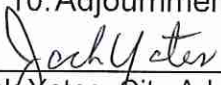


NOTICE OF MEETING
Montgomery Economic Development Corporation
(MEDC)

Notice is hereby given that the Board of Directors of the Montgomery Economic Development Corporation will hold a public hearing and regular meeting at 6:00 p.m. on October 17, 2016 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 19, 2016
4. Monthly Financial Report (September)
5. Discuss/take action regarding the selection of President
6. Discuss/take action regarding selection of Vice President
7. Discuss/take action regarding selection of Secretary
8. Discuss/take action regarding selection of Treasurer
9. Economic Development Report – Shannan Reid
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 14th day of October, 2016 at 2:00 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

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



MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION
MINUTES
September 19, 2016
6:00 p.m.

Present were: Kirk Jones, Randy Moravec, Bill Hanover and Andy Dill. Bob Kerr, John Champagne and Cheryl Fox were absent. Also present were Shannan Reid, Glynn Fleming and Jack Yates.

Call to Order - President Jones called the meeting to order at 6:01 PM.

Open Public Comment - Patti Stafford thanked the MEDC, City staff and the Police Department for their excellent cooperation at the Wine Festival. Karla Nash also thanks the MEDC for their support. Debby Pindley reported on positive results for her and other local businesses from the Festival. Shannan Reid said the vendors gave good reports of their experience also.

Approval of Minutes of August 15, 2016 - It was noted that in the "Parking Pavement" section in the minutes should read "limestone" not "granite". Motion by Dill, seconded by Moravec to approve the minutes, with that correction. All in favor.

Monthly Financial Report (August) - Motion by Moravec, seconded by Dill, to accept the financial report as presented. All in favor.

PUBLIC HEARING - Public Hearing for the purpose of hearing public comments regarding the proposed 2016-2017 MEDC FY Operating Budget. Called to order at 6:16 p.m..

Jack Yates gave a brief summary and review of the budget. There was no public comment.

Adjourned Public Hearing Time: 6:21 p.m.

Reconvene into Regular Session at 6:21 p.m.

Approval of 2016-2017 MEDC FY Operating Budget - Motion by Moravec, seconded by Dill, to approve the budget as presented. All in favor.

Discuss/Take Action Regarding Parking Pavement Project North of Community Center - Glynn Fleming was present and reported an estimate of \$24,632 for limestone surfacing of the pavement area intended north of the Community Center. He also presented a concrete surface estimate of \$54,932. Glynn also said that there would be bumper stops concrete into the ground even with the limestone installation. Jack Yates reminded the Board that a business would not be allowed to place limestone. Randy Moravec said that the water line under the pavement and the issue of the rock wall being so close to

concrete pavement sufficed as enough reason for the limestone pavement, the board generally made statement of agreement.

Motion by Hanover, seconded by Dill, to authorize the paving of the area north of the Community Center with limestone, not to exceed \$25,000. All in favor.

Comprehensive Policy of Guidelines and Criteria for Economic Development Incentives - Jack Yates had a few typos and corrections then gave a brief synopsis of the Incentives Policy, saying that all the incentives were allowed by state law and that the only difference between the model Colleyville Incentives Policy involved the percentage of sales tax rebate under the "Sales Tax Rebate" section of the policy. There was brief discussion among the Board members.

Motion by Moravec, seconded by Hanover, to approve the Policy and to recommend to the City Council. All in favor

Economic Development Report - Shannan Reid was present and reported that TxDOT had called her and said that their management team was now completely different and that all past discussions were essentially off the table regarding State Highway 149. She said that they told her that 80% of the planning was necessary before April of each year before a project would be funded and built in that same year. They also told her that that they were at 10% of the planning and design for State Highway 149. The Board discussed the frustration with the process of trying to deal with TxDOT regarding the road project.

Shannan also reported that she was working on a food processing company that was interested in coming to the city.

Shannan also reported that development of a Lake Conroe Economic Development Summit that would be held in several months. She said she was working with Conroe and Willis Chambers of Commerce to put on the Summit.

Adjournment - Motion by Hanover, seconded by Dill to adjourn at 7:21 p.m.



Jack Yates, Recording Secretary

CITY OF MONTGOMERY - MEDC
ACCOUNT BALANCES
September 30, 2016

ITEM #4

	<u>MONEY MARKET ACCOUNTS</u>	<u>INVESTMENTS</u>	<u>TOTALS</u>
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 425,936.08		\$ 425,936.08
TOTAL INVESTMENTS	\$ -	\$ 333,537.90	\$ 333,537.90
TOTAL MIDC	<u>\$ 425,936.08</u>	<u>\$ 333,537.90</u>	<u>\$ 759,473.98</u>

INVESTMENTS

	Issue Date	Maturity Date	Interest Rate	Balance
Texpool #00006			0.34%	\$ 233,537.90
Certificates				
Independent Bank CD#6840	8/24/2016	11/22/2016	0.35%	\$ 100,000.00

City of Montgomery - MEDC

Cash Flow Report

As of September 30, 2016

Date	Num	Name	Memo	Amount	Balance
51100 · MEDC Checking					413,016.54
9/02/2016	1758	Texian Heritage Festival	Contribution for Festival	-8,000.00	405,016.54
9/09/2016	1759	Neon Cloud Productions, LLC	Change Stats of Previous Video - #386	-300.00	404,716.54
9/09/2016	1760	Joe Jackson	Demolition Work and Haul Off - Job 15330 on North Liberty	-4,750.00	399,966.54
9/16/2016	1761	Montgomery Historical Society	MIDC Portion of MHS - Christmas in Historic Montgomery ...	-5,000.00	394,966.54
9/23/2016			Deposit for Winefest	300.00	395,266.54
9/28/2016	1762	Brandon Wilson	Property Rental for Winefest	-300.00	394,966.54
9/30/2016	Tsf		Sales Tax Revenue 9/16	36,225.88	431,192.42
9/30/2016	Tsf	City of Montgomery - General Fund	Reimbursement for Travel for Sannon, Advertising	-123.00	431,069.42
Total 51100 · MEDC Checking				18,052.88	431,069.42
TOTAL				18,052.88	431,069.42

City of Montgomery - MEDC
Actual to Budget Performance
 September 2016

	Sep 16	Budget	\$ Over Bud...	Oct '15 - Se...	YTD Budget	\$ Over Bud...	Annual Bu...
Income							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	36,225.88	57,471.73	(21,245.85)	466,757.57	466,000.00	757.57	466,000.00
Total 55000 · Taxes & Franchise Fees	36,225.88	57,471.73	(21,245.85)	466,757.57	466,000.00	757.57	466,000.00
55300 · Other Revenues							
55391 · Interest Income	72.88	20.83	52.05	959.35	250.00	709.35	250.00
55399 · Misc Income	(300.00)			(300.00)	0.00	(300.00)	0.00
Total 55300 · Other Revenues	(227.12)	20.83	(247.95)	659.35	250.00	409.35	250.00
Total Income	35,998.76	57,492.56	(21,493.80)	467,416.92	466,250.00	1,166.92	466,250.00
Expense							
56000 · Pub Infrastructure - Category I							
56000.6 · DowntownDev Improvments	0.00	0.00	0.00	6,630.19	20,000.00	(13,369.81)	20,000.00
56000.8 · Utility Extensions	0.00	0.00	0.00	0.00	170,000.00	(170,000.00)	170,000.00
56430 · Tsf to Debt Service	0.00	29,375.00	(29,375.00)	117,500.00	117,500.00	0.00	117,500.00
Total 56000 · Pub Infrastructure - Category I	0.00	29,375.00	(29,375.00)	124,130.19	307,500.00	(183,369.81)	307,500.00
56001 · Business Dev & Ret -Category II							
56423 · Economic Development Grant Prog	0.00	0.00	0.00	0.00	15,000.00	(15,000.00)	15,000.00
Total 56001 · Business Dev & Ret -Category II	0.00	0.00	0.00	0.00	15,000.00	(15,000.00)	15,000.00
56002 · Quality of Life - Category III							
56404 · Seasonal Decorations	0.00	0.00	0.00	9,809.53	3,000.00	6,809.53	3,000.00
56420.1 · Christmas in Montgomery	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00
56420.2 · Christmas Lighting(Civic Assn)	0.00	0.00	0.00	1,341.50	1,600.00	(258.50)	1,600.00
56423.1 · Walking Tours	0.00	0.00	0.00	2,660.00	10,000.00	(7,340.00)	10,000.00
56424.1 · Heritage Village Det. Pond Imp	0.00	0.00	0.00	0.00	10,000.00	(10,000.00)	10,000.00
56429 · Removal of Blight	4,750.00	0.00	4,750.00	22,733.97	30,000.00	(7,266.03)	30,000.00
56433 · Downtown Signs	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)	3,000.00
56435 · Fernland Improvements	0.00	0.00	0.00	10,000.00	10,000.00	0.00	10,000.00
56439 · Downtown Enhancement Projects	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	5,000.00
Total 56002 · Quality of Life - Category III	4,750.00	0.00	4,750.00	51,545.00	77,600.00	(26,055.00)	77,600.00
56003 · Marketing & Tourism-Category IV							
56408.1 · Promotional Video	300.00	0.00	300.00	800.00	4,000.00	(3,200.00)	4,000.00
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	4,405.00	10,000.00	(5,595.00)	10,000.00
56413.1 · Banners Assistance	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)	3,000.00
56414 · Wine & Music Fest	9,500.00	10,000.00	(500.00)	9,500.00	10,000.00	(500.00)	10,000.00
56415 · Texian/Heritage Festival	8,000.00	0.00	8,000.00	16,000.00	8,000.00	8,000.00	8,000.00
Total 56003 · Marketing & Tourism-Category IV	17,800.00	10,000.00	7,800.00	40,705.00	45,000.00	(4,295.00)	45,000.00
56004 · Administration - Category V							
56004.1 · Admin Transfers to Gen Fund	0.00	9,375.00	(9,375.00)	37,500.00	37,500.00	0.00	37,500.00
56004.2 · MACC Administration & Office	2,566.67	2,500.00	66.67	30,800.04	30,000.00	800.04	30,000.00
56004.3 · Miscellaneous Expenses	48.00	0.00	48.00	2,336.94	1,500.00	836.94	1,500.00
56327 · Consulting (Professional servi)	0.00	1,250.00	(1,250.00)	2,370.00	15,000.00	(12,630.00)	15,000.00
56354 · Travel & Training Expenses	75.00	0.00	75.00	1,485.19	3,500.00	(2,014.81)	3,500.00
Total 56004 · Administration - Category V	2,689.67	13,125.00	(10,435.33)	74,492.17	87,500.00	(13,007.83)	87,500.00
Total Expense	25,239.67	52,500.00	(27,260.33)	290,872.36	532,600.00	(241,727.64)	532,600.00
Net Income	10,759.09	4,992.56	5,766.53	176,544.56	(66,350.00)	242,894.56	(66,350.00)

Meeting Date: October 17, 2016	Budgeted Amount:
Department:	
Prepared By: Jack Yates	Exhibits:
Date Prepared: October 13, 2016	

Subject

Selection of Officers

Discussion

The By-laws of the MEDC say that every October that the new Officers are to be selected.

The current President is Kirk Jones.

The current Vice-President is Bob Kerr

The current Secretary is Bill Hanover (the by-laws say that you need to specifically designate someone to handle the duties of Secretary – so if you want to designate me to act in that capacity that would be fine with me)

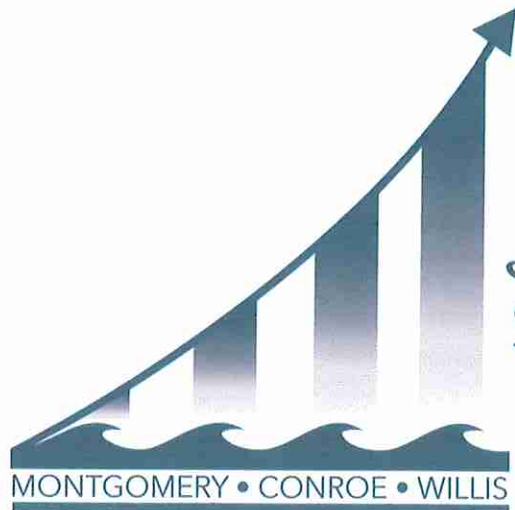
The current Treasurer is Randy Moravec (the by-laws say that you need to specifically designate someone to handle the duties of Treasurer – so if you want to designate me to act in that capacity that would be fine with me)

Recommendation

Select the Officers

Approved By

Department Manager		Date:
City Administrator	Jack Yates	Date: October 13, 2016



Lake Courroie
SUMMIT 2017

Friday, March 31, 2017

8:30am – 1:00pm

LaTorretta Lake Resort

600 LaTorretta Blvd.

Montgomery, TX 77356



MONTGOMERY
— Area Chamber of Commerce



Objective: Host Economic Development updates and outlook for the Lake Conroe Area community including the cities of Conroe, Montgomery, and Willis.

The Hook: Regional Economic Development Forecast
As Lake Conroe Area continues to develop over the coming decade, there will be a need for annual updated information on progress. Commission a Regional Economic Development Forecast for the Lake Conroe Area that will be released for attendees on an anticipated annual basis. Keynote speaker will present the forecast, and annually reflect and build upon previous reports.

The Pulse Survey: A Survey will be sent out to all businesses in the geo-target of the Lake Conroe Region asking about current practices as well as anticipated practices, matching the forecast being commissioned. Results will be presented in video format and compared to Keynote address.

Target Audience: Industry leaders around the Lake Conroe Area/Houston Region
Financial Institutions
Investors
Engineering Firms
Developers in the Houston Region
Independent Business Owners
Commercial Brokers

Anticipated Attendance:
YEAR 1
35 sponsor attendees
120 paid attendees
10-20 complimentary guests/speakers



Friday, March 31, 2017

- 8:30 **Registration**
Continental Breakfast
- 9:00 **Welcome**
County Judge Craig Doyal or Commissioner Mike Meador, Pct. 1
- Sponsor Recognition Videos
- 9:15 **Panel Discussions**
Moderated by Meredith Brown, General Manager,
Community Impact Newspaper
- COMMUNITY SPOTLIGHTS**
Conroe – Fred Welch
Montgomery – Shannan Reid
Willis – Hector Foerster
- INFRASTRUCTURE**
Conroe – Scott Taylor
Montgomery – Ed Shackelford
Willis –
- DEVELOPERS**
Howard Hughes – Rip Reynolds
Johnson Development – Virgil Yaokum
Montgomery Summit Business Park – Michael Ogorchock
- 11:00 Break
Exhibit Hall
- 11:30 Lunch
- 12:00 The Pulse Survey Presentation
Keynote Presentation – Steve Spillette Community Development Strategies
Lake Conroe Area Regional Forecast results



Sponsorship Opportunities

<p>Presenting Sponsor (Exclusive)</p> <ul style="list-style-type: none"> • Logo on all publicity and materials • Reserved table for 10 • Full page ad in program (8" x 10.5") • 30 second commercial during sponsor recognition • Marketing materials in attendee bag • Exhibit hall table 	\$7,000
<p>Keynote Sponsor (Exclusive)</p> <ul style="list-style-type: none"> • Reserved table for 10 • Half page ad in program (8" x 5.125") • 30 second commercial during sponsor recognition • Marketing materials in attendee bag • Exhibit hall table 	\$5,000
<p>Summit Sponsor (Limited)</p> <ul style="list-style-type: none"> • Reserved seating for 5 • Quarter page ad in program (3.875" x 5.125") • 30 second commercial during sponsor recognition • Marketing materials in attendee bag • Exhibit hall table 	\$2,000
<p>Exhibit Hall Booth Space</p>	\$100
<p><u>INDIVIDUAL TICKETS:</u></p>	
<p>Chamber Member Tickets</p>	
<ul style="list-style-type: none"> • Early Bird (on or before March 10) • Late Registration (After March 10) 	<p>\$75</p> <p>\$100</p>
<p>Non-Chamber Member Tickets</p>	
<ul style="list-style-type: none"> • Early Bird (on or before March 10) • Late Registration (on or before March 10) 	<p>\$100</p> <p>\$125</p>