 77316 and 77356 with the highest average wages per worker are Management of Companies and Enterprises (\$185,609), Mining, Quarrying, and Oil and Gas Extraction (\$139,405), and Finance and Insurance (\$84,879). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Construction (+225 jobs), Retail Trade (+203), and Administrative and Support and Waste Management and Remediation Services (+187).

Over the next 10 years, employment in the 77316 and 77356 is projected to expand by 2,971 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +4.7% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Educational Services (+367 jobs), Accommodation and Food Services (+354), and Construction (+344).

		Current			Historical				Forecast		
		Four Quarters Ending with 2017q2			Total Change over the Last 5 Years	Average Annual % Change in Employment 2012q2-2017q2			Over the Next 10 Years		
NAICS	Industry	Empl	Avg. Annual Wages	Location Quotient	Empl	77316 and 77356	Texas	USA	Total Approx Repl Demand	Total Growth Demand	Avg. Annual Growth Percent
11	Agriculture, Forestry, Fishing and Hunting	126	\$14,895	1.02	-40	-5.3%	0.5%	0.8%	49	31	2.2%
21	Mining, Quarrying, and Oil and Gas Extraction	207	\$139,405	5.97	103	14.8%	-3.3%	-4.9%	59	85	3.5%
22	Utilities	63	\$66,775	1.38	5	1.8%	0.3%	0.1%	19	22	3.0%
23	Construction	803	\$65,077	1.69	225	6.8%	3.3%	3.2%	187	344	3.6%
31	Manufacturing	249	\$66,831	0.35	-98	-6.4%	-0.2%	0.8%	64	53	1.9%
42	Wholesale Trade	314	\$75,065	0.93	33	2.3%	1.7%	0.9%	80	107	3.0%
44	Retail Trade	769	\$30,206	0.83	203	6.3%	2.4%	1.3%	281	310	3.4%
48	Transportation and Warehousing	144	\$63,750	0.40	9	1.3%	3.5%	2.7%	42	39	2.5%
51	Information	34	\$63,994	0.20	0	0.1%	0.3%	0.8%	9	6	1.6%
52	Finance and Insurance	190	\$84,879	0.55	-3	-0.3%	2.4%	1.1%	52	71	3.2%
53	Real Estate and Rental and Leasing	230	\$53,384	1.58	52	5.3%	3.0%	1.9%	57	59	2.3%
54	Professional, Scientific, and Technical Services	587	\$84,306	1.04	177	7.4%	3.6%	2.4%	143	239	3.5%
55	Management of Companies and Enterprises	7	\$185,609	0.06	5	24.3%	7.4%	2.9%	2	2	2.7%
56	Administrative and Support and Waste Management and Remediation Services	593	\$52,171	1.06	187	7.9%	2.7%	2.6%	152	193	2.9%
61	Educational Services	1,477	\$39,532	2.08	159	2.3%	1.6%	0.7%	343	367	2.2%
62	Health Care and Social Assistance	508	\$51,303	0.41	87	3.8%	2.8%	2.5%	122	293	4.7%
71	Arts, Entertainment, and Recreation	527	\$22,419	3.08	185	9.0%	3.8%	2.3%	185	180	3.0%
72	Accommodation and Food Services	1,092	\$20,142	1.42	-54	-1.0%	4.1%	3.0%	437	354	2.8%
81	Other Services (except Public Administration)	616	\$30,506	1.62	51	1.7%	1.1%	-0.2%	176	193	2.8%
92	Public Administration	52	\$52,143	0.13	0	-0.1%	0.7%	0.1%	14	15	2.6%
99	Unclassified	23	\$44,069	1.31	22	75.8%	24.8%	13.2%	6	8	3.0%
	Total - All Industries	8,609	\$51,617	1.00	1,306	3.3%	2.3%	1.7%	2,416	2,971	3.0%

Source: [JobsEQ®](#)

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2016Q4 with preliminary estimates updated to 2017Q2. Forecast employment growth uses national projections adapted for regional growth patterns.

Occupation Snapshot

The largest major occupation group in the 77316 and 77356 is Food Preparation and Serving Related Occupations, employing 1,186 workers. The next-largest occupation groups in the region are Office and Administrative Support Occupations (1,064 workers) and Education, Training, and Library Occupations (971). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Education, Training, and Library Occupations (LQ = 2.00), Food Preparation and Serving Related Occupations (1.60), and Construction and Extraction Occupations (1.59).

Occupation groups in the 77316 and 77356 with the highest average wages per worker are Management Occupations (\$130,500), Legal Occupations (\$123,300), and Architecture and Engineering Occupations (\$94,900). The unemployment rate in the region varied among the major groups from 0.9% among Legal Occupations to 8.4% among Food Preparation and Serving Related Occupations.

Over the next 10 years, the fastest growing occupation group in the 77316 and 77356 is expected to be Healthcare Support Occupations with a +4.8% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Food Preparation and Serving Related Occupations (+381 jobs) and Office and Administrative Support Occupations (+321). Over the same period, the highest replacement demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Food Preparation and Serving Related Occupations (547 jobs) and Sales and Related Occupations (315).

Occupation Snapshot in 77316 and 77356														
		Current					Historical					Forecast		
		Four Quarters Ending with 2017q2			2017q2		Total Change over the Last 5 Years	Avg Ann % Chg in Empl 2012q2-2017q2			Over the Next 10 Years			
SOC	Title	Empl	Avg. Annual Wages ¹	LQ	Unempl	Unempl Rate	Empl	77316 and 77356	Texas	USA	Current Online Job Ads ²	Total Repl Demand	Total Growth Demand	Avg. Annual Growth Percent
11-0000	Management Occupations	533	\$130,500	1.02	24	1.8%	28	1.1%	2.0%	1.5%	9	226	178	2.9%
13-0000	Business and Financial Operations Occupations	363	\$80,500	0.82	46	3.6%	58	3.6%	2.5%	1.7%	4	102	152	3.6%
15-0000	Computer and Mathematical Occupations	123	\$86,500	0.49	17	3.1%	24	4.4%	3.4%	2.5%	11	22	51	3.5%
17-0000	Architecture and Engineering Occupations	97	\$94,900	0.66	17	3.4%	12	2.7%	0.1%	1.0%	0	27	34	3.0%
19-0000	Life, Physical, and Social Science Occupations	46	\$77,300	0.64	7	3.4%	14	7.5%	1.4%	1.2%	3	17	18	3.4%
21-0000	Community and Social Service Occupations	119	\$47,900	0.87	4	1.1%	22	4.2%	2.1%	2.0%	2	31	42	3.1%
23-0000	Legal Occupations	39	\$123,300	0.54	2	0.9%	4	2.0%	1.3%	0.4%	0	9	13	3.0%
25-0000	Education, Training, and Library Occupations	971	\$47,100	2.00	61	2.8%	117	2.6%	1.6%	0.8%	28	240	260	2.4%

Occupation Snapshot in 77316 and 77356														
		Current					Historical				Forecast			
		Four Quarters Ending with 2017q2			2017q2		Total Change over the Last 5 Years	Avg Ann % Chg in Empl 2012q2-2017q2			Over the Next 10 Years			
SOC	Title	Empl	Avg. Annual Wages ¹	LQ	Unempl	Unempl Rate	Empl	77316 and 77356	Texas	USA	Current Online Job Ads ²	Total Repl Demand	Total Growth Demand	Avg. Annual Growth Percent
27-0000	Arts, Design, Entertainment, Sports, and Media Occupations	186	\$50,900	1.21	15	3.8%	19	2.2%	1.6%	1.1%	3	78	58	2.7%
29-0000	Healthcare Practitioners and Technical Occupations	256	\$78,500	0.52	19	1.5%	45	4.0%	2.4%	1.7%	9	64	124	4.0%
31-0000	Healthcare Support Occupations	125	\$28,700	0.51	26	4.7%	19	3.3%	2.4%	2.2%	7	34	75	4.8%
33-0000	Protective Service Occupations	132	\$39,100	0.71	24	4.1%	6	0.9%	1.7%	1.0%	2	31	43	2.8%
35-0000	Food Preparation and Serving Related Occupations	1,186	\$22,800	1.60	218	8.4%	240	4.6%	3.9%	2.9%	30	547	381	2.8%
37-0000	Building and Grounds Cleaning and Maintenance Occupations	480	\$23,700	1.58	62	6.2%	22	1.0%	1.9%	1.0%	10	124	154	2.8%
39-0000	Personal Care and Service Occupations	408	\$24,400	1.22	48	5.1%	107	6.3%	3.0%	2.1%	18	158	160	3.4%
41-0000	Sales and Related Occupations	837	\$37,400	0.95	137	5.1%	177	4.9%	2.3%	1.3%	25	315	304	3.1%
43-0000	Office and Administrative Support Occupations	1,064	\$36,600	0.83	173	4.6%	123	2.5%	2.4%	1.7%	33	261	321	2.7%
45-0000	Farming, Fishing, and Forestry Occupations	24	\$24,800	0.43	3	6.6%	1	0.7%	1.2%	1.3%	0	13	6	2.2%
47-0000	Construction and Extraction Occupations	612	\$43,200	1.59	126	7.2%	174	6.9%	2.0%	2.4%	5	141	259	3.6%
49-0000	Installation, Maintenance, and Repair Occupations	325	\$44,500	0.99	47	4.5%	38	2.5%	2.0%	1.6%	8	97	121	3.2%
51-0000	Production Occupations	250	\$38,900	0.48	78	5.9%	-33	-2.4%	0.4%	1.2%	3	82	72	2.6%
53-0000	Transportation and Material Moving Occupations	436	\$33,200	0.75	102	6.4%	89	4.7%	2.8%	2.3%	10	135	145	2.9%
00-0000	Total - All Occupations	8,609	\$47,100	1.00	n/a	n/a	1,306	3.3%	2.3%	1.7%	220	2,755	2,971	3.0%

Source: [JobsEQ®](http://www.chmuraecon.com/jobseq)

Data as of 2017Q2 unless noted otherwise

Note: Figures may not sum due to rounding.

1. Occupation wages are as of 2016 and should be taken as the average for all Covered Employment

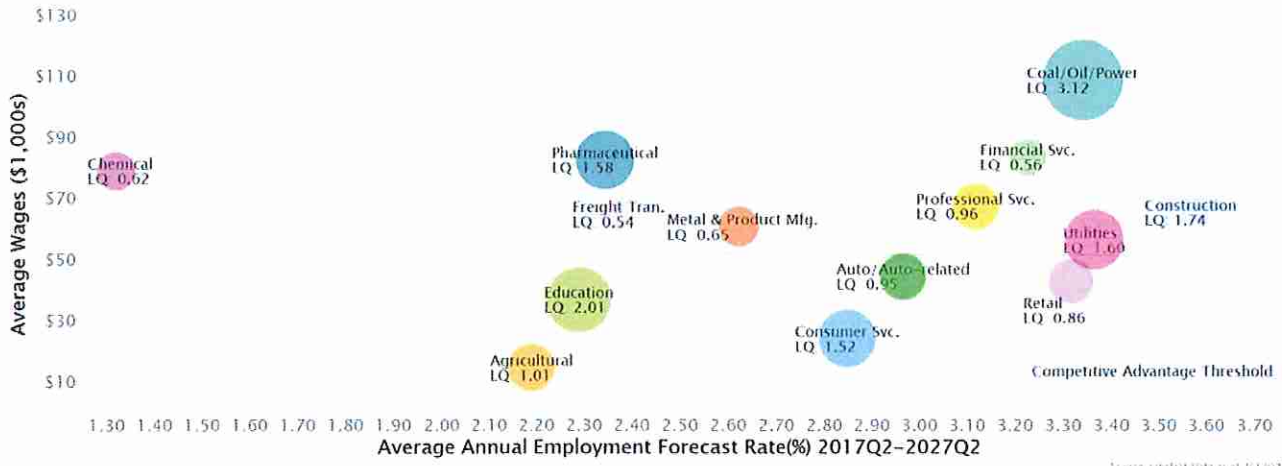
2. Data represent found online ads active within the last thirty days in any zip code intersecting or within the selected region; data represents a sampling rather than the complete universe of postings.

Occupation employment data are estimated via industry employment data and the estimated industry/occupation mix. Industry employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and currently updated through 2016Q4, imputed where necessary with preliminary estimates updated to 2017Q2. Wages by occupation are as of 2016 provided by the BLS and imputed where necessary. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Industry Clusters

A cluster is a geographic concentration of interrelated industries or occupations. The industry cluster in the 77316 and 77356 with the highest relative concentration is Coal/Oil/Power with a location quotient of 3.12. This cluster employs 227 workers in the region with an average wage of \$108,851. Employment in the Coal/Oil/Power cluster is projected to expand in the region about 3.3% per year over the next ten years.

Industry Clusters for 77316 and 77356 as of 2017Q2



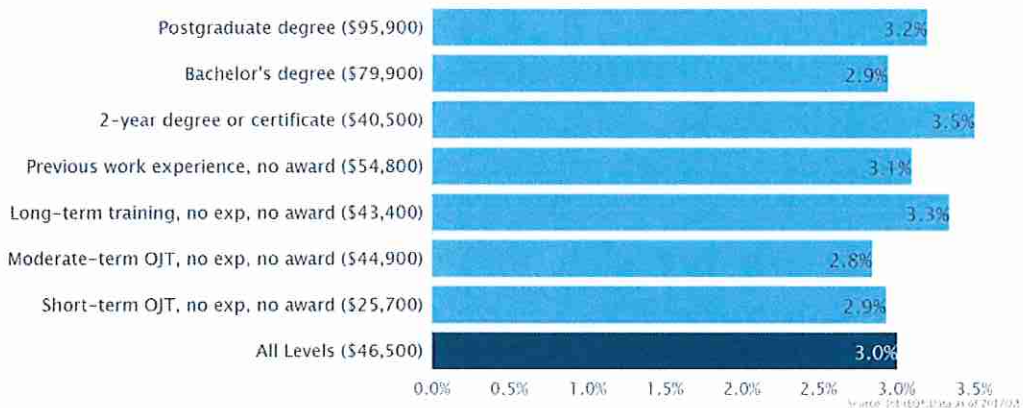
Source: JobsEQ®, Data as of 2017Q2

Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2016Q4 with preliminary estimates updated to 2017Q2. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Education Levels

Expected growth rates for occupations vary by the education and training required. While all employment in the 77316 and 77356 is projected to grow 3.0% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 3.2% per year, those requiring a bachelor's degree are forecast to grow 2.9% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 3.5% per year.

Annual Average Projected Job Growth by Training Required for 77316 and 77356



Source: JobsEQ®, Data as of 2017Q2

Employment by occupation data are estimates as of 2017Q2. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Region Definition

77316 and 77356 is defined as the following zip code tabulation areas: ZCTA 77316; ZCTA 77356 (Grimes County, TX portion); ZCTA 77356 (Montgomery County, TX portion)

FAQ

What is a location quotient?

A location quotient (LQ) is a measurement of concentration in comparison to the nation. An LQ of 1.00 indicates a region has the same concentration of an industry (or occupation) as the nation. An LQ of 2.00 would mean the region has twice the expected employment compared to the nation and an LQ of 0.50 would mean the region has half the expected employment in comparison to the nation.

What is replacement demand?

Replacement demand is the number of jobs required due to replacements—retirements and turnover resulting from workers moving from one occupation into another. Note that replacement demand does not include all turnover—it does not include when workers stay in the same occupation but switch employers. The replacement demand shown in this report may also be understated; thus, it can be taken to be a minimum measure of the number of workers who will need to be trained for the occupation due to replacements. The total projected demand for an occupation is the sum of the replacement demand and the growth demand (which is the increase or decrease of jobs in an occupation expected due to expansion or contraction of the overall number of jobs in that occupation).

What is a cluster?

A cluster is a geographic concentration of interrelated industries or occupations. If a regional cluster has a location quotient of 1.25 or greater, the region is considered to possess a *competitive advantage* in that cluster.

What is the difference between industry wages and occupation wages?

Industry wages and occupation wages are estimated via separate data sets, often the time periods being reported do not align, and wages are defined slightly differently in the two systems (for example, certain bonuses are included in the industry wages but not the occupation wages). It is therefore common that estimates of the average industry wages and average occupation wages in a region do not match exactly.

What is NAICS?

The North American Industry Classification System (NAICS) is used to classify business establishments according to the type of economic activity. The NAICS Code comprises six levels, from the “all industry” level to the 6-digit level. The first two digits define the top level category, known as the “sector,” which is the level examined in this report.

What is SOC?

The Standard Occupational Classification system (SOC) is used to classify workers into occupational categories. All workers are classified into one of over 820 occupations according to their occupational definition. To facilitate classification, occupations are combined to form 23 major groups, 96 minor groups, and 449 occupation groups. Each occupation group includes detailed occupations requiring similar job duties, skills, education, or experience.

About This Report

This report and all data herein were produced by JobsEQ®, a product of Chmura Economics & Analytics. The information contained herein was obtained from sources we believe to be reliable. However, we cannot guarantee its accuracy and completeness.



PRIMARY RETAIL TRADE AREA DEMOGRAPHIC PROFILE

Montgomery, Texas

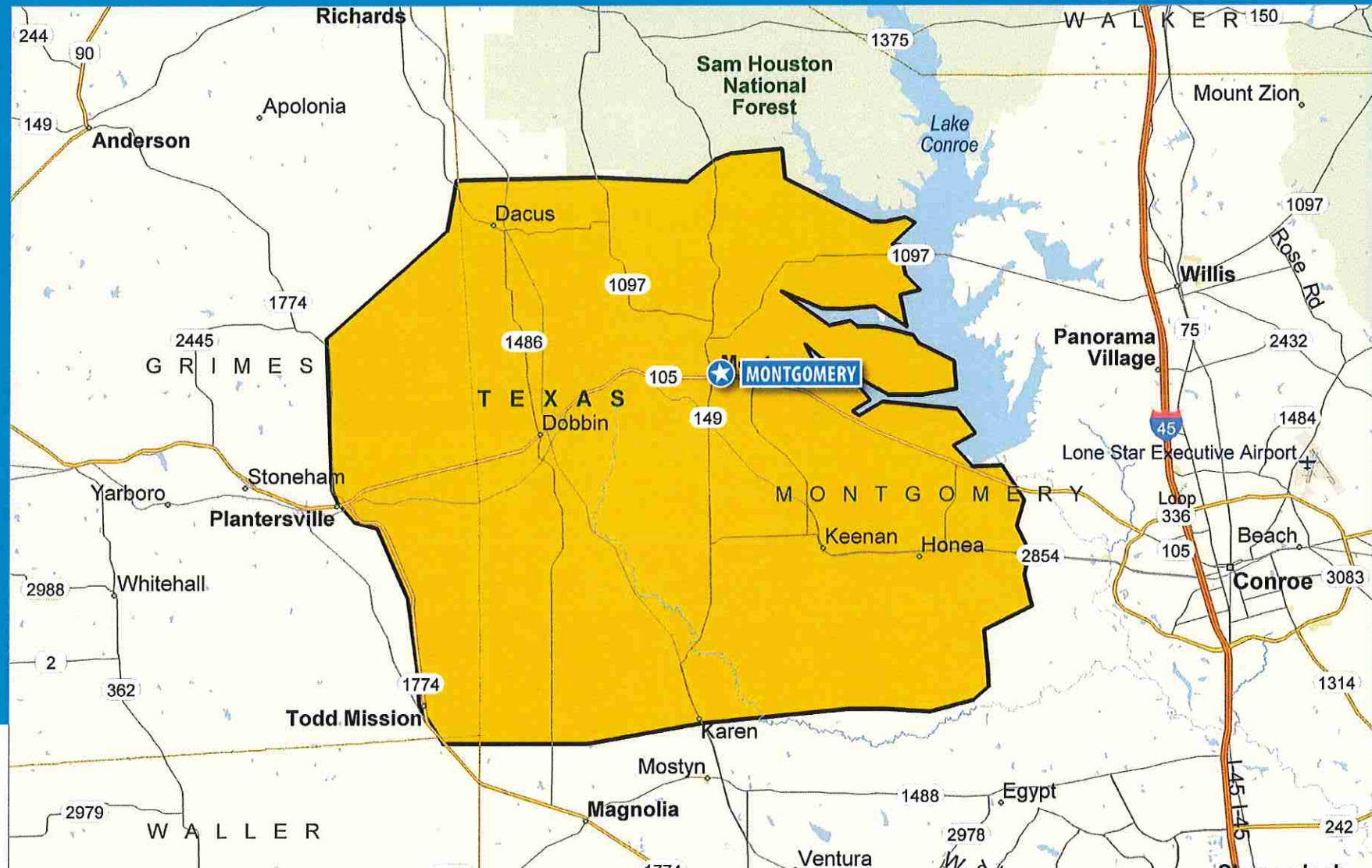
Prepared for
Montgomery Office of Economic Development
March 2016



 **TheRetailCoach®**

Primary Retail Trade Area

Montgomery, Texas



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Primary Retail Trade Area | Demographics

Montgomery, Texas

DESCRIPTION	DATA	%
Population		
2021 Projection	54,536	
2016 Estimate	48,872	
2010 Census	39,983	
2000 Census	24,534	
Growth 2016 - 2021		11.59%
Growth 2010 - 2016		22.23%
Growth 2000 - 2010		62.97%
2016 Est. Population by Single-Classification Race	48,872	
White Alone	44,354	90.76%
Black or African American Alone	1,419	2.90%
Amer. Indian and Alaska Native Alone	239	0.49%
Asian Alone	554	1.13%
Native Hawaiian and Other Pac. Isl. Alone	25	0.05%
Some Other Race Alone	1,295	2.65%
Two or More Races	986	2.02%
2016 Est. Population by Hispanic or Latino Origin	48,872	
Not Hispanic or Latino	44,315	90.67%
Hispanic or Latino	4,557	9.33%
Mexican	3,528	77.42%
Puerto Rican	119	2.61%
Cuban	113	2.48%
All Other Hispanic or Latino	797	17.49%

DESCRIPTION	DATA	%
2016 Est. Hisp. or Latino Pop by Single-Class. Race	4,557	
White Alone	2,948	64.68%
Black or African American Alone	36	0.80%
American Indian and Alaska Native Alone	41	0.90%
Asian Alone	7	0.16%
Native Hawaiian and Other Pacific Islander Alone	0	0.00%
Some Other Race Alone	1,254	27.52%
Two or More Races	270	5.93%
2016 Est. Pop by Race, Asian Alone, by Category	554	
Chinese, except Taiwanese	111	20.12%
Filipino	102	18.44%
Japanese	214	38.58%
Asian Indian	35	6.28%
Korean	21	3.77%
Vietnamese	10	1.80%
Cambodian	11	1.95%
Hmong	0	0.00%
Laotian	4	0.79%
Thai	12	2.08%
All Other Asian Races Including 2+ Category	34	6.19%
2016 Est. Population by Ancestry	48,872	
Arab	90	0.18%
Czech	278	0.57%
Danish	104	0.21%
Dutch	694	1.42%
English	4,394	8.99%
French (except Basque)	980	2.01%
French Canadian	156	0.32%
German	7,352	15.04%
Greek	63	0.13%

Primary Retail Trade Area | Demographics

Montgomery, Texas

DESCRIPTION	DATA	%
Hungarian	33	0.07%
Irish	3,825	7.83%
Italian	1,104	2.26%
Lithuanian	20	0.04%
United States or American	4,537	9.28%
Norwegian	270	0.55%
Polish	856	1.75%
Portuguese	102	0.21%
Russian	174	0.36%
Scottish	800	1.64%
Scotch-Irish	579	1.18%
Slovak	19	0.04%
Subsaharan African	6	0.01%
Swedish	450	0.92%
Swiss	19	0.04%
Ukrainian	82	0.17%
Welsh	229	0.47%
West Indian (except Hisp. groups)	3	0.01%
Other ancestries	14,794	30.27%
Ancestry Unclassified	6,859	14.03%
2016 Est. Pop Age 5+ by Language Spoken At Home	46,426	
Speak Only English at Home	42,635	91.83%
Speak Asian/Pac. Isl. Lang. at Home	268	0.58%
Speak IndoEuropean Language at Home	242	0.52%
Speak Spanish at Home	3,281	7.07%
Speak Other Language at Home	0	0.00%
2016 Est. Population by Sex	48,872	
Male	24,134	49.38%
Female	24,738	50.62%

DESCRIPTION	DATA	%
2016 Est. Population by Age	48,872	
Age 0 - 4	2,446	5.01%
Age 5 - 9	2,608	5.34%
Age 10 - 14	3,232	6.61%
Age 15 - 17	2,177	4.46%
Age 18 - 20	1,895	3.88%
Age 21 - 24	2,338	4.78%
Age 25 - 34	4,278	8.75%
Age 35 - 44	5,656	11.57%
Age 45 - 54	6,742	13.80%
Age 55 - 64	7,631	15.61%
Age 65 - 74	6,444	13.19%
Age 75 - 84	2,711	5.55%
Age 85 and over	712	1.46%
Age 16 and over	39,870	81.58%
Age 18 and over	38,408	78.59%
Age 21 and over	36,513	74.71%
Age 65 and over	9,867	20.19%
2016 Est. Median Age	44.7	
2016 Est. Average Age	42.4	

Primary Retail Trade Area | Demographics

Montgomery, Texas

DESCRIPTION	DATA	%
2016 Est. Male Population by Age	24,134	
Age 0 - 4	1,255	5.20%
Age 5 - 9	1,323	5.48%
Age 10 - 14	1,656	6.86%
Age 15 - 17	1,115	4.62%
Age 18 - 20	983	4.08%
Age 21 - 24	1,214	5.03%
Age 25 - 34	2,136	8.85%
Age 35 - 44	2,771	11.48%
Age 45 - 54	3,215	13.32%
Age 55 - 64	3,649	15.12%
Age 65 - 74	3,193	13.23%
Age 75 - 84	1,338	5.54%
Age 85 and over	286	1.18%
2016 Est. Median Age, Male	43.6	
2016 Est. Average Age, Male	41.8	
2016 Est. Female Population by Age	24,738	
Age 0 - 4	1,191	4.81%
Age 5 - 9	1,286	5.20%
Age 10 - 14	1,576	6.37%
Age 15 - 17	1,063	4.30%
Age 18 - 20	911	3.68%
Age 21 - 24	1,125	4.55%
Age 25 - 34	2,143	8.66%
Age 35 - 44	2,885	11.66%
Age 45 - 54	3,527	14.26%
Age 55 - 64	3,982	16.10%
Age 65 - 74	3,251	13.14%
Age 75 - 84	1,373	5.55%
Age 85 and over	426	1.72%

DESCRIPTION	DATA	%
2016 Est. Median Age, Female	45.5	
2016 Est. Average Age, Female	43.0	
2016 Est. Pop Age 15+ by Marital Status	40,586	
Total, Never Married	8,077	19.90%
Males, Never Married	4,284	10.56%
Females, Never Married	3,793	9.35%
Married, Spouse present	24,119	59.43%
Married, Spouse absent	2,010	4.95%
Widowed	2,597	6.40%
Males Widowed	315	0.78%
Females Widowed	2,282	5.62%
Divorced	3,782	9.32%
Males Divorced	1,822	4.49%
Females Divorced	1,960	4.83%
2016 Est. Pop Age 25+ by Edu. Attainment	34,175	
Less than 9th grade	903	2.64%
Some High School, no diploma	2,111	6.18%
High School Graduate (or GED)	9,385	27.46%
Some College, no degree	7,497	21.94%
Associate Degree	2,471	7.23%
Bachelor's Degree	8,135	23.80%
Master's Degree	2,092	6.12%
Professional School Degree	1,068	3.12%
Doctorate Degree	514	1.50%
2016 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.	2,333	
No High School Diploma	572	24.53%
High School Graduate	496	21.26%
Some College or Associate's Degree	586	25.13%
Bachelor's Degree or Higher	679	29.09%

Primary Retail Trade Area | Demographics

Montgomery, Texas

DESCRIPTION	DATA	%
Households		
2021 Projection	21,519	
2016 Estimate	19,212	
2010 Census	15,619	
2000 Census	9,660	
Growth 2016 - 2021		12.01%
Growth 2010 - 2016		23.00%
Growth 2000 - 2010		61.69%
2016 Est. Households by Household Type	19,212	
Family Households	14,625	76.12%
Nonfamily Households	4,587	23.88%
2016 Est. Group Quarters Population	30	
2016 HHs by Ethnicity, Hispanic/Latino	1,221	
2016 Est. Households by HH Income	19,212	
Income < \$15,000	1,453	7.56%
Income \$15,000 - \$24,999	1,529	7.96%
Income \$25,000 - \$34,999	1,499	7.80%
Income \$35,000 - \$49,999	2,251	11.72%
Income \$50,000 - \$74,999	2,919	15.19%
Income \$75,000 - \$99,999	2,509	13.06%
Income \$100,000 - \$124,999	1,678	8.73%
Income \$125,000 - \$149,999	1,398	7.28%
Income \$150,000 - \$199,999	1,501	7.81%
Income \$200,000 - \$249,999	745	3.88%
Income \$250,000 - \$499,999	1,114	5.80%
Income \$500,000+	616	3.21%

DESCRIPTION	DATA	%
2016 Est. Average Household Income	\$108,402	
2016 Est. Median Household Income	\$74,617	
2016 Median HH Inc. by Single-Class. Race or Eth.		
White Alone	\$76,541	
Black or African American Alone	\$31,810	
American Indian and Alaska Native Alone	\$66,853	
Asian Alone	\$161,118	
Native Hawaiian and Other Pacific Islander Alone	\$49,821	
Some Other Race Alone	\$65,891	
Two or More Races	\$65,031	
Hispanic or Latino	\$65,430	
Not Hispanic or Latino	\$75,376	
2016 Est. Family HH Type by Presence of Own Child.	14,625	
Married-Couple Family, own children	4,373	29.90%
Married-Couple Family, no own children	7,886	53.92%
Male Householder, own children	385	2.63%
Male Householder, no own children	366	2.50%
Female Householder, own children	917	6.27%
Female Householder, no own children	697	4.77%
2016 Est. Households by Household Size	19,212	
1-person	3,967	20.65%
2-person	7,796	40.58%
3-person	3,147	16.38%
4-person	2,548	13.26%
5-person	1,165	6.06%
6-person	417	2.17%
7-or-more-person	172	0.89%

Primary Retail Trade Area | Demographics Montgomery, Texas

DESCRIPTION	DATA	%
2016 Est. Average Household Size	2.54	
2016 Est. Households by Presence of People Under 18	19,212	
Households with 1 or More People under Age 18:	6,317	32.88%
Married-Couple Family	4,691	74.26%
Other Family, Male Householder	467	7.40%
Other Family, Female Householder	1,093	17.31%
Nonfamily, Male Householder	54	0.85%
Nonfamily, Female Householder	12	0.19%
Households with No People under Age 18:	12,895	67.12%
Married-Couple Family	7,569	58.70%
Other Family, Male Householder	286	2.22%
Other Family, Female Householder	520	4.03%
Nonfamily, Male Householder	2,238	17.36%
Nonfamily, Female Householder	2,281	17.69%
2016 Est. Households by Number of Vehicles	19,212	
No Vehicles	475	2.47%
1 Vehicle	5,930	30.87%
2 Vehicles	8,775	45.67%
3 Vehicles	2,998	15.61%
4 Vehicles	896	4.66%
5 or more Vehicles	139	0.72%
2016 Est. Average Number of Vehicles	1.9	

DESCRIPTION	DATA	%
Family Households		
2021 Projection	16,390	
2016 Estimate	14,625	
2010 Census	11,829	
2000 Census	7,400	
Growth 2016 - 2021		12.07%
Growth 2010 - 2016		23.64%
Growth 2000 - 2010		59.85%
2016 Est. Families by Poverty Status	14,625	
2016 Families at or Above Poverty	13,760	94.09%
2016 Families at or Above Poverty with Children	5,169	35.34%
2016 Families Below Poverty	865	5.91%
2016 Families Below Poverty with Children	595	4.07%
2016 Est. Pop Age 16+ by Employment Status	39,870	
In Armed Forces	19	0.05%
Civilian - Employed	21,748	54.55%
Civilian - Unemployed	1,555	3.90%
Not in Labor Force	16,549	41.51%
2016 Est. Civ. Employed Pop 16+ by Class of Worker	22,382	
For-Profit Private Workers	15,457	69.06%
Non-Profit Private Workers	621	2.78%
Local Government Workers	1,932	8.63%
State Government Workers	776	3.47%
Federal Government Workers	267	1.19%
Self-Employed Workers	3,313	14.80%
Unpaid Family Workers	15	0.07%

Primary Retail Trade Area | Demographics Montgomery, Texas

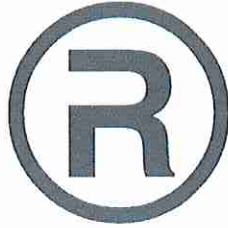
DESCRIPTION	DATA	%
2016 Est. Civ. Employed Pop 16+ by Occupation	22,382	
Architect/Engineer	468	2.09%
Arts/Entertainment/Sports	321	1.43%
Building Grounds Maintenance	733	3.28%
Business/Financial Operations	1,092	4.88%
Community/Social Services	159	0.71%
Computer/Mathematical	444	1.98%
Construction/Extraction	1,526	6.82%
Education/Training/Library	1,581	7.06%
Farming/Fishing/Forestry	37	0.17%
Food Prep/Serving	969	4.33%
Health Practitioner/Technician	1,654	7.39%
Healthcare Support	340	1.52%
Maintenance Repair	735	3.29%
Legal	164	0.73%
Life/Physical/Social Science	121	0.54%
Management	2,966	13.25%
Office/Admin. Support	2,370	10.59%
Production	1,175	5.25%
Protective Services	472	2.11%
Sales/Related	2,884	12.88%
Personal Care/Service	740	3.30%
Transportation/Moving	1,432	6.40%
2016 Est. Pop 16+ by Occupation Classification	22,382	
Blue Collar	4,868	21.75%
White Collar	14,223	63.55%
Service and Farm	3,291	14.70%

DESCRIPTION	DATA	%
2016 Est. Workers Age 16+ by Transp. to Work	21,820	
Drove Alone	17,443	79.94%
Car Pooled	1,779	8.15%
Public Transportation	153	0.70%
Walked	328	1.51%
Bicycle	3	0.01%
Other Means	375	1.72%
Worked at Home	1,739	7.97%
2016 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	3,725	
15 - 29 Minutes	4,984	
30 - 44 Minutes	3,649	
45 - 59 Minutes	2,702	
60 or more Minutes	5,011	
2016 Est. Avg Travel Time to Work in Minutes	41.00	
2016 Est. Occupied Housing Units by Tenure	19,212	
Owner Occupied	16,244	84.55%
Renter Occupied	2,968	15.45%
2016 Owner Occ. HUs: Avg. Length of Residence	11.1	
2016 Renter Occ. HUs: Avg. Length of Residence	6.3	

Primary Retail Trade Area | Demographics Montgomery, Texas

DESCRIPTION	DATA	%
2016 Est. Owner-Occupied Housing Units by Value	16,244	
Value Less than \$20,000	303	1.87%
Value \$20,000 - \$39,999	486	2.99%
Value \$40,000 - \$59,999	335	2.06%
Value \$60,000 - \$79,999	879	5.41%
Value \$80,000 - \$99,999	755	4.65%
Value \$100,000 - \$149,999	1,786	11.00%
Value \$150,000 - \$199,999	1,884	11.59%
Value \$200,000 - \$299,999	2,633	16.21%
Value \$300,000 - \$399,999	2,035	12.53%
Value \$400,000 - \$499,999	1,778	10.94%
Value \$500,000 - \$749,999	1,753	10.79%
Value \$750,000 - \$999,999	847	5.21%
Value \$1,000,000 or more	771	4.75%
2016 Est. Median All Owner-Occupied Housing Value	\$264,342	
2016 Est. Housing Units by Units in Structure	22,073	
1 Unit Attached	768	3.48%
1 Unit Detached	16,382	74.22%
2 Units	244	1.11%
3 or 4 Units	332	1.50%
5 to 19 Units	978	4.43%
20 to 49 Units	310	1.40%
50 or More Units	339	1.54%
Mobile Home or Trailer	2,645	11.98%
Boat, RV, Van, etc.	75	0.34%

DESCRIPTION	DATA	%
2016 Est. Housing Units by Year Structure Built	22,073	
Housing Units Built 2010 or later	4,096	18.56%
Housing Units Built 2000 to 2009	6,700	30.35%
Housing Units Built 1990 to 1999	4,772	21.62%
Housing Units Built 1980 to 1989	2,147	9.73%
Housing Units Built 1970 to 1979	3,220	14.59%
Housing Units Built 1960 to 1969	605	2.74%
Housing Units Built 1950 to 1959	207	0.94%
Housing Units Built 1940 to 1949	134	0.61%
Housing Unit Built 1939 or Earlier	193	0.88%
2016 Est. Median Year Structure Built	1999	



C. Kelly Cofer
President & CEO
The Retail Coach, LLC

About The Retail Coach

The Retail Coach, LLC, is a national retail analytics and locational intelligence firm that specializes in all aspects of retail market analyses and recruitment, from “macro to micro” trade area assessment to actively recruiting retailers on behalf of our clients.

Through its unique Retail:360 process, The Retail Coach offers a dynamic system of products and services that better enable communities to maximize their retail development potential.

Retail:360 Process

Providing more than simple data reports of psychographic and demographic trends, The Retail Coach goes well beyond other retail consulting and market research firms’ offerings by combining current national and statewide demographics and trend data with real-world, “on-the-ground” data gathered through extensive visits within our clients’ communities.

Every community is different, and there is no “one size fits all” retail recruitment solution. Compiling the gathered data into client-tailored information packets that are uniquely designed for, and targeted to, specific retailers and restaurants who meet the community’s needs helps assure our clients that they are receiving the latest and best information for their retail recruitment efforts — all with personal service and coaching guidance that continues beyond the initial project scope and timeline.

Our Retail:360 process assures that communities get timely, accurate and relevant information. Translating that data into the information that retailers need and seek assures our clients even better possibilities for tremendous retail growth and success.

The Retail Coach - It’s not about data. It’s about your success.

The Retail Coach, LLC | P. O. Box 7272 | Tupelo, Mississippi 38802
tel 800.851.0962 | fax 662.844.2738 | e-mail info@theretailcoach.net | web www.theretailcoach.net



Acknowledgements

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Sources used in completing this study include: infoUSA™, Applied Geographic Solutions, Nielsen 2015/2016, ESRI 2015, U.S. Census Bureau, Economy.com, Spatial Insights Inc., Urban Land Institute, CensusViewer.com, International Council of Shopping Centers, and/or U.S. Bureau of Labor and Statistics.

To better represent current data, where applicable, portions of estimated actual sales may be calculated using an average sales per square foot model.

Mapping data is provided by MapInfo, Nielsen, ESRI and/or Microsoft Corporation.

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COMMUNITY DEMOGRAPHIC PROFILE

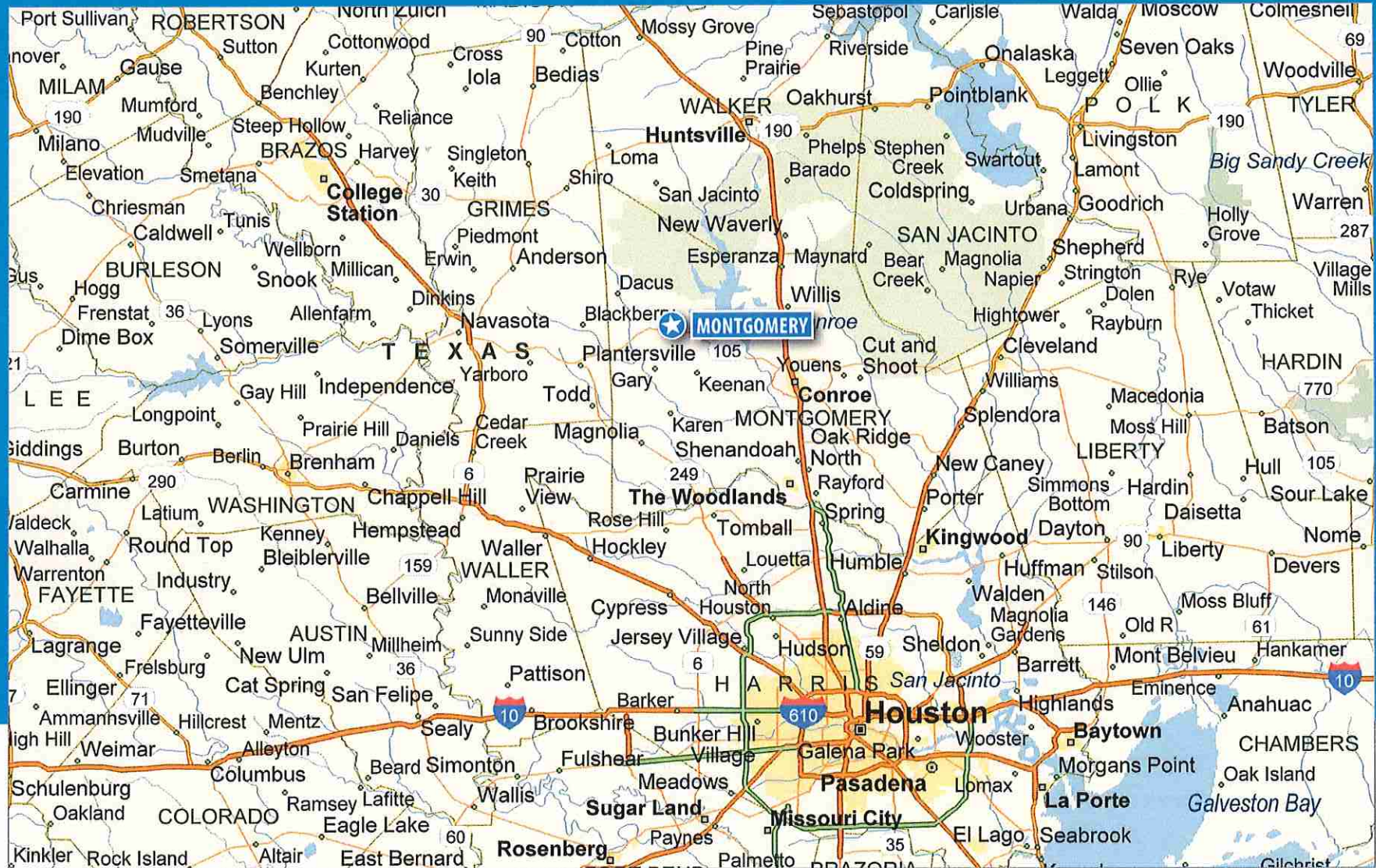
Montgomery, Texas

Prepared for
Montgomery Office of Economic Development
March 2016



 **TheRetailCoach®**

Location Map Montgomery, Texas



Contact Information

Shannan Reid, Director of Economic Development
Montgomery Office of Economic Development
City of Montgomery
Montgomery, Texas 77316

Office 936.597.5004
MontgomeryTX.EDC@gmail.com
www.MontgomeryTexas.gov

Community | Demographics

Montgomery, Texas

DESCRIPTION	DATA	%
Population		
2021 Projection	970	
2016 Estimate	864	
2010 Census	621	
2000 Census	496	
Growth 2016 - 2021		12.27%
Growth 2010 - 2016		39.13%
Growth 2000 - 2010		25.20%
2016 Est. Population by Single-Classification Race	864	
White Alone	724	83.80%
Black or African American Alone	87	10.07%
Amer. Indian and Alaska Native Alone	2	0.23%
Asian Alone	8	0.93%
Native Hawaiian and Other Pac. Isl. Alone	0	0.00%
Some Other Race Alone	32	3.70%
Two or More Races	11	1.27%
2016 Est. Population by Hispanic or Latino Origin	864	
Not Hispanic or Latino	786	90.97%
Hispanic or Latino	78	9.03%
Mexican	63	80.77%
Puerto Rican	2	2.56%
Cuban	1	1.28%
All Other Hispanic or Latino	12	15.38%

DESCRIPTION	DATA	%
2016 Est. Hisp. or Latino Pop by Single-Class. Race	78	
White Alone	44	56.41%
Black or African American Alone	1	1.28%
American Indian and Alaska Native Alone	0	0.00%
Asian Alone	0	0.00%
Native Hawaiian and Other Pacific Islander Alone	0	0.00%
Some Other Race Alone	31	39.74%
Two or More Races	2	2.56%
2016 Est. Pop by Race, Asian Alone, by Category	8	
Chinese, except Taiwanese	0	0.00%
Filipino	1	12.50%
Japanese	5	62.50%
Asian Indian	1	12.50%
Korean	1	12.50%
Vietnamese	0	0.00%
Cambodian	0	0.00%
Hmong	0	0.00%
Laotian	0	0.00%
Thai	0	0.00%
All Other Asian Races Including 2+ Category	0	0.00%
2016 Est. Population by Ancestry	864	
Arab	0	0.00%
Czech	3	0.35%
Danish	3	0.35%
Dutch	28	3.24%
English	57	6.60%
French (except Basque)	11	1.27%
French Canadian	1	0.12%
German	135	15.63%
Greek	0	0.00%

Community | Demographics

Montgomery, Texas

DESCRIPTION	DATA	%
Hungarian	1	0.12%
Irish	64	7.41%
Italian	16	1.85%
Lithuanian	0	0.00%
United States or American	58	6.71%
Norwegian	5	0.58%
Polish	7	0.81%
Portuguese	1	0.12%
Russian	2	0.23%
Scottish	16	1.85%
Scotch-Irish	8	0.93%
Slovak	0	0.00%
Subsaharan African	0	0.00%
Swedish	10	1.16%
Swiss	0	0.00%
Ukrainian	0	0.00%
Welsh	7	0.81%
West Indian (except Hisp. groups)	0	0.00%
Other ancestries	344	39.81%
Ancestry Unclassified	87	10.07%
2016 Est. Pop Age 5+ by Language Spoken At Home	822	
Speak Only English at Home	743	90.39%
Speak Asian/Pac. Isl. Lang. at Home	3	0.36%
Speak IndoEuropean Language at Home	4	0.49%
Speak Spanish at Home	72	8.76%
Speak Other Language at Home	0	0.00%
2016 Est. Population by Sex	864	
Male	422	48.84%
Female	442	51.16%

DESCRIPTION	DATA	%
2016 Est. Population by Age	864	
Age 0 - 4	42	4.86%
Age 5 - 9	45	5.21%
Age 10 - 14	61	7.06%
Age 15 - 17	43	4.98%
Age 18 - 20	39	4.51%
Age 21 - 24	51	5.90%
Age 25 - 34	80	9.26%
Age 35 - 44	101	11.69%
Age 45 - 54	121	14.00%
Age 55 - 64	129	14.93%
Age 65 - 74	96	11.11%
Age 75 - 84	44	5.09%
Age 85 and over	12	1.39%
Age 16 and over	702	81.25%
Age 18 and over	673	77.89%
Age 21 and over	634	73.38%
Age 65 and over	152	17.59%
2016 Est. Median Age	42.0	
2016 Est. Average Age	40.9	

Community | Demographics

Montgomery, Texas

DESCRIPTION	DATA	%
2016 Est. Male Population by Age	422	
Age 0 - 4	22	5.21%
Age 5 - 9	20	4.74%
Age 10 - 14	33	7.82%
Age 15 - 17	21	4.98%
Age 18 - 20	20	4.74%
Age 21 - 24	27	6.40%
Age 25 - 34	38	9.00%
Age 35 - 44	50	11.85%
Age 45 - 54	58	13.74%
Age 55 - 64	60	14.22%
Age 65 - 74	47	11.14%
Age 75 - 84	22	5.21%
Age 85 and over	4	0.95%
2016 Est. Median Age, Male	41.0	
2016 Est. Average Age, Male	40.2	
2016 Est. Female Population by Age	442	
Age 0 - 4	20	4.52%
Age 5 - 9	25	5.66%
Age 10 - 14	28	6.33%
Age 15 - 17	22	4.98%
Age 18 - 20	19	4.30%
Age 21 - 24	24	5.43%
Age 25 - 34	42	9.50%
Age 35 - 44	51	11.54%
Age 45 - 54	63	14.25%
Age 55 - 64	69	15.61%
Age 65 - 74	49	11.09%
Age 75 - 84	22	4.98%
Age 85 and over	8	1.81%

DESCRIPTION	DATA	%
2016 Est. Median Age, Female	43.0	
2016 Est. Average Age, Female	41.5	
2016 Est. Pop Age 15+ by Marital Status	716	
Total, Never Married	238	33.24%
Males, Never Married	113	15.78%
Females, Never Married	125	17.46%
Married, Spouse present	339	47.35%
Married, Spouse absent	46	6.42%
Widowed	39	5.45%
Males Widowed	4	0.56%
Females Widowed	35	4.89%
Divorced	54	7.54%
Males Divorced	27	3.77%
Females Divorced	27	3.77%
2016 Est. Pop Age 25+ by Edu. Attainment	583	
Less than 9th grade	7	1.20%
Some High School, no diploma	43	7.38%
High School Graduate (or GED)	211	36.19%
Some College, no degree	125	21.44%
Associate Degree	43	7.38%
Bachelor's Degree	107	18.35%
Master's Degree	28	4.80%
Professional School Degree	17	2.92%
Doctorate Degree	2	0.34%
2016 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.	36	
No High School Diploma	15	41.67%
High School Graduate	8	22.22%
Some College or Associate's Degree	7	19.44%
Bachelor's Degree or Higher	6	16.67%

Community | Demographics

Montgomery, Texas

DESCRIPTION	DATA	%
Households		
2021 Projection	388	
2016 Estimate	340	
2010 Census	234	
2000 Census	182	
Growth 2016 - 2021		14.12%
Growth 2010 - 2016		45.30%
Growth 2000 - 2010		28.57%
2016 Est. Households by Household Type	340	
Family Households	256	75.29%
Nonfamily Households	84	24.71%
2016 Est. Group Quarters Population	0	
2016 HHs by Ethnicity, Hispanic/Latino	22	
2016 Est. Households by HH Income	340	
Income < \$15,000	48	14.12%
Income \$15,000 - \$24,999	31	9.12%
Income \$25,000 - \$34,999	30	8.82%
Income \$35,000 - \$49,999	40	11.76%
Income \$50,000 - \$74,999	78	22.94%
Income \$75,000 - \$99,999	32	9.41%
Income \$100,000 - \$124,999	18	5.29%
Income \$125,000 - \$149,999	21	6.18%
Income \$150,000 - \$199,999	13	3.82%
Income \$200,000 - \$249,999	8	2.35%
Income \$250,000 - \$499,999	14	4.12%
Income \$500,000+	7	2.06%

DESCRIPTION	DATA	%
2016 Est. Average Household Income	\$84,309	
2016 Est. Median Household Income	\$56,731	
2016 Median HH Inc. by Single-Class. Race or Eth.		
White Alone	\$60,156	
Black or African American Alone	\$15,000	
American Indian and Alaska Native Alone	\$14,999	
Asian Alone	\$92,500	
Native Hawaiian and Other Pacific Islander Alone	\$0	
Some Other Race Alone	\$62,500	
Two or More Races	\$62,500	
Hispanic or Latino	\$44,000	
Not Hispanic or Latino	\$57,667	
2016 Est. Family HH Type by Presence of Own Child.	256	
Married-Couple Family, own children	79	30.86%
Married-Couple Family, no own children	119	46.48%
Male Householder, own children	8	3.13%
Male Householder, no own children	11	4.30%
Female Householder, own children	22	8.59%
Female Householder, no own children	17	6.64%
2016 Est. Households by Household Size	340	
1-person	79	23.24%
2-person	124	36.47%
3-person	56	16.47%
4-person	50	14.71%
5-person	21	6.18%
6-person	7	2.06%
7-or-more-person	3	0.88%

Community | Demographics

Montgomery, Texas

DESCRIPTION	DATA	%
2016 Est. Average Household Size	2.54	
2016 Est. Households by Presence of People Under 18	340	
Households with 1 or More People under Age 18:	126	37.06%
Married-Couple Family	87	69.05%
Other Family, Male Householder	10	7.94%
Other Family, Female Householder	27	21.43%
Nonfamily, Male Householder	2	1.59%
Nonfamily, Female Householder	0	0.00%
Households with No People under Age 18:	214	62.94%
Married-Couple Family	111	51.87%
Other Family, Male Householder	8	3.74%
Other Family, Female Householder	12	5.61%
Nonfamily, Male Householder	42	19.63%
Nonfamily, Female Householder	41	19.16%
2016 Est. Households by Number of Vehicles	340	
No Vehicles	44	12.94%
1 Vehicle	81	23.82%
2 Vehicles	124	36.47%
3 Vehicles	50	14.71%
4 Vehicles	30	8.82%
5 or more Vehicles	11	3.24%
2016 Est. Average Number of Vehicles	2.0	

DESCRIPTION	DATA	%
Family Households		
2021 Projection	292	
2016 Estimate	256	
2010 Census	176	
2000 Census	140	
Growth 2016 - 2021		14.06%
Growth 2010 - 2016		45.45%
Growth 2000 - 2010		25.71%
2016 Est. Families by Poverty Status	256	
2016 Families at or Above Poverty	224	87.50%
2016 Families at or Above Poverty with Children	118	46.09%
2016 Families Below Poverty	32	12.50%
2016 Families Below Poverty with Children	17	6.64%
2016 Est. Pop Age 16+ by Employment Status	702	
In Armed Forces	0	0.00%
Civilian - Employed	398	56.70%
Civilian - Unemployed	20	2.85%
Not in Labor Force	284	40.46%
2016 Est. Civ. Employed Pop 16+ by Class of Worker	412	
For-Profit Private Workers	297	72.09%
Non-Profit Private Workers	2	0.49%
Local Government Workers	30	7.28%
State Government Workers	10	2.43%
Federal Government Workers	3	0.73%
Self-Employed Workers	68	16.50%
Unpaid Family Workers	2	0.49%

Community | Demographics

Montgomery, Texas

DESCRIPTION	DATA	%
2016 Est. Civ. Employed Pop 16+ by Occupation	412	
Architect/Engineer	5	1.21%
Arts/Entertainment/Sports	8	1.94%
Building Grounds Maintenance	20	4.85%
Business/Financial Operations	15	3.64%
Community/Social Services	0	0.00%
Computer/Mathematical	5	1.21%
Construction/Extraction	40	9.71%
Education/Training/Library	19	4.61%
Farming/Fishing/Forestry	3	0.73%
Food Prep/Serving	23	5.58%
Health Practitioner/Technician	24	5.83%
Healthcare Support	27	6.55%
Maintenance Repair	17	4.13%
Legal	1	0.24%
Life/Physical/Social Science	0	0.00%
Management	40	9.71%
Office/Admin. Support	31	7.52%
Production	21	5.10%
Protective Services	10	2.43%
Sales/Related	58	14.08%
Personal Care/Service	26	6.31%
Transportation/Moving	19	4.61%
2016 Est. Pop 16+ by Occupation Classification	412	
Blue Collar	97	23.54%
White Collar	206	50.00%
Service and Farm	109	26.46%

DESCRIPTION	DATA	%
2016 Est. Workers Age 16+ by Transp. to Work	400	
Drove Alone	313	78.25%
Car Pooled	41	10.25%
Public Transportation	11	2.75%
Walked	4	1.00%
Bicycle	0	0.00%
Other Means	1	0.25%
Worked at Home	30	7.50%
2016 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	75	
15 - 29 Minutes	93	
30 - 44 Minutes	80	
45 - 59 Minutes	47	
60 or more Minutes	79	
2016 Est. Avg Travel Time to Work in Minutes	39.00	
2016 Est. Occupied Housing Units by Tenure	340	
Owner Occupied	277	81.47%
Renter Occupied	63	18.53%
2016 Owner Occ. HUs: Avg. Length of Residence	11.6	
2016 Renter Occ. HUs: Avg. Length of Residence	7.1	

Community | Demographics

Montgomery, Texas

DESCRIPTION	DATA	%
2016 Est. Owner-Occupied Housing Units by Value	277	
Value Less than \$20,000	16	5.78%
Value \$20,000 - \$39,999	12	4.33%
Value \$40,000 - \$59,999	8	2.89%
Value \$60,000 - \$79,999	26	9.39%
Value \$80,000 - \$99,999	35	12.64%
Value \$100,000 - \$149,999	23	8.30%
Value \$150,000 - \$199,999	22	7.94%
Value \$200,000 - \$299,999	37	13.36%
Value \$300,000 - \$399,999	20	7.22%
Value \$400,000 - \$499,999	15	5.42%
Value \$500,000 - \$749,999	20	7.22%
Value \$750,000 - \$999,999	14	5.05%
Value \$1,000,000 or more	29	10.47%
2016 Est. Median All Owner-Occupied Housing Value	\$192,045	
2016 Est. Housing Units by Units in Structure	404	
1 Unit Attached	6	1.49%
1 Unit Detached	249	61.63%
2 Units	4	0.99%
3 or 4 Units	8	1.98%
5 to 19 Units	19	4.70%
20 to 49 Units	8	1.98%
50 or More Units	12	2.97%
Mobile Home or Trailer	98	24.26%
Boat, RV, Van, etc.	0	0.00%

DESCRIPTION	DATA	%
2016 Est. Housing Units by Year Structure Built	404	
Housing Units Built 2010 or later	83	20.54%
Housing Units Built 2000 to 2009	90	22.28%
Housing Units Built 1990 to 1999	83	20.54%
Housing Units Built 1980 to 1989	39	9.65%
Housing Units Built 1970 to 1979	65	16.09%
Housing Units Built 1960 to 1969	8	1.98%
Housing Units Built 1950 to 1959	9	2.23%
Housing Units Built 1940 to 1949	16	3.96%
Housing Unit Built 1939 or Earlier	11	2.72%
2016 Est. Median Year Structure Built	1997	



C. Kelly Cofer
President & CEO
The Retail Coach, LLC

About The Retail Coach

The Retail Coach, LLC, is a national retail analytics and locational intelligence firm that specializes in all aspects of retail market analyses and recruitment, from “macro to micro” trade area assessment to actively recruiting retailers on behalf of our clients.

Through its unique Retail:360 process, The Retail Coach offers a dynamic system of products and services that better enable communities to maximize their retail development potential.

Retail:360 Process

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ITEM #8
AGENDA REPORT

Meeting Date: October 16, 2017	Budgeted Amount:
Department:	
	Exhibits: DRAFT of Report to give To City Council
Prepared By: Jack Yates City Administrator	
Date Prepared: October 12, 2017	

Subject

Intention is to give Quarterly Reports from MEDC to City Council of economic development activity in the city. This is a first report in covers from March, 2017 to the end of September.

Description

Based upon the discussion at the last MEDC meeting it was discussed that a member of the MEDC Board would present a report on economic development activity on a quarterly basis. What you have before you now is a draft of that report.

As Shannon Reed and I were discussing the draft we thought that the basic economic development standard to use was the growth in building construction value and jobs created. Also, we thought that a brief narrative of MEDC activities was also appropriate for the report.

In the future, we will be able to more fully develop our information gathering regarding construction value and jobs created.

It was also discussed last month that a member of the Board should make the presentation not Shannon or me. So, the Board will need to decide who, from the Board

AGENDA REPORT

Recommendation

Read the DRAFT Report, amend as you think necessary, decide who you want to present the Report to the City Council.

Approved By

City Administrator

Jack Yates

Date: October 12 , 2017



MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION
Q1 – Q3 2017 Update

JOB

Kroger	80 Full Time	200 Part Time
McCoy's Building Supply	20 Full Time	17 Part Time
Pizza Shack	5 current Full Time + 13 new Full Time	8 current Part Time + 6 new Part Time
Heritage Place II	50 Full Time anticipated	Unknown
CareNow Urgent Care Center	8 Full Time	2 Part Time
T-Mobile Strip	4 Full Time	1 Part Time
Longview Greens Miniature Golfing	2 Full Time	4 Part Time

CAPITAL INVESTMENT

Kroger	\$7 M
McCoy's Building Supply	\$5 M
Pizza Shack	\$710K
Heritage Place II	\$890K
Care Now Center	\$1.26 M
T-Mobile Strip	\$193K
Longview Greens Miniature Golfing	\$146K

MEDC ACTIVITIES

- Lake Conroe Area Real Estate Brokers – Keller Williams – February 21, 2017
- Lake Conroe Summit Economic Development Conference – March 31, 2017
- Community Development Institute Year 2 – July 16-21, 2017
- Real Estate Brokers Annual Lake Conroe Luncheon – July 27, 2017 Keynote
- Edward Jones Economic Development Presentation – August 24, 2017 Keynote
- 50 RFP's received, 11 qualified responses submitted, 2 inquiries for follow up info

MEDC BUDGET PARTICIPATION

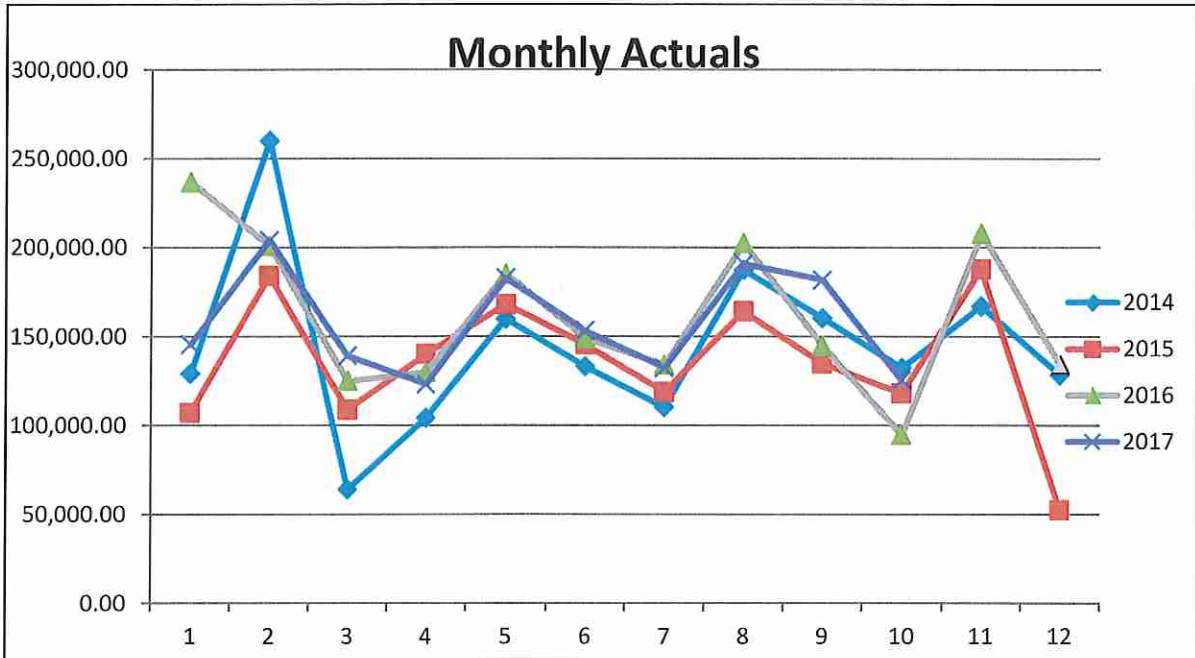
- Texas Capital Fund Grant – Pizza Shack and Kroger Water and Sewer Lines
- Sewer Line – McCoy's Building Supply
- Longview Greens Miniature Golfing – Help with Water and Sewer Line Tap Fees
- Paving for the Cozy Grape Parking Lot

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MontgomeryTexas.gov

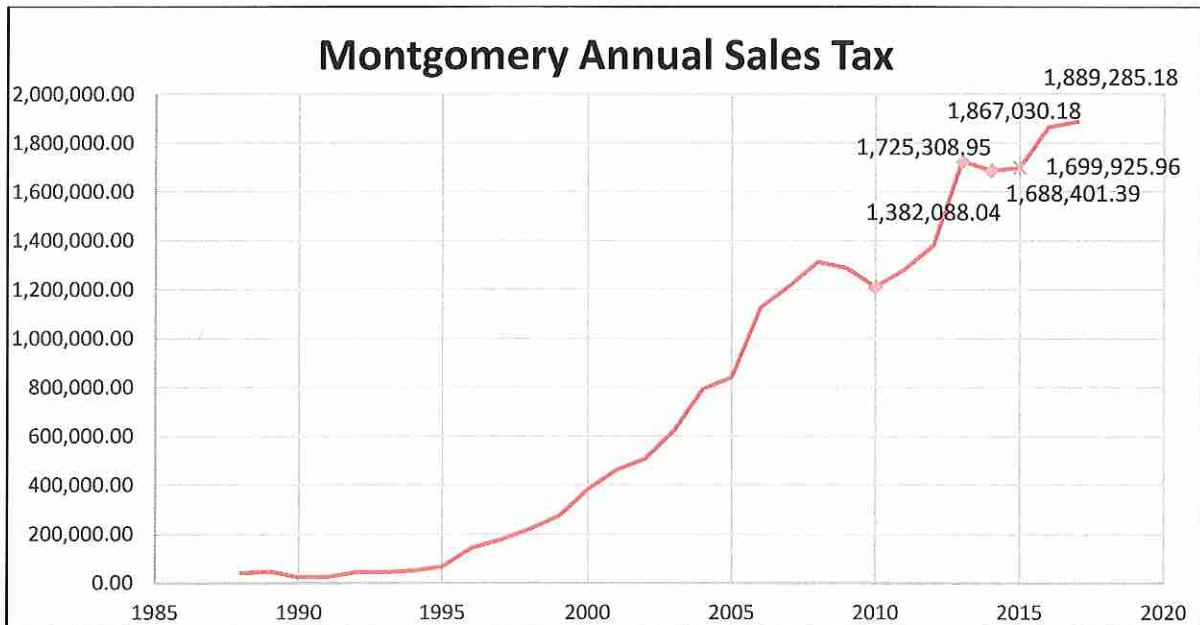


BIRTHPLACE OF THE TEXAS FLAG

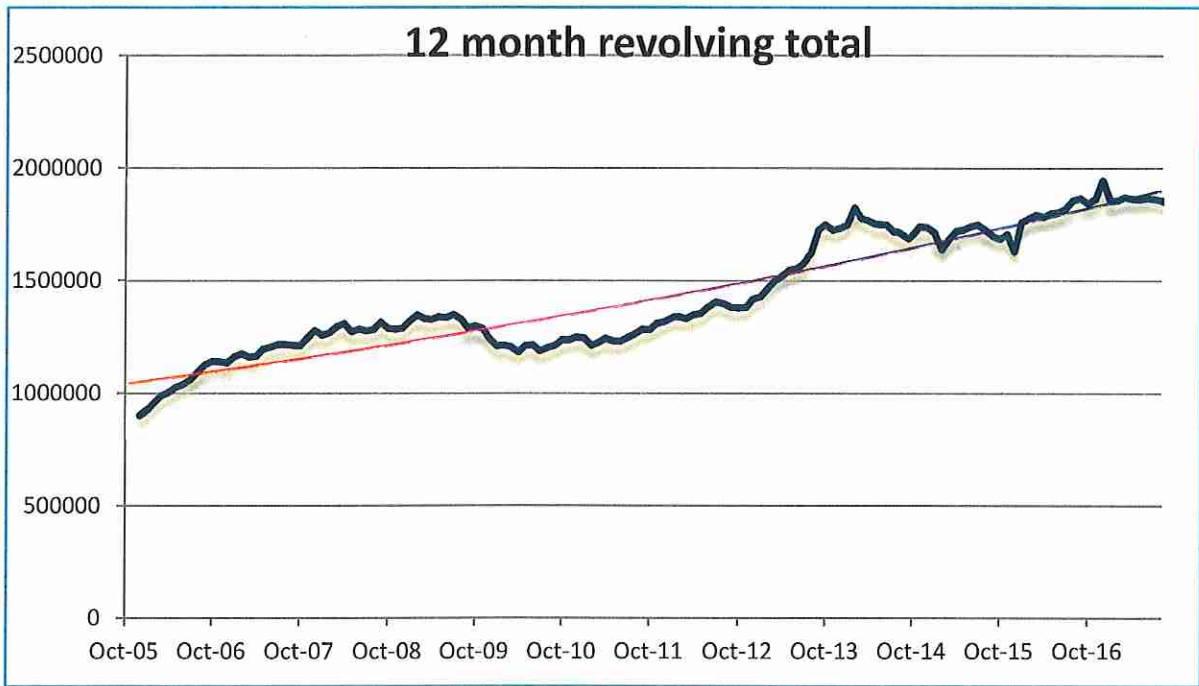
Sales Tax Monthly Actuals for 2014 – 2017 YTD



Sales Tax Fiscal Yearly totals through 2017 YTD



Sales Tax each month on a 12 month revolving total



Information gathered from MacTexas.com Sales Tax Allocation Charts for City of Montgomery

ITEM #9
AGENDA REPORT

Meeting Date: October 16, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Written Report from Chris Roznovsky, City Engineer
Date Prepared: October 12, 2017	

Subject

Economic Development Report

Description

The written report is as requested by the MEDC Board.

Recommendation

Listen to the report , act as you think.

Approved By

City Administrator

Jack Yates

Date: October 12 , 2017



1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380-3795
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

October 11, 2017

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

Re: Engineering Development Report
Montgomery EDC Meeting: October 16, 2017
City of Montgomery

Board Members:

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

Montgomery EDC Projects:

- 1) **Houston Street Rehabilitation** – Bids for the project will be received on October 20th, and presented at the October 24th meeting of the City Council.
- 2) **Heritage Medical Center 12" Waterline Replacement** – The contractor has substantially completed construction and is addressing final punch list items.
- 3) **McCoy's Water and Sanitary Sewer Extension** – Construction is complete and McCoy's is open for business. It is our understanding the City Administrator is coordinating with McCoy's regarding the reimbursement for the upsizing of the sanitary sewer line.
- 4) **Cozy Grape Parking Lot** – It is our understanding the contractor, Laurel Paving, is nearing completion of the project.

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) **Lake Creek Village, Section 3** – 22 Single Family Homes and 22.4 Ac of Commercial Reserves.
- 4) **Town Creek Storage** – 29,000 SF Storage Facility
- 5) **Buffalo Springs Phase II Public Water, Public Sanitary Sewer, and Private Site Work** – 18.5 Acres of Commercial Reserves
- 6) **Pizza Shack**
- 7) **Burger King**

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

- 1) **Hills of Town Creek, Section 3** – 49 Single Family Homes
- 2) **Emma’s Way Extension** – Public Road Extension
- 3) **Montgomery First** – 20.7 Ac Mixed Use Commercial
- 4) **Living Savior Lutheran Church** – Expansion and Remodel
- 5) **BlueWave Express Car Wash** – Self Service Car Wash
- 6) **The Shoppes at Montgomery** – 27.68 Ac Mixed Use Commercial
- 7) **Apache Well Control Expansion**

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

- 1) **80-Acre First Hartford (Mabry) Single Family Tract** – 345 Single Family Homes
- 2) **5.7-Acre Peter Hill Commercial Tract** – Mixed Use Commercial

Capital Projects:

- 1) **FM 149 Widening (TxDOT)** – The project is schedule to go out for bids in September 2018. We will attend our regularly scheduled monthly coordination meeting with TxDOT on October 13th. Minutes from the upcoming meeting will be included with our November report.
- 2) **Buffalo Springs Drive Bridge Repair (FEMA)** –The project is advertising for bids, and bids will be opened on November 2nd. We continue to coordinate with FEMA, the US Army Corps of Engineers, and the Texas Department of Agriculture to obtain all approvals. We expect construction to begin in December 2017.
- 3) **Plez Morgan Drive Repair and Resurfacing (FEMA)** – The project information has been submitted to FEMA for approval for funding.
- 4) **Flagship Boulevard Pavement (FEMA)** – This project is substantially complete. The contractor is addressing final punch list items identified at the final inspection.
- 5) **Lone Star Parkway (Montgomery County)** – It is our understanding construction will be complete from SH-105 to Buffalo Springs Drive by the end of this week. It is also our understanding construction from Buffalo Springs Drive to FM 149 will be complete by mid to late November.
- 6) **Lone Star Bend (Montgomery County)** – We expect construction to begin this month upon the County’s receipt of the final recorded plat.



- 7) **Lift Station No. 1 Replacement (Texas Water Development Board "TWDB")** –We plan to begin design of the project once an agreement is reached with the neighboring property owner regarding the relocation of the lift station, the construction of a gravity sanitary sewer line, and acquiring additional property for the City's Stewart Creek Wastewater Treatment Plant.
- 8) **Lift Station No. 3 Force Main Re-Route (TWDB)** – We expect to complete the design and receive plan approval by the end of the year and we expect construction to begin in January 2018.
- 9) **SH-105 and Downtown Waterline Replacement (TWDB)** - We expect to complete the design and receive plan approval in December 2017 and we expect construction to begin in February 2018.
- 10) **Water Plant No. 3 Improvements (TWDB)** - We expect to complete the design and receive plan approval in January 2018 and we expect construction to begin in March 2018.
- 11) **18" Gravity Sanitary Sewer Extension (Developer)** – We plan to begin design of the project once an agreement is reached with the property owner/developer.
- 12) **Buffalo Springs Drive Waterline Extension (General Funds)** – This project is being bid simultaneously with the Bridge Repair project.
- 13) **2017 FM 149 Cleaning & Televising (General Funds)** – We are continuing to coordinate with the contractor to obtain acceptable videos of all portions of the lines and manholes to be inspected.
- 14) **Baja Road (CDBG)** – We continue to coordinate with the grant administrator and the Texas Department of Agriculture to determine the project requirements before design can begin.

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

Sincerely,

A handwritten signature in black ink that reads "Chris Roznovsky".

Chris Roznovsky, PE
Engineer for the City

CVR/kmf

Enclosures: N/A
cc/enc.: 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