

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 August 15, 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 June 20, 2016
4. Monthly Financial Report (June, July)
5. Discuss/take action regarding parking pavement project north of community center
6. Consideration of appointment of a committee of the Board of Directors to meet with representatives of the Chamber and HMBA to fashion a strategic marketing and business development plan.
7. Discussion of Draft Budget for MEDC
8. Consider and take action regarding calling of a public hearing for 2016-2017 budget
9. Consider and take action regarding grant request of Coat of Many Colors, Inc. for city/ engineering review costs of \$10,000
10. Consider and take action regarding an introduction of business plan for miniature golf facility and possible activity from MEDC – Jason Long
11. Consideration and take action regarding funding of sewer line oversizing for McCoy's Lumber Project
12. Economic Development Report – Shannan Reid
13. 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 August 2016 at 2:45 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
JUNE 20, 2016
6:00 p.m.

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

Call to Order - President Jones called the meeting to order at 6:00 PM.

Open Public Comment - There was no public comment

Approval of Minutes of May 16, 2016- Motion by Moravec seconded by Hanover to approve the minutes as presented. All in favor.

Monthly Financial Report (May)--Mr. Dill asked about the tent expenditure being present on the budget as an expenditure, Mr. Moravec replied that the expenditure and the revenue were a counter accounting entry that would not show up in the budget. Following discussion it was decided that Jack would ask the auditor's opinion that the auditor's opinion would be the ultimate decision of how to handle the accounting. Motion by Moravec, seconded by Fox to approve the monthly financial report as presented. All in favor.

Presentation of Antiques Festival Report- Tiffany Lockhart -- Tiffany Lockhart presented the report that was in the packet showing a \$11,659 net income for the Festival. Mr. Moravec asked what would be done with the net income, Ms. Lockhart responded that the downtown businesses would be discussing having more events and to otherwise plan future activities. Ms. Lockhart said that the downtown businesses were pleased with the event. Mr. Dill asked about if they checked out where the visitors came from with a response that the shuttle drivers had asked misters and his response was that the newspaper advertising/Facebook resulting in the visits from all over the metro area. The Board congratulated Ms. Lockhart on the thoroughness of the report.

Parking pavement project north of community center -- Pres. Jones suggested completing the project since the project is in the MEDC budget. Glynn Fleming said that he had an estimate for concrete and one for crushed aggregate. He said the concrete was more permanent but that he was concerned with drainage, that the painting would be under the tree line, and in order 6 inch water line would be under the pavement. He said that there would probably be 16 to 17 parking space created. Due to the 25 that depth between the pavement of Clepper in the rock wall is called for angled parking in order to protect the rock wall. Mr. Hanover asked about relocating the wall, the answer was that it was possible but expensive. Jack Yates said that the zoning ordinance required hard surface pavement for businesses and that it would be difficult for him to explain that the city paved with crushed aggregate. Staff was advised to obtain an asphalt estimate for the project.

Fernland and Memory Park Sidewalk Project – – Jack Yates reported that the two sidewalks planned are currently gravel pathways that get washed away at heavy rains. Following brief discussion, Mr. Moravec suggested that the funds for the project of \$2260 be taken from the Fernland line item in the budget and that the budget be later amended to show the expenditure. Motion by Moravec seconded by Hanover to approve the project expense. All in favor.

Economic Development Report – Shannan Reid – – Ms. Reid was not present, but had given the Board a report. The report was briefly discussed. Mr. Moravec asked about the Lone Star College interest. Mr. Dill, and other members of the Board, responded that they considered several positive factors in belonging to the Lone Star College System. There is also discussion about an Economic Development Roundtable of area businesses and the Board thought that July was too soon to have the meeting.

Adjournment – – Motion by Dill seconded by Fox to adjourn at 7:51 p.m.

Jack Yates, Recording Secretary

CITY OF MONTGOMERY - MEDC
 ACCOUNT BALANCES
 June 30, 2016

	<u>MONEY MARKET ACCOUNTS</u>	<u>INVESTMENTS</u>	<u>TOTALS</u>
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 414,524.08		\$ 414,524.08
TOTAL INVESTMENTS	\$ -	\$ 333,231.54	\$ 333,231.54
TOTAL MIDC	\$ 414,524.08	\$ 333,231.54	\$ 747,755.62

INVESTMENTS

	Issue Date	Maturity Date	Interest Rate	Balance
Texpool #00006			0.34%	\$ 233,231.54
Certificates				
Independent Bank CD#6840	5/26/2016	8/24/2016	0.35%	\$ 100,000.00

City of Montgomery - MEDC

Cash Flow Report

As of June 30, 2016

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
51100 · MEDC Checking					
6/10/2016	1741	Montgomery Area Chamber of Com...	Partnership Grant for Director Services & Office Sp...	-2,566.67	371,693.52
6/10/2016			Sales Tax Revenue thru 5/10/16	46,238.87	369,126.85
6/16/2016	Trans	City of Montgomery - General Fund	Reimburse travel & training expenses	-475.00	415,365.72
6/24/2016	1742	Waste Management of Texas, Inc.	Waste Bin - Acct OCN-0077185-1792-8 Inv 140521...	-366.64	414,890.72
Total 51100 · MEDC Checking				42,830.56	414,524.08
TOTAL				42,830.56	414,524.08

City of Montgomery - MEDC
Actual to Budget Performance

June 2016

	<u>Jun 16</u>	<u>Budget</u>	<u>\$ Over B...</u>	<u>Oct '15 - ...</u>	<u>YTD Bud...</u>	<u>\$ Over Bu...</u>	<u>Annual B...</u>
Income							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	37,286.40	33,256.60	4,029.80	346,402.12	320,857.43	25,544.69	466,000.00
Total 55000 · Taxes & Franchise Fees	37,286.40	33,256.60	4,029.80	346,402.12	320,857.43	25,544.69	466,000.00
55300 · Other Revenues							
55391 · Interest Income	69.63	20.83	48.80	652.99	187.51	465.48	250.00
Total 55300 · Other Revenues	69.63	20.83	48.80	652.99	187.51	465.48	250.00
Total Income	37,356.03	33,277.43	4,078.60	347,055.11	321,044.94	26,010.17	466,250.00
Expense							
56000 · Category I							
56000.6 · Downtown Parking Improvements	0.00	3,333.33	(3,333.33)	1,370.19	16,666.67	(15,296.48)	20,000.00
56000.8 · Utility Extensions	0.00	29,166.67	(29,166.67)	0.00	140,833.33	(140,833.33)	170,000.00
56425 · Undesignated Projects (Cat I)	0.00			1,250.00	0.00	1,250.00	0.00
56430 · Tsf to Debt Serv/ W & S Project	29,375.00	29,375.00	0.00	88,125.00	88,125.00	0.00	117,500.00
Total 56000 · Category I	29,375.00	61,875.00	(32,500.00)	90,745.19	245,625.00	(154,879.81)	307,500.00
56001 · Category II							
56001.7 · Seasonal Decorations	0.00	0.00	0.00	9,809.53	0.00	9,809.53	0.00
56423 · Economic Development Grant Prog	0.00	0.00	0.00	0.00	15,000.00	(15,000.00)	15,000.00
Total 56001 · Category II	0.00	0.00	0.00	9,809.53	15,000.00	(5,190.47)	15,000.00
56002 · Category III							
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	0.00	0.00	0.00	11,547.04	22,500.00	(10,952.96)	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 Irrigation / Lighting	0.00	0.00	0.00	10,000.00	10,000.00	0.00	10,000.00
56439 · Downtown Development Projects	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	5,000.00
Total 56002 · Category III	0.00	0.00	0.00	30,548.54	67,100.00	(36,551.46)	74,600.00
56003 · Category IV							
56408.1 · Promotional Video	0.00	0.00	0.00	0.00	4,000.00	(4,000.00)	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	7,500.00	(3,095.00)	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	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
56415 · Texian/Heritage Festival	0.00	0.00	0.00	8,000.00	8,000.00	0.00	8,000.00
Total 56003 · Category IV	0.00	0.00	0.00	22,405.00	32,500.00	(10,095.00)	45,000.00
56004 · Category V							
56004.1 · Admin Transfers to Gen Fund	9,375.00	9,375.00	0.00	28,125.00	28,125.00	0.00	37,500.00
56004.2 · MACC Administration & Office	2,566.67	2,500.00	66.67	23,100.03	22,500.00	600.03	30,000.00
56004.3 · Miscellaneous Expenses	0.00	0.00	0.00	694.27	1,500.00	(805.73)	1,500.00
56327 · Gen Consulting (Acct,Eng,Legal)	0.00	1,250.00	(1,250.00)	1,120.00	11,250.00	(10,130.00)	15,000.00
56354 · Travel & Training Expenses	0.00	875.00	(875.00)	475.00	3,500.00	(3,025.00)	3,500.00
Total 56004 · Category V	11,941.67	14,000.00	(2,058.33)	53,514.30	66,875.00	(13,360.70)	87,500.00
Total Expense	41,316.67	75,875.00	(34,558.33)	207,022.56	427,100.00	(220,077.44)	529,600.00
Net Income	(3,960.64)	(42,597.57)	38,636.93	140,032.55	(106,055.06)	246,087.61	(63,350.00)

CITY OF MONTGOMERY - MEDC
ACCOUNT BALANCES
July 31, 2016

	<u>MONEY MARKET ACCOUNTS</u>	<u>INVESTMENTS</u>	<u>TOTALS</u>
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 432,388.07		\$ 432,388.07
TOTAL INVESTMENTS	\$ -	\$ 333,304.67	\$ 333,304.67
TOTAL MIDC	<u>\$ 432,388.07</u>	<u>\$ 333,304.67</u>	<u>\$ 765,692.74</u>

INVESTMENTS

	Issue Date	Maturity Date	Interest Rate	Balance
Texpool #00006			0.34%	\$ 233,304.67
Certificates				
Independent Bank CD#6840	5/26/2016	8/24/2016	0.35%	\$ 100,000.00

City of Montgomery - MEDC

Cash Flow Report

As of July 31, 2016

Date	Num	Name	Memo	Amount	Balance
51100 · MEDC Checking					414,524.08
7/01/2016	1743	Arnette Marketing	Final Invoice 6627 - Seasonal Decorations	-5,696.03	408,828.05
7/01/2016	1744	Events Plus	Rental of Tents and install - Montgomery Antiques Fest Apr...	-10,367.35	398,460.70
7/08/2016	1745	Montgomery Area Chamber of Com...	Partnership Grant for Director Services & Office Space 07/16	-2,566.67	395,894.03
7/15/2016	1746	Shannan Reid	Expenses Reimbursement - Conference in Irving, TX 6/7-6...	-331.44	395,562.59
7/15/2016	1747	Waste Management of Texas, Inc.	Inv 1405906-1792-8, 1405965-1792-4 6/16	-460.92	395,101.67
7/15/2016	Trans...		Transfer of Sales Tax Revenue thru 6/30/16	37,286.40	432,388.07
Total 51100 · MEDC Checking				17,863.99	432,388.07
TOTAL				17,863.99	432,388.07

City of Montgomery - MEDC
Actual to Budget Performance
 July 2016

	Jul 16	Budget	\$ Over B...	Oct '15 - ...	YTD Bu...	\$ Over Bu...	Annual B...
Income							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	33,534.36	40,829.91	(7,295.55)	379,936.48	361,687.34	18,249.14	466,000.00
Total 55000 · Taxes & Franchise Fees	33,534.36	40,829.91	(7,295.55)	379,936.48	361,687.34	18,249.14	466,000.00
55300 · Other Revenues							
55391 · Interest Income	0.00	20.83	(20.83)	652.99	208.34	444.65	250.00
Total 55300 · Other Revenues	0.00	20.83	(20.83)	652.99	208.34	444.65	250.00
Total Income	33,534.36	40,850.74	(7,316.38)	380,589.47	361,895.68	18,693.79	466,250.00
Expense							
56000 · Category I							
56000.6 · Downtown Parking Improvements	0.00	0.00	0.00	1,370.19	16,666.67	(15,296.48)	20,000.00
56000.8 · Utility Extensions	0.00	0.00	0.00	0.00	140,833.33	(140,833.33)	170,000.00
56425 · Undesignated Projects (Cat I)	0.00			1,250.00	0.00	1,250.00	0.00
56430 · Tsf to Debt Serv/ W & S Project	0.00	0.00	0.00	88,125.00	88,125.00	0.00	117,500.00
Total 56000 · Category I	0.00	0.00	0.00	90,745.19	245,625.00	(154,879.81)	307,500.00
56001 · Category II							
56001.7 · Seasonal Decorations	0.00	0.00	0.00	9,809.53	0.00	9,809.53	0.00
56423 · Economic Development Grant Prog	0.00	0.00	0.00	0.00	15,000.00	(15,000.00)	15,000.00
Total 56001 · Category II	0.00	0.00	0.00	9,809.53	15,000.00	(5,190.47)	15,000.00
56002 · Category III							
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	555.20	7,500.00	(6,944.80)	12,563.16	30,000.00	(17,436.84)	30,000.00
56433 · Downtown Signs	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)	3,000.00
56435 · Ferland Irrigation / Lighting	0.00	0.00	0.00	10,000.00	10,000.00	0.00	10,000.00
56439 · Downtown Development Projects	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	5,000.00
Total 56002 · Category III	555.20	7,500.00	(6,944.80)	31,564.66	74,600.00	(43,035.34)	74,600.00
56003 · Category IV							
56408.1 · Promotional Video	0.00	0.00	0.00	0.00	4,000.00	(4,000.00)	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	2,500.00	(2,500.00)	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	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
56415 · Texian/Heritage Festival	0.00	0.00	0.00	8,000.00	8,000.00	0.00	8,000.00
Total 56003 · Category IV	0.00	2,500.00	(2,500.00)	22,405.00	35,000.00	(12,595.00)	45,000.00
56004 · Category V							
56004.1 · Admin Transfers to Gen Fund	0.00	0.00	0.00	28,125.00	28,125.00	0.00	37,500.00
56004.2 · MACC Administration & Office	2,566.67	2,500.00	66.67	25,666.70	25,000.00	666.70	30,000.00
56004.3 · Miscellaneous Expenses	0.00	0.00	0.00	878.87	1,500.00	(621.13)	1,500.00
56327 · Gen Consulting (Acct,Eng,Legal)	0.00	1,250.00	(1,250.00)	1,120.00	12,500.00	(11,380.00)	15,000.00
56354 · Travel & Training Expenses	0.00	0.00	0.00	806.44	3,500.00	(2,693.56)	3,500.00
Total 56004 · Category V	2,566.67	3,750.00	(1,183.33)	56,597.01	70,625.00	(14,027.99)	87,500.00
Total Expense	3,121.87	13,750.00	(10,628.13)	211,121.39	440,850.00	(229,728.61)	529,600.00
Net Income	30,412.49	27,100.74	3,311.75	169,468.08	(78,954.32)	248,422.40	(63,350.00)

AGENDA REPORT

ITEM #5

Meeting Date: August 15, 2016	Budgeted Amount: Amount approved for project - \$3,000 remains in 2015-2016 budget, \$35,000 is planned in 2016-2017 budget for downtown infrastructure improvements
Department:	
Prepared By: Jack Yates	Exhibits: memo from city engineer
Date Prepared: August 10, 2016	

Subject

The paving of a parking area north of Community Center.

Discussion

At the June meeting the MEDC Board heard two possibilities for the paving material -- crushed granite and concrete. You asked for a price for asphalt.

The granite price was approximately \$17,000 and the concrete price was \$33,000. The asphalt price is included in the engineer's memo.

The engineer's memo is attached further explaining the issue.

Recommendation

Approve one of the methods of paving and say when you want the project completed, this fiscal year or next.

Approved By

Department Manager		Date:
City Administrator	Jack Yates	August 10, 2016 Date:



8701 New Trails Drive, Suite 200
The Woodlands, Texas 77381-4241
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

August 12, 2016

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

Re: Conceptual Cost Estimates to Install Additional Parking on Clepper Street
City of Montgomery

Dear Directors:

As requested during your regular June meeting we have prepared preliminary cost estimates for three possible methods of constructing additional parking along Clepper Street immediately north of the Community Center. Enclosed for your review are estimates to construct said parking using asphalt, concrete, and permeable pavers. Also enclosed is an exhibit showing the possible configuration and approximate number of parking spaces to be gained along Clepper, and along Maiden Street. We will be prepared to answer your questions and to discuss further on Monday evening.

Thank for the opportunity to serve the City of Montgomery. If you have any questions or comments, please contact, Glynn Fleming and or myself.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ed Shackelford', written over a light blue circular stamp.

Ed Shackelford, P.E.
Engineer for the City

EHS/gef:lr2

P:\PROJECTS\W5841 - City of Montgomery\W5841-0900-00 General Consultation\2016\Letters\Clepper Street Parking, EDC Memo.doc
cc/enc.:

The Honorable Mayor and City Council
The Planning and Zoning Commission
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

Asphalt

REVISED-CONCEPTUAL COST ESTIMATE
CLEPPER STREET PARKING AND DRAINAGE IMPROVEMENTS
PARKING ADJACENT TO COMMUNITY CENTER
August 12, 2016

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Total</u>
1.	Move-in and Start-up	LS	\$2,000	1	\$2,000
2.	Grading and Compaction	SY	\$2	515	\$1,000
3.	Concrete Curb and Gutter, Complete In Place	LF	\$21	220	\$4,600
4.	6-inch Asphalt Pavement, Complete in Place (Parking Adjacent to Community Center)	SY	\$40	465	\$18,600
5.	Miscellaneous Drainage/Grading Improvements at Intersection with FM-149	LS	\$5,000	1	\$5,000

This Document is Released for the Purpose of:
General Financial Planning
Under the Authority of:
Engineer: Ed Shackelford, P.E.
License No.: 55284
It is Preliminary in Nature and not to be Used for Feasibility of Land Purchases, Bond Applications, Loans or Grants.

Subtotal	<u>\$31,000</u>
Contingencies	\$6,000
Engineering*	\$5,000
Construction Materials Testing	<u>\$2,500</u>
Total Project Cost	<u><u>\$44,500</u></u>

*Engineering amount includes surveying, engineering design, construction staking, and construction inspection.



Concrete

**REVISED-CONCEPTUAL COST ESTIMATE
CLEPPER STREET PARKING AND DRAINAGE IMPROVEMENTS
PARKING ADJACENT TO COMMUNITY CENTER
August 12, 2016**

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Total</u>
1.	Move-in and Start-up	LS	\$2,000	1	\$2,000
2.	Grading and Compaction	SY	\$2	515	\$1,000
3.	Concrete Curb and Gutter, Complete In Place	LF	\$21	220	\$4,600
4.	6-inch Concrete Pavement, Complete in Place (Parking Adjacent to Community Center)	SY	\$45	465	\$20,900
5.	Miscellaneous Drainage/Grading Improvements at Intersection with FM-149	LS	\$5,000	1	\$5,000

This Document is Released for the Purpose of:
General Financial Planning
Under the Authority of:
Engineer: Ed Shackelford, P.E.
License No.: 55284
It is Preliminary in Nature and not to be Used for Feasibility of Land Purchases, Bond Applications, Loans or Grants.

Subtotal	<u>\$34,000</u>
Contingencies	\$5,000
Engineering*	\$5,000
Construction Materials Testing	<u>\$2,500</u>
Total Project Cost	<u><u>\$46,500</u></u>

*Engineering amount includes surveying, engineering design, construction staking, and construction inspection.

Pavers

**REVISED-CONCEPTUAL COST ESTIMATE
CLEPPER STREET PARKING AND DRAINAGE IMPROVEMENTS
PARKING ADJACENT TO COMMUNITY CENTER
August 12, 2016**

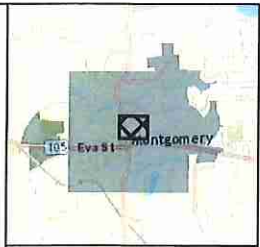
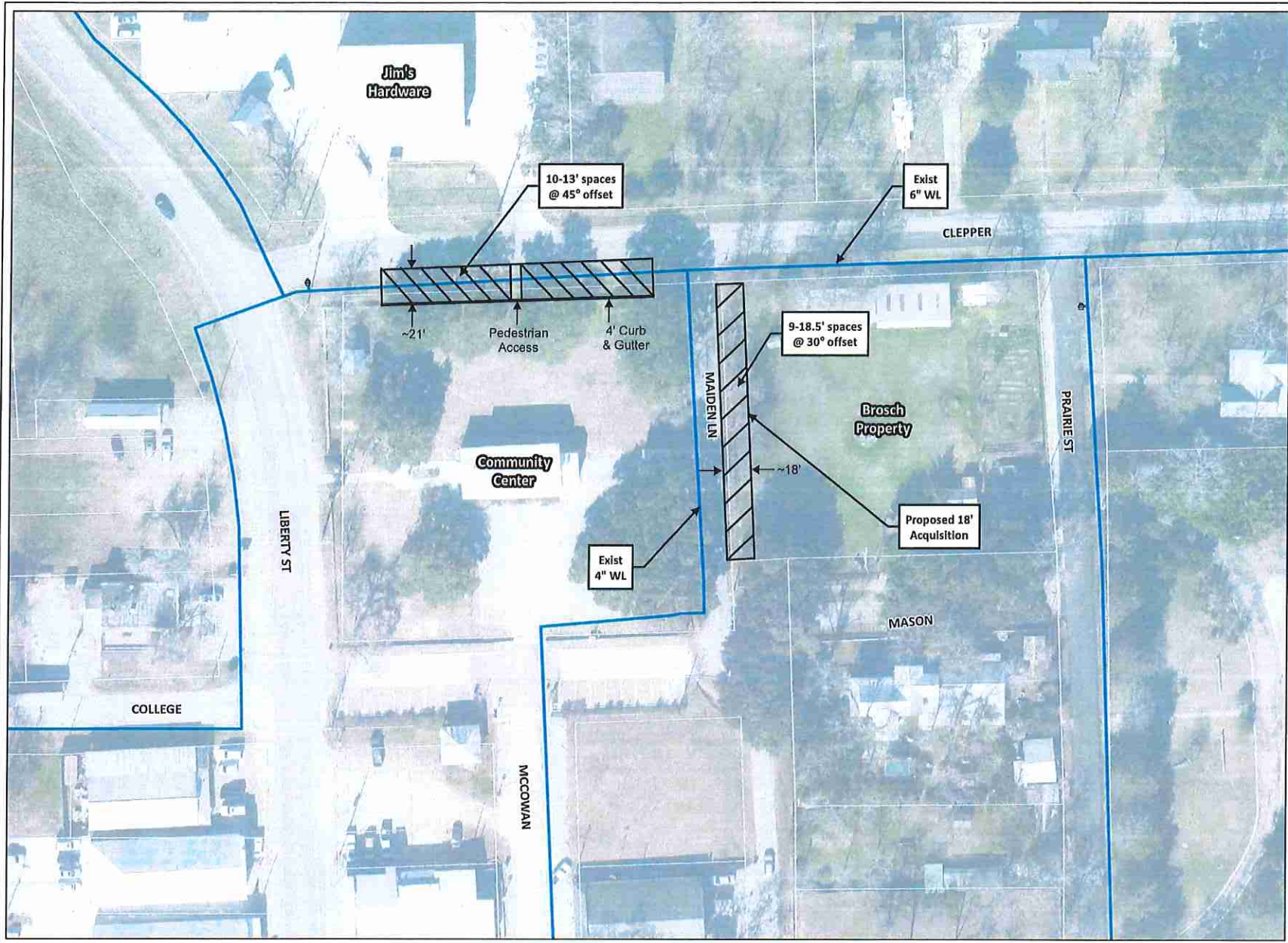
<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Total</u>
1.	Move-in and Start-up	LS	\$2,000	1	\$2,000
2.	Grading and Compaction	SY	\$2	515	\$1,000
3.	Concrete Curb and Gutter, Complete In Place	LF	\$21	220	\$4,600
4.	Permeable Pavers with Base/Bedding, Etc.	SF	\$8.50	4200	\$35,700
5.	Miscellaneous Drainage/Grading Improvements at Intersection with FM-149	LS	\$5,000	1	\$5,000

This Document is Released for the Purpose of:
General Financial Planning
Under the Authority of:
Engineer: Ed Shackelford, P.E.
License No.: 55284
It is Preliminary in Nature and not to be Used for Feasibility of Land Purchases, Bond Applications, Loans or Grants.

Subtotal	<u>\$48,000</u>
Contingencies	\$10,000
Engineering*	\$7,000
Construction Materials Testing	<u>\$1,000</u>
Total Project Cost	<u><u>\$66,000</u></u>

*Engineering amount includes surveying, engineering design, construction staking, and construction inspection.





VICINITY MAP
Scale: 1 Inch equals 2 miles

- LEGEND**
- Potential Parking
 - ⊕ Flush Valve
 - Waterline
 - ▭ MCAD Parcels

Aerial Imagery flown January 2014

**CLEPPER DRIVE/
MAIDEN LANE
PROPOSED PARKING**

CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS



1 inch equals 60 feet

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



JONES CARTER
Texas Board of Professional Engineers Registration No. F-479

Project Number: 102444-0004-18
 Sheet: 6/27/2016
 User: hmc@jci.com

AGENDA REPORT

ITEM #6

Meeting Date:	August 15, 2016	Budgeted Amount:	N/A
Department:	MEDC		
Date Prepared:	August 10, 2016	Exhibits:	

Subject

Appointment of subcommittee to work with HMBA and Chamber on marketing and business development plan for the city

Discussion

This is primarily Randy Moravec's proposal. I believe the proposal is to follow up on statements made at this past February's joint meeting between city Council and the MEDC during the HMBA and Chamber issues regarding the Antiques Festival and the operation of special events and the city as well as how economic development in the city is organized.

I believe Mr. Moravec's recommendation is to appoint a subcommittee of the Board to hold discussions with the HMBA and the Chamber to fashion a strategic marketing and business development plan.

Recommendation

Appoint two or three members to the proposed subcommittee

Approved By

Department Manager		Date:

Montgomery EDC

Proposed Operating Budget FY 2016-2017

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

	2014-15	2015-16	2015-16	2016-17
	Actual	Amended Budget	Estimate	Budget
Beginning net assets (fund balance)	\$ 576,189	\$ 636,886	\$ 636,890	\$ 697,140
Income				
Sales tax (one-half of one percent)	449,352	466,000	460,000	557,000
Interest income	603	250	700	500
Miscellaneous	1,664	-	-	-
Total Income	451,619	466,250	460,700	557,500
Total Appropriable Funds	1,027,808	1,103,136	1,097,590	1,254,640
Expenditures				
Public Infrastructure (Category 1)				
Downtown development improvements 1	-	20,000	17,000	35,000
Utility extensions	89,794	170,000	80,000	200,000
Flagship development improvements 2	19,487	-	-	10,000
Undesignated infrastructure projects	1,009	-	-	-
Transfer to debt service	117,500	117,500	117,500	127,500
Total infrastructure	227,790	307,500	214,500	372,500
Business development and retention (Category 2)				
Wine and music festival	9,500	-	-	-
Antique show and festival	9,500	-	-	-
Sales tax reimbursement	-	-	-	67,000
Economic development grant program	7,298	15,000	15,000	20,000
Total business development	26,298	15,000	15,000	87,000
Quality of life (Category 3)				
Seasonal decorations 3	3,000	3,000	8,200	3,000
Christmas lighting, civic association	1,492	1,600	1,400	1,600
Walking tour	-	10,000	2,700	6,000
Downtown enhancement projects	5,830	5,000	9,700	25,000
Removal of blight	17,816	30,000	15,000	25,000
Downtown signs	21,407	3,000	-	1,000
Fernland improvements	-	10,000	13,000	5,000
Heritage village detention pond improvements	-	10,000	-	10,000
Park improvements	1,663	-	-	-
Total quality of life	51,208	72,600	50,000	76,600
Marketing and tourism (Category 4)				
Promotional video	-	4,000	-	1,000
Brochures / printed literature	12,165	10,000	6,700	8,000
Christmas in Montgomery 4	5,000	5,000	5,000	5,000
Wine and music festival	-	10,000	10,000	10,000
Antique show and festival	-	10,000	10,000	10,000
Texian heritage festival	-	8,000	8,000	8,000
Total marketing and tourism	17,165	47,000	39,700	42,000
Administration (Category 5)				
Transfers to city general fund	37,500	37,500	37,500	37,500
Montgomery area chamber of commerce office	28,800	30,000	32,000	32,000
Staffing (one part-time person; one intern)	-	-	-	45,000
Miscellaneous expense	-	1,500	1,500	6,000
Consulting (professional services)	-	15,000	9,250	15,000
Travel and training	2,161	3,500	1,000	3,500
Total administration	68,461	87,500	81,250	139,000
Total expenditures	390,922	529,600	400,450	717,100
Ending net assets (fund balance)	\$ 636,886	\$ 573,536	\$ 697,140	\$ 537,540

Notes:

- 1- Changed from "parking" to "development."
- 2 - Changed from "boulevard" to "development."
- 3 - Changed by removing "banners assistance" and moving from category 4 to category 3.
- 4 - Moved from category 3 to category 4.

MEDC BUDGET - DETAILS

Attached is the Proposed MEDC 2016 Budget. Below is an explanation of each line item intention- I say intention because, please remember that the budget is more than just figures, it is the intended actions of the MEDC from October 1st, 2016 to September, 2017.

Not all of these intentions will happen during the upcoming year and there, almost certainly, will be new actions that you will decide to undertake during the upcoming fiscal year.

All of this is to say that the budget is as much a goals policy as a financial plan that can be amended during the year.

You may note that the budget has a planned surplus of expenditures over revenue. That will be the case if every dollar is expended during the year, which is not likely. The MEDC has a projected year-end balance of approximately \$697,150 and the projected use of \$169,600 (the amount expenditures are over revenues for next year) would come off that number. But keep in mind, for instance, the current year had a projected expenditures of \$98,150 and we actually expect to not dip into the balance at all this year, because not every expenditure happened that was budgeted.

Revenues

- Sales Tax – Sales tax for the city overall is expected to increase.
- Interest Income – this is interest income from the balance in MEDC funds

Expenses state law states what can come from each category

Category I ---

- Downtown Improvements – the thought is that the \$10,000 from the builder of the new building at McCown and College will be paid and with that money and \$25,000 from the MEDC that a paved parking area will be placed along Clepper

Street north of the Community Center. \$10,000 for planned improvements to drainage/sidewalks/streetscape improvements in downtown area.

-Utility Extensions – This will be \$75,000 toward the Texas Capital Fund grant to get utilities to the Pizza Shack development –already agreed to by MEDC. The remaining \$50,000 is for future possibilities that may come up during this next year. \$75,000 for the McCoy’s sewer line size upsizing.

-Flagship Boulevard improvements-this involves landscaping on the north side of Flagship Boulevard, to screen the back of the shopping center from the apartments and otherwise beautify Flagship Boulevard.

-Transfer to debt service. Increase from \$117,500 in the past to \$177,500 due to another borrowing by the city for water and sewer dates.

Category II

-Economic Development Grant Program – This is where a grant is made to a historic area business or home to make an improvement to their façade, structure or public use aspect of their building. The grant maximum is \$5,000 and are individually applied for and awarded by the MEDC Board.

Category III

-Seasonal decorations- involves some additional monies and upkeep/additions to the trees purchased earlier this year.

-Christmas Lighting – this helps the Civic Association with funding for their lighting of Cedar Brake Park and downtown during the holidays.

-Walking tour- The MEDC for three years has budgeted for this “Q- code” walking tour of the historic district that will involve signing, printed materials and other amenities involved in the tour.

-Downtown Enhancement Projects – This involves some planned streetscaping improvements to the downtown area. This may involve drainage/ benches/ trash cans, sign posts, trees, etc.

-Removal of Blight - This is for removal of old houses/structures having to do with the appearance of the city. The city is starting a process on five such structures and the \$30,000 will go toward those removal expenses.

-Downtown Signs – This is for the upkeep of the new electric sign at the corner of 149 and 105.

- Fernland Improvements– This will contribute toward the restoration and maintenance of the Park’s inventory of buildings and artifacts of Fernland Park.
- Heritage Village Detention Pond Improvement – This is an old MEDC agreed to do project to help the Heritage Apartment builder finish their detention pond so that public use can be made of the pond.

Category IV

- Promotional Video – The MEDC two months ago gave Shannan Reid permission to work with the producer of the MEDC community video to update the video. That work is in progress and will be paid from next year’s funds.
- Brochures Printed Literature - This involves an advertisement in a Woodlands Chamber publication and other brochures and mail outs during the upcoming year.
- Christmas in Montgomery -- the MEDC for several years has contributed to this local event that brings in persons for the event that generally “sells” Montgomery to visitors and locals alike.
- Wine and Music Festival- the MEDC for several years has contributed to this local event that brings in persons for the event that generally “sells” Montgomery to visitors and locals alike.
- Antique Show and Festival-- the MEDC for several years has contributed to this local event that brings in persons for the event that generally “sells” Montgomery to visitors and locals alike.
- Texian Heritage Festival -- the MEDC for several years has contributed to this local event that brings in persons for the event that generally “sells” Montgomery to visitors and locals alike.

Category V

- Admin. Transfer to General Fund – This is what MEDC pays for City support of MEDC, meaning the financial record keeping, my time and overall city support of MEDC economic development matters.
- MACC Administration and Office – This is payment to the Montgomery Area Chamber of Commerce for Shannan’s Reid’s time and office spent on economic development through the Chamber.

- Staff Support person-- Additional staff person for either as a staff person for hiring by the MACC or as a half-time employee of city as a Special Events Coordinator for discussion/decision by the MEDC/City Council. Also, an internship program for high school/college students from city to work in city businesses – hopefully getting them trained/connected to a job that will keep them in the city after graduation. It is thought to be a cooperative program with local businesses wherein the local business pays half the pay to the intern and MEDC matches up to \$3,000.

- Miscellaneous Expenses - Just as it reads, minor expenses of the MEDC that do not seem to fit into any specific line item budgeted. A drone purchase is proposed.

- General consulting (Acctg. , Eng., Legal) – this is in case there is some specific engineering or legal work or advice needed for the MEDC due to looking at some specific issue, plus it could pay for the economic development analysis programs that MEDC has done on two recent occasions to analyze requested infrastructure contributions to a specific business.

- Travel and Training Expenses -- Travel for MEDC members or staff to various trainings, seminars, etc.

AGENDA REPORT

ITEM #8

Meeting Date:	August 15, 2016	Budgeted Amount:	N/A
Department:	MEDC		
Date Prepared:	August 10, 2016	Exhibits:	

Subject

Calling a public hearing on the 2016-2017 budget

Discussion

The regular September 19 meeting is an acceptable date, there is no need for a special meeting.

Recommendation

Call public hearing for September 19 meeting to adopt the 2016 – 2017 budget

Approved By

Department Manager		Date:
City Administrator	Jack Yates	Date: August 10,2016

AGENDA REPORT

ITEM #9

Meeting Date:	August 15, 2016	Budgeted Amount:	N/A
Department:	MEDC		
Date Prepared:	August 10, 2016	Exhibits:	Application form for MEDC funding, and letter of explanation and map the proposed facility

Subject

Coat of Many Colors request for \$10,000 to further their proposed development of a job training and housing facility

Discussion

This is a request to pay for the \$10,000 escrow amount required by the city in the process of working with any developer on a Planned Unit Development (PUD). The \$10,000 goes for engineering, legal, filing fees, advertising and any other study fees connected with the city's review of the PUD. The development of the Coat of Many Colors property is proposed to be part training facility – on the west one third of the property, and residential development on the eastern two thirds of the property. Their letter describing their development expands on this brief summary.

Recommendation

This is an innovative type of development and almost certainly will use up close to if not all of the \$10,000 requested. The request of the MEDC would be their first funding source for the project. Perhaps this is all right with you, however another way of looking at the issue, is that you can contribute to the program after they have at least two other funding sources providing funds toward the project.

Approved By

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Montgomery City Council
AGENDA REPORT

Department Manager		Date:
City Administrator	Jack Yates	Date: August 10,2016

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



Company Name: <i>Coat of Many Colors Ministries, Inc.</i>		
Company Contact: <i>DR. Michael Hayles Sr.</i>	Title: <i>Chief Executive Officer</i>	
Best Phone: <i>936.672.7808</i>	Alt. Phone:	
Email Address: <i>mahayles@cmemi.org</i>		
Physical Address: <i>2500 Lone Star Parkway</i>	City, State, Zip: <i>Montgomery, TX 77356</i>	
Mailing Address (if different): <i>25941 FAWN</i>	City, State, Zip:	
Applicant's years of experience in this business: <i>15 years</i>	How long has his business been located in Montgomery? <i>6 Years</i>	
Do you own or lease this facility? <input type="checkbox"/> OWN <input checked="" type="checkbox"/> LEASE	If leased, please provide owner information and a copy of lease agreement. Owner Name: <i>Montgomery County Community Development</i> Owner Phone: <i>936.538.8060</i>	
Provide a detailed description of the proposed project as "Exhibit A" attached <i>PUD Expenses</i>		
What is the estimated total cost of the project? (Include supporting information, ie estimates/quotes as "Exhibit B" attached)	<i>\$10,000,000.⁰⁰</i>	
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)	<i>\$5,000.⁰⁰</i>	
Are you requesting an exception for additional funding on this project? (Please provide additional supporting evidence for this request as "Exhibit C")	<i>\$5,000.⁰⁰</i>	
When will this project begin? <i>When we secure Infrastructure Funds</i>	What is the estimated completion date? <i>2018</i>	
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: <i>[Signature]</i> Title: <i>Chief Executive Officer</i> Date: <i>August 2, 2016</i>		
OFFICE USE:		
Date Application Received: <i>8-2-16</i>	Date Presented to Board: <i>8-15-16</i>	<input type="checkbox"/> APPROVED <input type="checkbox"/> DECLINED
Performance Agreement Received:	Project Completion Date:	Funding Date: Check Number:

**Montgomery Economic Development Corporation Grant
PERFORMANCE AGREEMENT**

THIS PERFORMANCE AGREEMENT is made and entered into as of _____, (date) by and between THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION (MEDC) and

Coat of Many Colors Ministries, Inc. (Grant Awardee), whose business address is 25941 FAWN Forest Rd., Montgomery, Tx 77356.

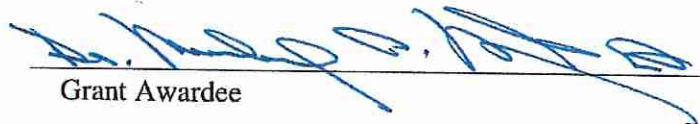
In consideration of the mutual covenants herein contained and, intending to be legally bound hereby, the MEDC and Grant Awardee agree as follows:

1. Grant Awardee will complete the grant application.
2. MEDC will notify Grant Awardee by U.S. Mail.
3. In the event that the property covered by the grant is leased, the Grant Awardee must provide the city with a letter of approval from the property owner for said improvements to commence.
4. Grant Awardee must submit plans to city for proper approvals and proper city permits.
5. A proposed project must start after grant approval and be completed within six (6) months of the date of this agreement or according to the terms of this agreement.
6. When the project is complete, the Grant Awardee must request the MEDC to verify completion and costs.
7. Grant Awardee must agree to maintain said enhancements/improvements for a period of time not less than twelve (12) months.
8. Upon notification by staff that the project has been completed and a satisfactory Performance Agreement has been executed by both parties, the MEDC will transfer awarded funds to the Grant Awardee for reimbursement of costs up to the awarded amount at the specified matching ratio.
9. Only costs from a vendor for purchased labor or materials will be recognized for matching funds. Costs for the applicant's employee labor or in-stock materials are not eligible for reimbursement.
10. MEDC may, at its sole discretion, extend the period of performance.
11. The MEDC Representative will verify start of work and completion of work.
12. No grant reimbursement funds will be paid until the project is complete. Cost incurred prior to the date of the grant approval may not be recognized for matching funds.

Date of Completion. The date of completion of the project is established as 2018.

Payment. At completion of project MEDC agrees to make the following payment in U.S. funds to Grant Awardee, provided Grant Awardee complies with all of the covenants and stipulations contained in this Agreement.

A set fee of up to _____.



Grant Awardee

MEDC President



Sunconomy™ has a grand social purpose made up of three foundational pillars. These pillars are:

1. **To build affordable, sustainable, smart, healthy homes** that create, through design and site location, annual savings to the owner through reduced costs of shelter, food, maintenance and transportation to the buyer by:
 - a. Lowering monthly utility costs through design and renewable energy applications
 - b. Minimizing long term maintenance through design and material selection
 - c. Utilizing on-site food production and rain water catchment systems
 - d. Reducing transportation costs using electric car/bike and the renewable energy charging stations to fuel them
2. **To provide job training and long term employment opportunities in:**
 - a. Building affordable, sustainable, smart, healthy housing.
 - b. Production of robotics products such as a 3D concrete printer
 - c. Production of electric vehicles for local uses.
 - d. Production of healthy food in aquaponics systems using permaculture design.
 - e. Production of products for the IoT (Internet of Things) with applications primarily around housing, food and transportation.
 - f. Installation and maintenance of renewable energy systems including solar, wind, biogas and biodiesel
3. **To be profitable in order to sustain #1 & #2 above to:**
 - a. Pay back low interest construction and development loans
 - b. Design and build affordable, sustainable, healthy housing for sale to the public
 - c. Sustain the job training and employment opportunities for the veterans and disadvantaged people in our communities.

Sunconomy™ collaborates in this “good Samaritan” mission with philanthropic foundations, socially aware individuals, government agencies, national coalitions and for profit companies to fund the construction of affordable, sustainable, healthy housing. Funding is provided through low interest loans, equity funding in projects, public/private development partnerships and joint ventures.

The metrics for success of Sunconomy™ will include:

1. The number of homes sold annually
2. The number of people that successfully complete our internship program (s)
3. The number of disadvantaged people hired through our job training program(s)
4. The number of disadvantaged people that stay and complete at least one industry certification

Phase one – Crowdfund \$500,000 minimum for two 3D printed concrete homes for disabled veterans as proof of concepts stated above .

Phase two – Raise \$10,000,000 to design and build an eco-village on 21 acres, install infrastructure, build model homes and develop J.V. Business Partners (see land plan at: <http://www.sunconomy.com/affordable-housing-aqaaponics-sustainable-design/>)

Contact Larry Haines at 281-772-6583 or email Larry@Sunconomy.com



149 ECOVILLAGE

Scale 1"= 100'-0"

For information purposes only. Not for construction

Master Plan

April 26, 2016

LEGEND

- | | |
|---------------------------------------|-------------------------------------|
| 1. COMMUNITY TECHNOLOGY CENTER | 13. GUEST CABINS |
| 2. CULINARY SCHOOL & RESTAURANT | 14. RV PARK |
| 3. ECO-VERSITY | 15. NATURAL SWIMMING & FISHING POND |
| 4. ELECTRIC VEHICLE DEVELOPMENT | 16. CHAPEL AND GARDENS |
| 5. AQUAPONIC GREENHOUSES & COMPOSTING | 17. AMPHITHEATER |
| 6. BIOGAS RENEWABLE ENERGY PRODUCTION | 18. COMMUNITY VEGETABLE GARDENS |
| 7. SOLAR ARRAY | 19. POCKET NEIGHBORHOOD |
| 8. CHICKEN COOPS | 20. BEEKEEPING |
| 9. WIND MILLS | 21. RAINWATER STORAGE & TREATMENT |
| 10. EDIBLE FOREST | 22. VILLAGE GREEN |
| 11. TOWNHOMES | 23. POCKET PARKS |
| 12. ECO-HOUSING | |



Urban Design | Landscape Architecture | Client Representation

15585 Zoe Loop Drive Montgomery, TX 77316
713.906.5208 direct
dwightrozier@rozierdesignstudio.com

For information purposes only. Not for construction



AGENDA REPORT

ITEM #10

Meeting Date:	August 15, 2016	Budgeted Amount:	N/A
Department:	MEDC		
Date Prepared:	August 10, 2016	Exhibits:	Spreadsheet of his venture, , slide presentation of Venture

Subject

Presentation of miniature golf business plan – Jason Long

Discussion

Mr. Long has been working with Shannan Reid over the past several months and wants to present to the MEDC's proposal to place a miniature golf course inside the city.

Mr. Long has a tentative location, immediately East of the present middle school on Clepper Street. According to Shannan Mr. Lloyd has not been able to receive any loans on this project.

Mr. Long asked Shannan to speak to the MEDC Board about his proposal – Shannan said to me that she is not sure what his actual request of the MEDC will be.

Recommendation

No action

Approved By

Department Manager		Date:
	Jack Yates	Date: August 10,2016

A Little Bit About My Wife and I

- Julie Long
- Works as an IT Database Analyst for HFF in Houston
- Overall, cool gal
- Jason Long
- Works as Project Manager for CommScope – virtual office



Our Thoughts On Montgomery, Etc.

- My wife and I live in Cape Conroe
- I have lived in Montgomery for 9 years; we married 2 years ago (we grew up in Pennsylvania)
- We have four children – three of which are in MISD schools; one of which is a freshman at UT
- Common Montgomery theme: “Fantastic schools, safe, great place to raise a family, but...”

What is there to do?

- ...what is in the vicinity that is fun for families/all ages?
- Obviously, Montgomery has access to a fantastic lake; but it is generally for folks that have a boat/water recreation vehicles (aka. \$)
- Most families/people go over to Conroe, The Woodlands or further for shopping, movie theatres, music, sporting events, etc.
- But, what if there were a few things around here that kept people (and their \$) local?
- Certainly the Kroger store will spearhead that, but what about something fun?

Such as...

- **Miniature golfing!**
- **Pro's:** Family friendly, low cost, appeals to all ages/genders, fun, competitive, great date night activity, can be setup as handicap accessible, easy way to get everyone to “unplug” and interact – socialize, solid community event
- **Con's:** Weather dependent, but weather is predominantly very favorable 'round here

I Present to You...



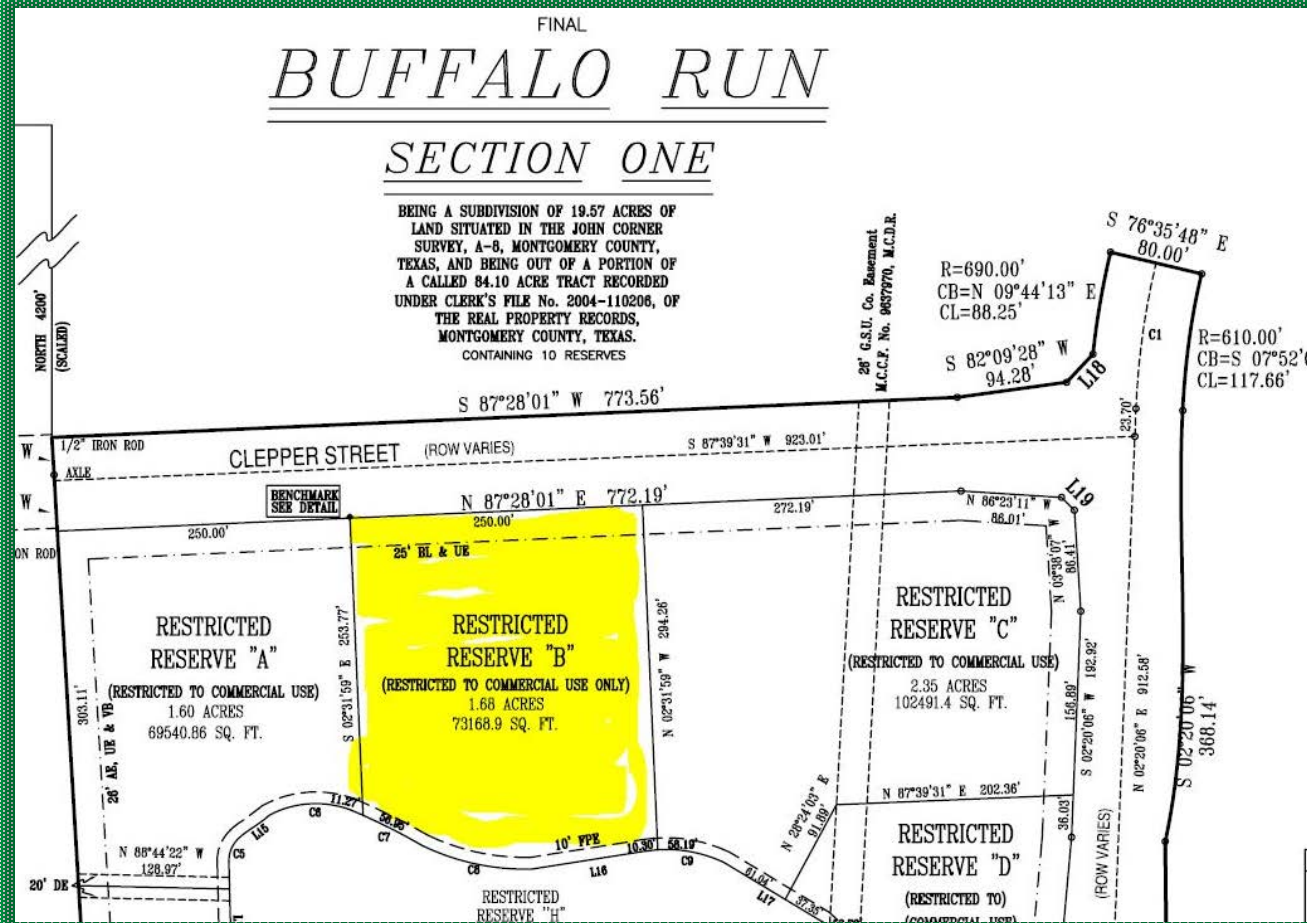
LONGVIEW GREENS

Miniature Golfing

EST 2016

Overview

- Our business plan is to create a 18-hole miniature golf establishment on the 1.68 acre lot (Lot "B")

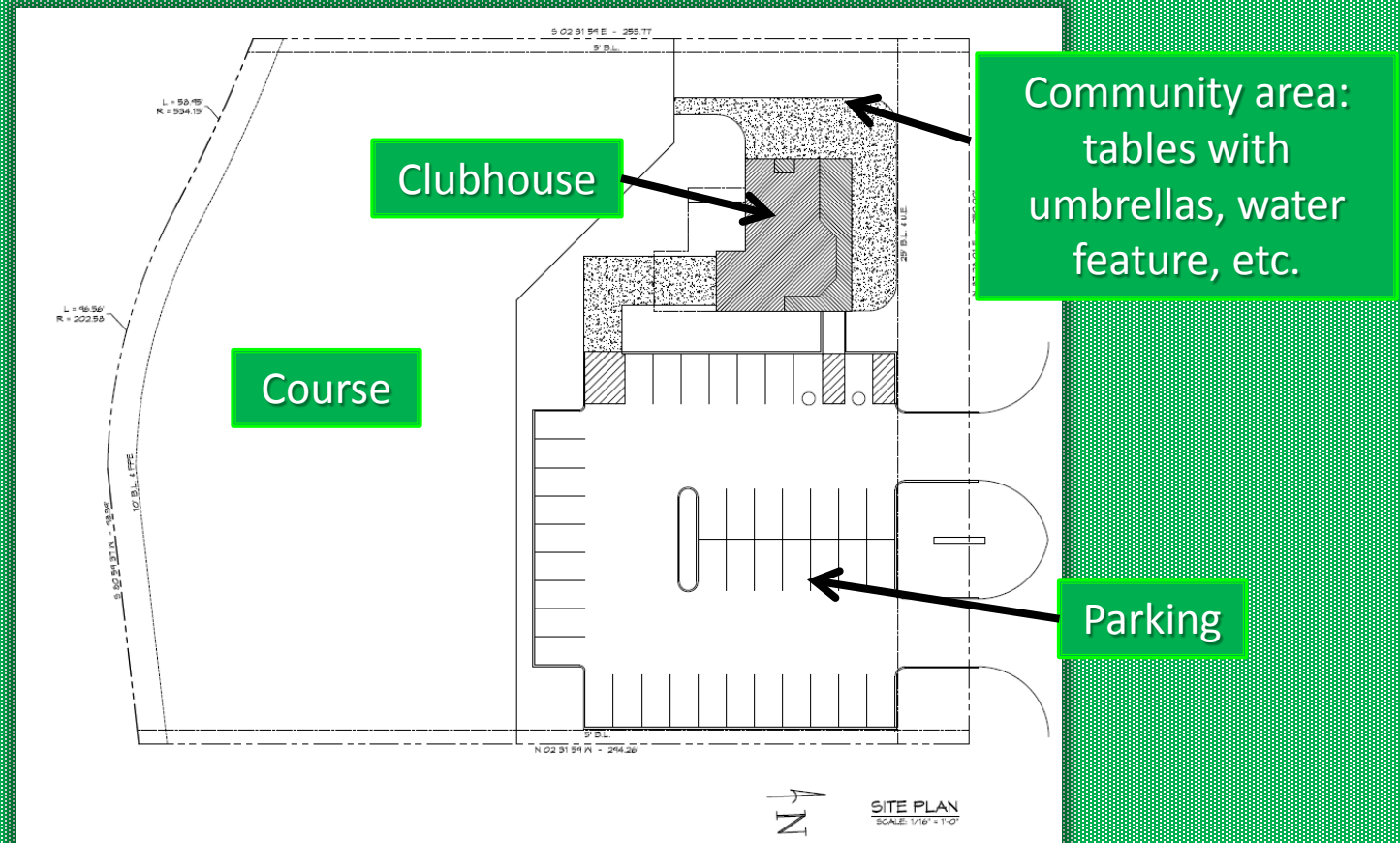


Overview

- On the property, we would construct a beautiful, but somewhat challenging, 18-hole miniature golf course, a 1,662 sq. foot clubhouse – which would include a multi-purpose room, restrooms, a couple offices and concessions

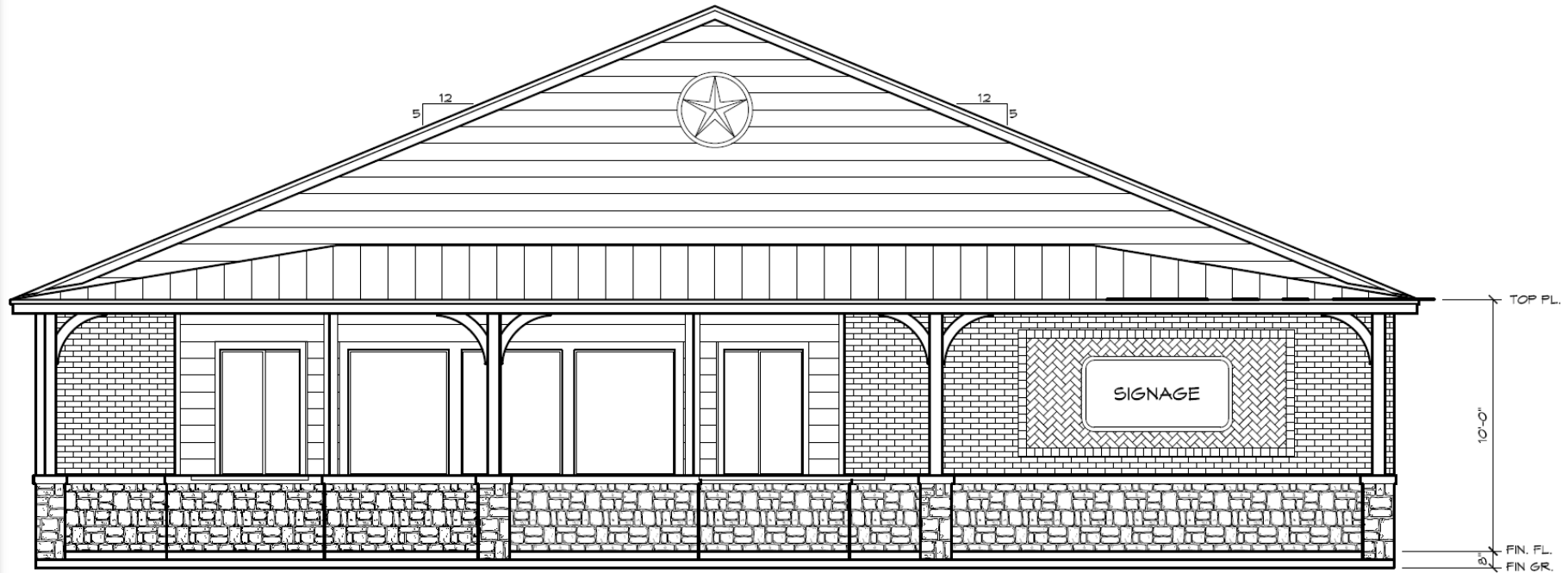
Overall Site Plan

- On the property, we would construct a beautiful, but somewhat challenging, 18-hole miniature golf course, a 1,662 sq. foot clubhouse – which would include a multi-purpose room, restrooms, a couple offices, concessions



Clubhouse Overview

- Working with David Whiteley, we worked with him to design the clubhouse to have a covered patio, with a metal roof, with brick work on the front and wood siding on the remaining sides



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Golf Course Feel/Look

- Unlike other courses that may have UFO's, clowns, volcano's, etc., this course will have a different look
- One that ties it in to it's community and the spirit, as we perceive it, of the Buffalo Springs Master Planned Development

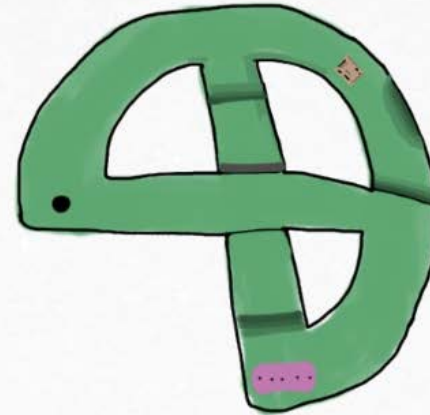
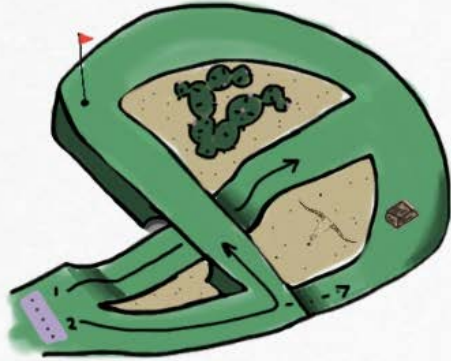


Golf Course Feel/Look

- To that end, we want our course to be three things, predominantly:
- **Texas Tie In/Spirit** – It would almost be sacrilegious to not acknowledge the Texas heritage in the birthplace of the Texas flag. We will tastefully work in common Texas themes to our putting greens.
- **Botanical** – The other item that is very important is the botanical feel of the course. We want there to be a well laid out landscaping plan that involves native Texas trees (e.g. Magnolia trees) and flowers as well a lot of water features.
- **Replay-ability** – Green designs can be all manner of difficulty levels, but default to mildly difficult in skill level, to encourage repeat visits to master the technical demands of the course.

Sample Putting Green Designs

"Over/Under"



The golfer has two choices:

- 1.) The safe route is to putt it straight ahead, down the ramp which carries it up the next. The golfer can then two putt it from there.
- 2.) The riskier, but greater reward shot, is to lightly putt it so it has visibility for the next shot to go over the bridge. If the golfer hits it too strongly, however, the shot will carry over the ledge, which will then result in two or three extra shots to get it in the hole, because of the extra hazards that the golfer must navigate.

Sample Putting Green Designs



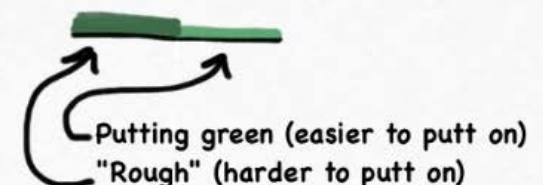
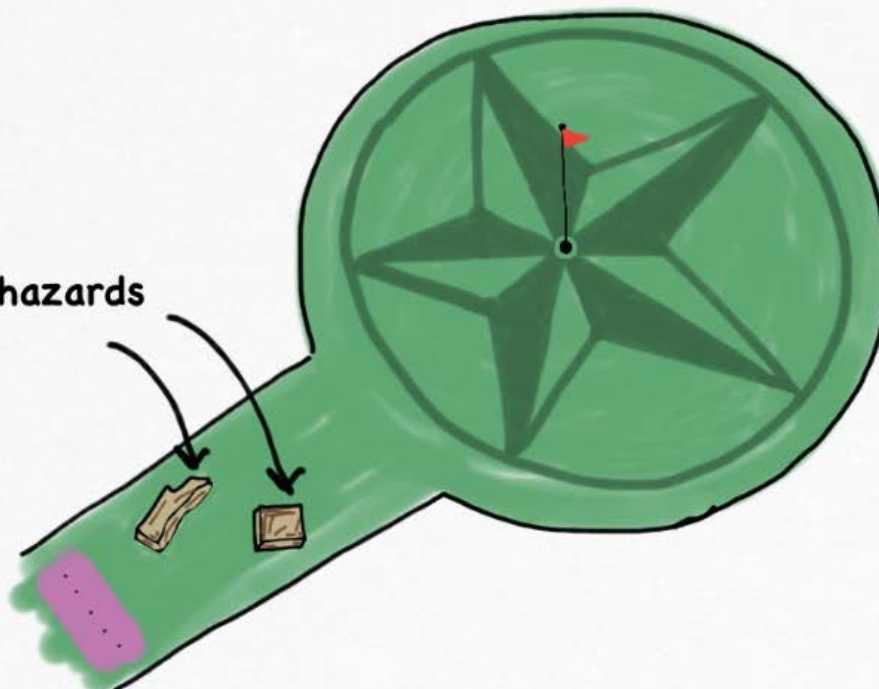
The golfer has three choices:

- 1.) Play it safe and hit the initial shot to the right. The golfer can expect to 3 or 4 putt it.
- 2.) Take a risk, by attempting to hit a trick shot into the chute at the top of the ramp - but it doesn't make it and rolls back down the hill, burning a stroke.
- 3.) Take the same risk, but it pays off with just the right touch where it makes it up the first ramp, banks off at the right location and hits the chute. The reward is either a hole in one or hit it in on the second stroke.

Sample Putting Green Designs

"Texas Star"

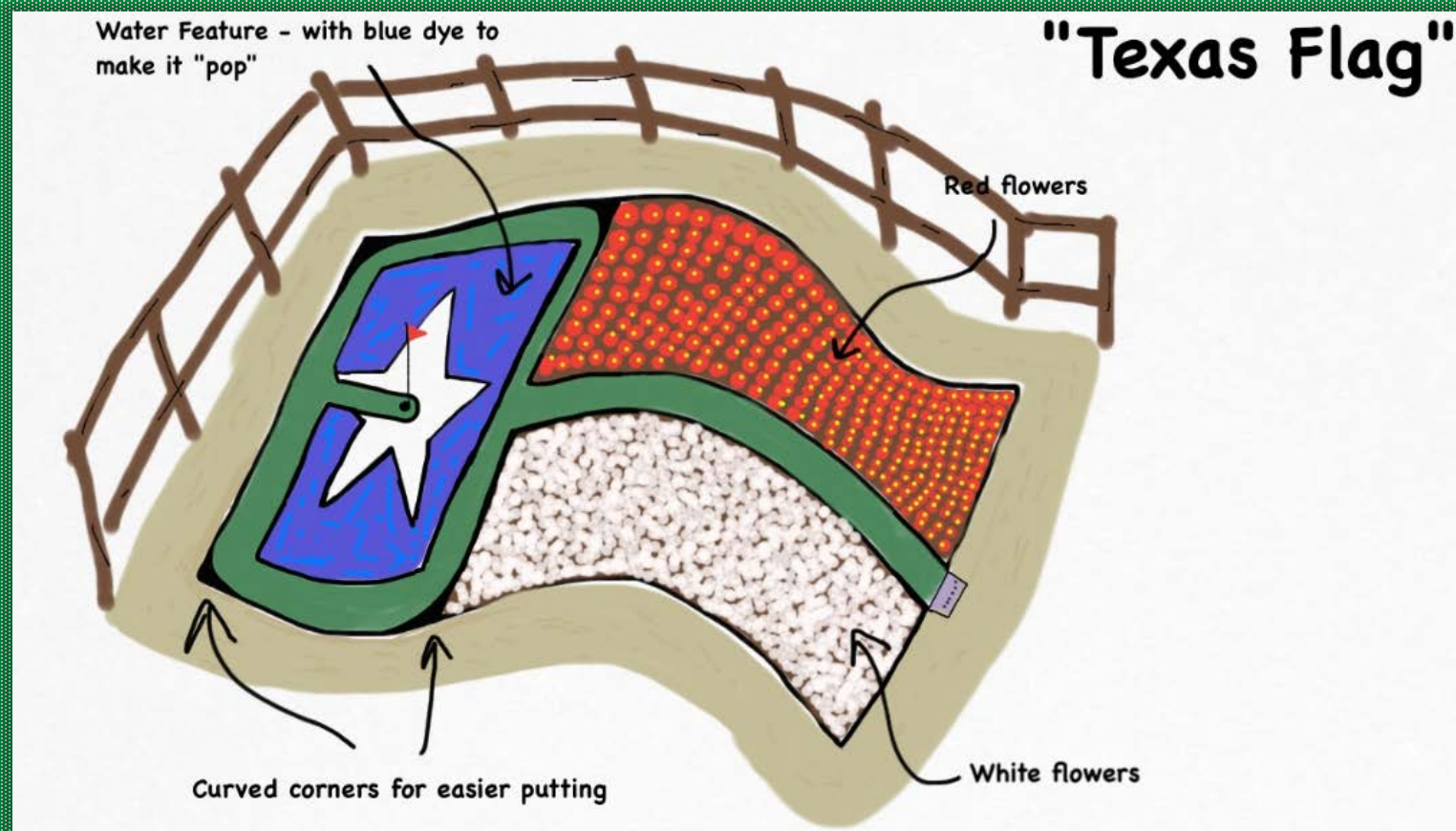
Simple rock hazards



The golfer has one approach, avoid the initial obstacles, combat the difference between the putting green (lighter green) and the "rough" (darker green).

This is more a nod to Montgomery's/Texas's heritage than a risk/reward hole.

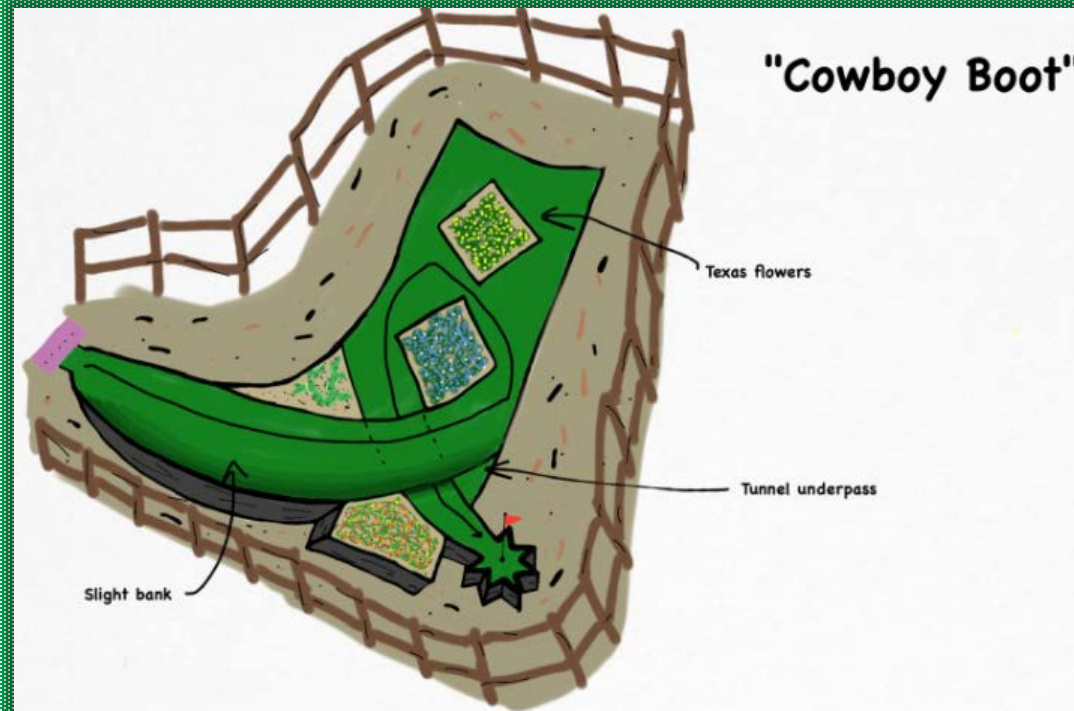
Sample Putting Green Designs



Another nod to Montgomery's/Texas's heritage, more so, than a risk/reward hole.

The golfer would use the curves in the flag's outline to best navigate this particular course.

Sample Putting Green Designs



An homage to Texan's choice for footwear - the tried and true cowboy boot.

There will be spaces on this hole for flowers to provide some ornamentation; an opportunity to give the boot some panache.

The over/under approach allows for the golfer to see the entire course, with the goal being the pin in the middle of the spur.

Sample Putting Green Designs

"Armadillo Dance"

Sloped green

Truck

Car

Potholes/bunkers

Yellow flower dividing lanes

Armadillo

Another nod to Montgomery's/Texas's heritage of Armadillos + vehicles + roads, more so, then a risk/reward hole.

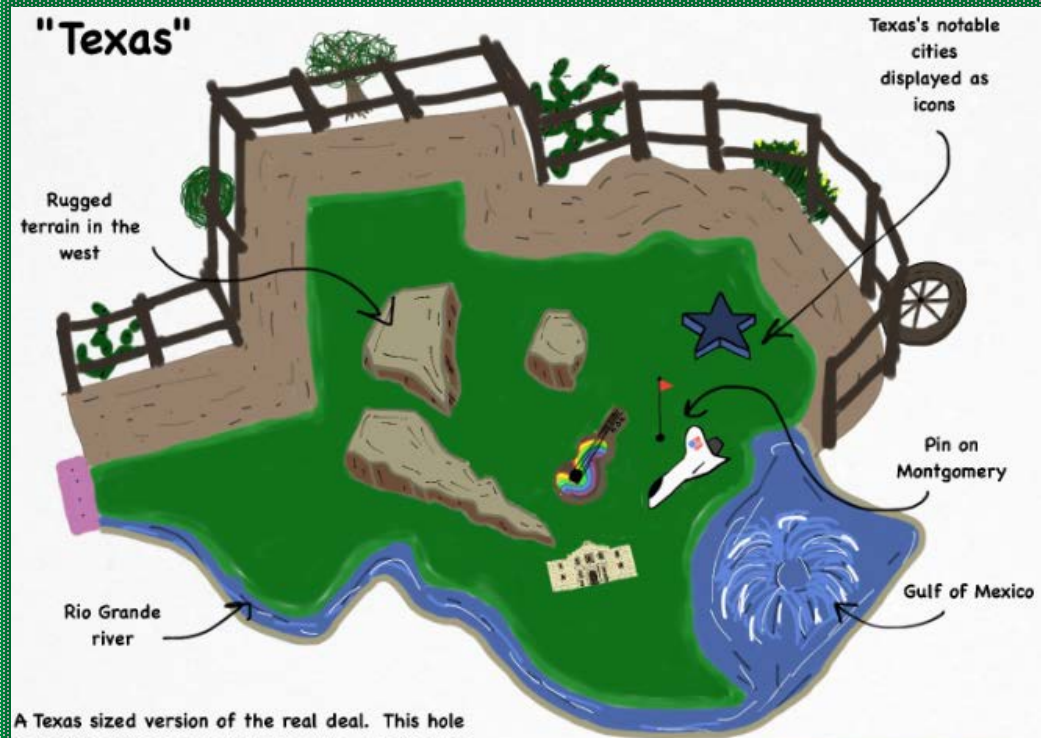
The golfer is essentially faced with two choices:

- 1.) The golfer can go left, using the sloped bank to their advantage, but they have to avoid getting caught under/around the car/truck - like the armadillo.
- 2.) The second route is to the right of the dividing lines/flowers. It is shorter, but has more armadillo hazards and has pot holes/bunkers, which would cost the golfer strokes getting away/out from them.

Car/Truck - sculpted concrete with flower features

Armadillo garden/lawn art - made from sturdy horseshoes

Sample Putting Green Designs



A Texas sized version of the real deal. This hole is designed to golf around the state. Taking into account topographical features (e.g. rugged terrain in the west, flatter land features in the east).

In addition, the golfer has to navigate the "Rio Grande river", on the south side of the state. Otherwise, the golfer must contend with rock features.

Lastly, notable icons are used to mark Texas's notable cities, while providing the golfer an opportunity to use them for bank shots or to avoid.



Longview Greens Miniature Golfing Business: Construction Budget

Line Item Description	Anticipated Amount	Comment
Construction Costs (Civil Engineering Firm L^2 Was Hired For Analysis)		
6" Stabilization	\$ 7,705.00	Paving & Grading
Lime for Use in Stabilization	\$ 8,200.00	Paving & Grading
Fly-ash for Use in Stabilization	\$ 3,885.00	Paving & Grading
ADA Standards Met for Handicapped Parking (Paved), but Gravel For Remainder		Paving & Grading
8" Crushed Limestone (TXDOT Standards)	\$ 47,432.00	Paving & Grading
2" Type D HMAc Pavement (Asphalt Driveway)	\$ -	Instead of asphalt, a crushed limestone driveway will be utilized
Paving Contingency	\$ 6,722.20	Paving & Grading 10% Safety Margin
2' Fill Under Building Pad	\$ 3,000.00	Earthwork
Clear and Strip Organics (Average of 6" Depth)	\$ 7,055.00	Earthwork
Grading of Onsite Drainage Ditches	\$ 5,000.00	Earthwork
Earthwork Contingency	\$ 1,505.50	Earthwork 10% Safety Margin
Waterline Tap & Meter Box (Cost + 200%)	\$ 12,500.00	Utilities
1.5" Water Service Lead	\$ 1,000.00	Utilities
6" SDR-26 Class 150 PVC Gravity Sanitary Sewer	\$ 1,200.00	Utilities
Sanitary Sewer Tap	\$ 12,500.00	Utilities
Utilities Contingency	\$ 2,720.00	Utilities 10% Safety Margin
Implement Stormwater Pollution Prevention Plan	\$ 2,500.00	SWPPP
Silt Fence	\$ 1,750.00	SWPPP
12" - 18" Buried Rip Rap	\$ 1,625.00	SWPPP
Hydromulch	\$ 1,250.00	SWPPP
Stabalized Construction Entrance	\$ 1,400.00	SWPPP
	\$ 852.50	SWPPP 10% Safety Margin
Civil Engineering Fees (Drawings, etc.)	\$ 15,000.00	Completed by L^2 for Civil Work
Soil Study (For Foundation)	\$ 950.00	Civil cost
Foundation Design	\$ 750.00	Needs soil study for this to be completed
Electrical Connection	\$ 10,000.00	Electrical
Survey	\$ 3,000.00	Civil Engineering Firm Responsibility
Permit Fees / Inspection	\$ 1,500.00	Civil Engineering Firm Responsibility
Lighting	\$ 47,500.00	Civil Engineering Firm Responsibility
Landscaping	\$ 37,500.00	Variable Budget In Terms of Future Areas To Water/Landscaping
Sprinkler System	\$ 15,000.00	Variable Budget In Terms of Future Areas To Water/Landscaping
Sidewalks	\$ 22,500.00	Civil Engineering Firm Responsibility; Variable Budget
Security Fencing Around Course Only	\$ 32,000.00	Fencing Absolutely Needed - At Least Around Course (Need); Black Metal Fencing is Preferred
Water Feature (Front):		Attractive Water Fountain Upon Entry Would Be Gravy, But Other Items Are More Important
Front Patio (Umbrellas, Chairs, Tables):		Picnic Tables, Umbrellas, Rocking Chairs - Creating Social Environment, but Cost Sensitive
Clubhouse (Customer Restrooms + Offices + Multipurpose Room):	\$ 200,000.00	GC / Construction Crew
Owner Financed Property (20% Down):	\$ 64,000.00	Owner financed land; 20% down payment
Golf Course Design Implementation (Harris Corporation):	\$ 200,000.00	Includes cement, sidewalks, carpet greens, holes, pins, water features/pumps, boulders, brick edging
Safety Margin for Extra Expenses:	\$ 35,000.00	Safety Margin for weather setbacks, added civil tasks, etc.
Cumulative Safety Margin:	\$ 46,800.20	
Current Overall Project Total:	\$ 814,502.20	
Jason & Julie Long Upfront Capital Percentage Down 35%	\$ 285,445.54	
Grant/Loan From Alternate Source:	\$ 31,000.00	
Amount Requested of Bank:	\$ 498,056.66	

Montgomery City Council
AGENDA REPORT

ITEM #11

Meeting Date: August 15, 2016	Budgeted Amount: Amount available in Infrastructure line item
Department:	
Prepared By: Jack Yates	Exhibits: May 13, 2016 memo from city engineer, letter from McCoy's with their cost estimate, Memorandum of Understanding with McCoy's regarding tap fees and sewer line upgrade, e-mails from Glynn Fleming (city engineer) and Sam Eckermann (McCoy's engineer)
Date Prepared: August 12, 2016	

Subject

MEDC participation in 12" upgrade to deeper sewer line to serve S. Hwy. 105 area and McCoy's Lumber.

Discussion

As previously presented at the May MEDC Board meeting the issue is a MEDC financial participation in a upgrade from an 8 inch sewer line to a 12 inch sewer line placed at a larger depth as suggested by the city engineer, the deeper depth eliminates one lift station that the city currently has in place, the saving upgrade and replacement cost at some point in the future, and a cost of several hundred thousand dollars.

With the upgrade in size and deepening of the line the cost to the city is estimated to be \$100,000. The previous estimate was approximately \$75,000.

This new line is approximately 2,150 linear feet connecting FM 2854 with the existing sewer line that now ends east of the First Baptist Church - thus creating a ready-for-development zone that is now undevelopable thus creating a sizeable sales tax potential area.

If the MEDC does not agree an 8" inch sewer line will be laid by McCoy's, but is undersized for any other development to connect to.

Montgomery City Council
AGENDA REPORT

The present cost estimate provided by McCoy's for the 12 inch line is \$210,662. McCoy's is willing to pay \$110,662 of the total, and is asking for \$100,000 from the MEDC to fund the remaining part of the price. The upgrade, and particularly the deepening of the project is a very costly part of the construction.

Glynn Fleming believes that the \$210,662 is a high estimate and that the project will receive bids considerably lower than that figure. If the actual bid does come in under the \$210,662 then the \$100,000 will be reduced by that number—i.e. if the bid were to come in at \$200,662 then the MEDC share would be \$90,000.

McCoy's is now ready to proceed and is planning to have their construction plans approved at the August 23rd Council meeting.

Recommendation

Approve the expenditure, not to exceed \$100,000 with final determination to be based upon the actual bid.

Approved By

Department Manager		Date:
City Administrator	Jack Yates	August 12, 2016 Date:



FOR YOUR INFORMATION

May 13, 2016

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

8701 New Trails Drive, Suite 200
The Woodlands, Texas 77381-4241
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

Re: Sanitary Sewer Extension to Serve Proposed McCoy's Building Supply
City of Montgomery

Dear Directors:

As you are likely aware, the McCoy Corporation has selected the City of Montgomery as the location of the newest McCoy's Building Supply store. We along with the City Administration have worked closely with the McCoy's real estate development and engineering teams over the past few months to complete the pre-development feasibility and preliminary platting phases, and your City Council is scheduled to act on a rezoning request for the tract later this month. As identified in the pre-development feasibility study, this tract will require an extension of the City's existing sanitary sewer system in order to receive service. This extension will consist of approximately 2,150 linear feet of gravity sanitary sewer line and associated appurtenances. It will commence at the westernmost property line of the McCoy's Tract and extend east along the southern right-of-way of SH-105, terminating at an existing City of Montgomery man hole located southwest of the intersection of SH-105 and FM-2854. The McCoy Corporation has stated their willingness to fund the engineering design and construction cost of an 8-inch sanitary sewer line, which is sufficient to serve the entirety of their proposed development. Per Section 90-103(10) of the City of Montgomery Code of Ordinances, if the City deems it prudent to install a line larger than that required to serve a development, the City must fund the additional cost associated with increasing the proposed line size. For future planning purposes we recommend the City elect to fund a larger diameter extension. Construction of a 12-inch sanitary sewer line rather than an 8-inch will facilitate service to future commercial development along the southern right-of-way of SH-105 and may aid in the future elimination of City Lift Station No. 12 and redirection of City Lift Station No. 3.

If you have any questions or comments, please contact, Glynn Fleming and or myself.

Sincerely,

Ed Shackelford, P.E.
Engineer for the City

EHS/gef:lr2

P:\PROJECTS\W5841 - City of Montgomery\W5841-1014-00 - McCoy's Building Supply\Letters\McCoy's Sanitary Sewer Extension, EDC Memo.doc

cc/enc.:

- The Honorable Mayor and City Council
- The Planning and Zoning Commission
- 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



July 13, 2016

Mr. Jack Yates
City Administrator
City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

Re: McCoy's Building Supply
Eva Street 12-inch Wastewater Extension
Montgomery, Texas

Dear Mr. Yates:

At the City's request and in response to the correspondence regarding the cost sharing of the proposed 12-inch wastewater line to be extended along Eva Street as part of the McCoy's Building Supply project, Eckermann Engineering, Inc. (EEI) solicited a bid for the installation of +/-2,180 linear feet of 12-inch wastewater line. The line is proposed to extend along the southern side of State Highway 105 (Eva Street) from the existing manhole located southwest of the intersection of State Highway 105 and FM 2854 to the western property line of the McCoy's Building Supply development.

It was previously agreed that McCoy Corporation will pay for the cost to extend an 8-inch wastewater line along the alignment and that the City of Montgomery will pay the associated costs to upsize the line to a 12-inch and deepen the wastewater line to serve future developments to the west. A bid was received from Embree Construction Group for the 12-inch wastewater line based upon the approximate quantities provided by EEI. The 12-inch wastewater installation cost totaled \$210,662 and is attached to this letter for reference. When compared to the \$81,600 construction cost estimate for the 8-inch wastewater line, referenced in the Jones and Carter Utility Feasibility report, this represents a cost increase of \$129,062 plus engineering/surveying costs of \$23,100.

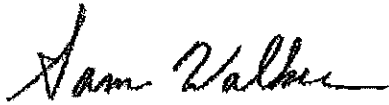
On behalf of the Developer, McCoy Corporation, we would like to request the following cost participation and consideration from the City of Montgomery, as referenced in the Memorandum of Understanding generated from the May 3, 2016 meeting.

- Allow McCoy's to design and construct the 12-inch wastewater line along State Highway 105, with City review, as part of the overall development project.
- Upon completion and inspection of the said wastewater line by City representatives, the City of Montgomery will reimburse McCoy Corporation \$100,000 to offset the costs for the deepening and upsizing of the wastewater line. (The referenced \$100,000 represents approximately 75% of the additional construction costs excluding soft costs).
- McCoy's to pay for all engineering and design associated with the extension of the 12-inch wastewater line.

In summary, we would like to request the above cost sharing agreement from the City of Montgomery to support the McCoy's Building Supply development. Please feel free to contact me at 512-556-8160 if you have any questions or comments.

Very truly yours,

ECKERMANN ENGINEERING, INC.



Sam N. Walker, P.E.
Vice President

Engineer's Opinion of Probable Construction Cost

Off-Site 12-inch WW Line

McCoy's - Montgomery, TX

Quantities Prepared By: Eckermann Engineering, Inc.

TBPE Firm Registration No. F-10496

Pricing Provided By: Embree Construction Group

June 10, 2016

Item No.	Description	Unit	Quantity	Unit Price	Cost
1	12" SDR-26 PVC WW Pipe by Open Cut, 4' to 10' Deep, Complete in Place	LF	80	\$48.50	\$3,880
2	12" SDR-26 PVC WW Pipe by Open Cut, 10' to 20' Deep, Complete in Place	LF	2100	\$52.50	\$110,250
3	4' Dia. Precast WWMH (10' to 20' Deep)	EA	6	\$7,450.00	\$44,700
4	4' Dia. Precast Drop WWMH	EA	1	\$450.00	\$450
5	Connect to Existing WWMH with 8" Gravity Drop Connection	EA	1	\$650.00	\$650
6	Trench Safety	LF	2180	\$4.00	\$8,720
7	Temporary Erosion Controls and Tree Protection	LS	1	\$5,175	\$5,175
8	Signs, Barricades, and Traffic Control Devices	LS	1	\$3,500	\$3,500
9	General Contractor OH&P	LS	1	\$14,186	\$14,186

Subtotal Construction Cost: \$191,511

10% Contingency: \$19,151

Total Construction Cost: \$210,662


* The Engineer has no control over the cost of labor, materials, equipment, contractor's methods of determining prices, competitive bidding, or market conditions. Estimates of Probable Construction Costs, as provided herein are approximate, and compiled on the basis of the Engineer's experience and qualifications which represents the Engineer's judgement as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that the proposals, bids, or actual construction costs will not vary from these estimates of probably costs prepared for the owner or intended recipient of this document.

MEMORANDUM OF UNDERSTANDING

On May 3, 2016, representatives from McCoy's Building Supply and the City of Montgomery, Texas met to discuss the charges and fees related to City utility services provided to the proposed McCoy's store in Montgomery. In accordance with the City ordinances, the parties agreed to the following:

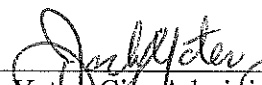
1. McCoy's will be paying only for the taps that will serve their store. Tap fees on the other three tracts (Reserves) on McCoy's property will be paid by the land owner/developer at the time of development.
2. McCoy's will design, with City engineering review, and construct, under City inspection, approximately 2,150 LF of 12-inch gravity sanitary sewer line. This line shall be placed within an existing utility easement which parallels the southern right-of-way of SH-105 and shall commence at the westernmost property line delineating the McCoy's tract and the First Baptist Church tract. It shall then extend east, with approximately seven man holes placed at necessary intervals, and will terminate at the existing City of Montgomery sanitary sewer man hole located southwest of the intersection of SH-105 and FM-2854. McCoy's will fund all engineering design costs and the construction costs associated with an eight-inch gravity sanitary sewer main and appurtenances. For future planning purposes the City of Montgomery desires this line to be constructed as a 12-inch sanitary sewer main, and as such will fund the difference in material and construction costs between eight-inch and 12-inch pipe. Additionally, the City will be examining the possible benefit in lowering the finished flow line to aid in future planning. In this event the City will fund the additional construction cost associated with lowering the finished flow line.
3. The City will not reimburse McCoy's for its cost in installing the 8 inch sewer line.
4. McCoy's engineer will design the sewer line with review and approval by the City engineer.
5. McCoy's has the option of either paying the City for the installation of the sewer line by a company selected by the public competitive bid, or doing the construction itself without a public competitive bid with inspection by the City.
6. Inspection costs will come from escrow funds held by the City.
7. A note will be added to the McCoy's Montgomery Subdivision Final Plat illustrating that 65.7 Living Unit Equivalents have been reserved to support the ultimate build-out of the 10.35-acre tract. The anticipated breakdown per Reserve is:
Reserve A (McCoy's) – 12.7 LUEs Reserve B (Possible Restaurant) – 14 LUEs
Reserve C (Possible Restaurant) – 14 LUEs Reserve D (Possible Hotel) – 25 LUEs
8. A separate sheet showing the anticipated tap fees is attached to this memorandum as Exhibit "A".

MCCOY CORPORATION



Dan Stauffer, Vice President
McCoy Corporation

CITY OF MONTGOMERY



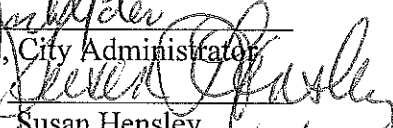
Jack Yates, City Administrator
ATTEST: 
Susan Hensley
6/28/16

EXHIBIT "A"

McCoy's water and sewer tap fees are as follows:

6" Fire Tap • Actual Tap cost \$4500 + \$500 city coordination

1 ½" Water • Actual Tap cost \$2850 + meter cost \$850 + 200% = \$9400

Sewer • Actual Tap cost \$2990 + 200% = \$8970

Total tap fees = \$23,370

E-mails regarding
12" versus 8" costs.
J. Yates

sam@eckermannengineering.com <sam@eckermannengineeri
ng.com> 1:08 PM (19 minutes ago)

Glynn and Jack,

I spoke Embree and they should be able to get 3 updated bids from local utility subs on the 12" wastewater line in the next couple of weeks. This bid will include all of the items to complete the work within the off-site 12" wastewater line plan set.

At the same time we will also ask the contractors to price an 8" wastewater line option with the following assumptions:

- Follow the same general alignment of the 12" wastewater line.
- Follow the same general slopes as the 12" wastewater line.
- Include a bore and encasement under Buffalo Springs as shown in your comments from yesterday.
- Reduce the depth of the overall line so that the manhole located at Station 22+82.63 (NW corner of the McCoy's tract) is 4 foot deep minimum.

Are these assumptions acceptable?

If so, then McCoy's is ok with the presentation to the MEDC on Monday night being a maximum cost sharing of \$100,000 to be backed up by bids to follow at a later date.

Thanks,

RE: McCoy's WW Cost Sharing Letter

Inbox x

Glynn

8:48 AM (1 hour ago)

Fleming <GFleming@jonescarter.com>

to sam, marshal, me, Ed

Sam,

As we have previously discussed, the itemized cost estimate provided to you by Embree Construction, who is based in Georgetown, and referenced in your letter dated 13 July represents costs significantly higher than those currently being submitted in the Houston metro area. As a point of reference, the Public utility extension currently underway directly across SH-105 from the McCoy's tract bid for less than half of the unit prices proposed by Embree. I believe for the City to offer substantive consideration of your proposed cost sharing plan it needs to include a minimum of three submissions by local contractors showing both estimates for 8-inch and 12-inch line sizes

AGENDA REPORT

ITEM #12

Meeting Date:	August 15, 2016	Budgeted Amount:	N/A
Department:	MEDC		
Date Prepared:	August 10, 2016	Exhibits:	Project Protein Information Program

Subject

Economic Development Report

Discussion

Shannan will report regarding TxDOT latest information.

Shannan will request a meeting date for the Roundtable of Principal Employers that was suggested at the June meeting. This meeting is proposed to be at a "light MEDC agenda" night. The suggestion will be to have the meeting in September. Shannan said she will also ask for suggestions from the board regarding who to invite to the meeting.

Shannan will also present the attached Protein Project information regarding economic development information.

Shannan will present information about the upcoming International Convention of Shopping Centers.

I have attached two of the recent arrangements that I made with local churches who have assisted in the Blight Removal as allowed in the MEDC budget. I wanted you to see what is being paid for and what is getting done. In both cases, the United Methodist Church and the First Baptist Church, they came to me offering their services. So, I think this is an opportunity to accept the less than market value help to remove some of the blight in the city/ while also working with volunteer groups.



BIRTHPLACE OF THE TEXAS FLAG

Project Protein



July 17, 2016

Montgomery, TX 77356



July 17, 2016

John Cypher
Director-Americas
Greater Houston Partnership
jcypher@houston.org

RFP: Project Protein

Thank you for considering a move to Montgomery, Texas; Birthplace of the Texas Flag. Historic Montgomery is located 45minutes north of Houston with quick access routes to multilane highways and interstates.

Enclosed in this packet are the details specified in the RFP as well as some highlights to the Montgomery Area as a quality destination for this relocation.

The City of Montgomery and the Economic Development Corporation have full access to a variety of incentives for a manufacturing business. Upon further consideration of our location, an Impact Data Analysis and collaboration with the client will guide the city on what incentives will best fit this project.

Summit Business Park has enclosed a detail of the facilities they have available. The City partners with SBP to provide quality services to businesses looking to come to the area.

In addition to the facility requirements, we recognize that quality of life for the employees of the company is a large part of the consideration of location. We are pleased to share some quick facts and highlights of our community with you in the following pages.

If you have any further questions, please contact me directly and I will do my best to provide you with the information requested. Should you consider a site visit, I would be happy to host a site selection team in Montgomery any time. Let us know how we can be of service to you!

Shannan Reid

Montgomery Economic Development
PO Box 708
Montgomery, TX 77356
(936) 597-5004
MontgomeryTX.EDC@gmail.com
MontgomeryTexas.gov



BIRTHPLACE OF THE TEXAS FLAG



City of Montgomery provides Water, Sewer, Trash pick up at the following rates:

WATER for Commercial Consumers

First 2,000 gallons of water used	\$19.50
Additional water 2,000—10,000 gallons. Rate per thousand gallons.	\$2.50
Additional water 10,000-25,000 gallons. Rate per thousand gallons.	\$2.75
Additional water of 25,000 gallons. Rate per thousand gallons.	\$3.50

SEWER for Commercial Consumers

First 2,000 gallons of water used	\$21.50
Additional water 2,000—25,000 gallons. Rate per thousand gallons.	\$2.00
Additional water of 25,000 gallons. Rate per thousand gallons.	\$2.25

Trash pick up is a standard rate of \$17.65/mo



Entergy

Entergy Texas Inc (ETITM) provides confirmation that it is the electric utility certificated by the Public Utility Commission of Texas to serve the attached property.

In accordance with ETI's Electric Line Extension Policy, your client's obligation to pay constructions costs may be partially or fully off-set through Contract Revenues for the first four years of the contract term associated with new load. Contract Revenues are defined as projected annual non-fuel firm rate schedule revenues, plus base rate cost recovery mechanisms.

Entergy Texas provides reasonable rates and excellent service to go along with the other advantages Montgomery has to offer. A budgetary estimate of the electric cost for this facility would be **\$0.052/kwh**. Please, note power cost for this facility will vary depending on operating characteristics and would be based on current rates filed with the Public Utility Commission of Texas (PUCT). It should not be assumed current rates will be in effect when the facility begins operation.

Shannan Reid

Montgomery Economic Development
PO Box 708
Montgomery, TX 77356
(936) 597-5004
MontgomeryTX.EDC@gmail.com
MontgomeryTexas.gov



BIRTHPLACE OF THE TEXAS FLAG



July 12, 2016

Mr. John Cypher

Project - Protein

Montgomery Summit Business Park is located approximately 50 miles north of downtown Houston west of IH 45 about 15 miles. Our Website is: Montgomerysummitbusinesspark.com provides a great summary of our facilities and what we have to offer. We are a new business park opened in June of 2015.

We have 480 volt 3 phase power, natural gas, City of Montgomery sewer, water, police & fire protection, and high speed fiber communication. Our location provides access in all directions with a great highway infrastructure. We have FM 1097 frontage with phase one expansion of FM 1097 to 4 lanes ready to start. SH 105 is one mile south with 4 traffic lanes.

We have the capacity in house to design, build and deliver turnkey the manufacturing facility customized to your needs. Loading docks provided.

We can provide a 40,000 to 45,000 sq. ft. crane ready building with up to 40 ft. eave height with either attached or detached office. There is approximately a 10 month buildout after submittals. 4 acre pad ready site will be available.

We can design and build to meet your criteria a listed in your facility requirements.

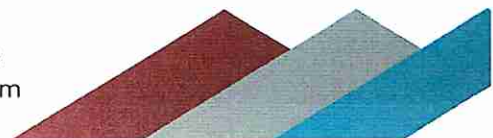
The site is zoned industrial. Distance to Houston Intercontinental airport 41 miles. Port of Houston is 55 miles.

We have a large pool of both skilled & unskilled labor force.

The City of Montgomery & Montgomery Economic Development Corp. are both linked to our website.

The MEDC & County of Montgomery both offer tax abatement programs. The Texas Capital Grant fund is also available.

Thank You for your consideration.





**MONTGOMERY
SUMMIT
— BUSINESS PARK —**



SITEPLAN



Montgomery, Tx



Come & Visit. Come Back & Stay.

This is a little town with some BIG opportunities.

Experience Montgomery, Texas – a small, quiet town with big city options, where serenity and charm meet modern convenience for a quality of life hard to resist. With up-to-date amenities and businesses offering everything you need, every day of the week, Montgomery is the perfect place to shop, dine, play and hang your hat at the end of the day. You don't have to go far into town before Montgomery's peaceful beauty and enchanting charisma quickly sweeps you off your feet!



ANNUAL EVENTS

The entire community comes together to put on fantastic events that people love and remember year after year.

Lone Star 1st Saturdays

1st Saturday of every month

Market Days, featuring all items that are homemade, handmade and homegrown!
Historic Downtown

Antiques Festival

1st Weekend in May

Fine antiques from all over Texas. Vintage, Refurbished, Repurposed, Collectible items, Wine, Food, Music, Shopping
Historic Downtown

Freedom Fest

1st Saturday in July

Experience a downhome community. Parade, Crafters Market, Kid Zone, BBQ Cookoff
Historic Downtown

Wine & Music Fest

3rd Saturday in September

Discover Texas Wines and Great Texas Music! Experience Montgomery in a whole new way.
Historic Downtown

Texian Heritage Festival

2nd Saturday in October

Texas History family festival themed in the 1800's, shootouts, reenactors, kid's area, food, vendors.
Ferland Historical Park

Christmas in Montgomery

2nd Saturday in December

Parade, Candlelight Home Tour, Breakfast with Santa, Cookie Walk
Historic Downtown



MONTGOMERY

— Area Chamber of Commerce

MontgomeryAreaChamber.com

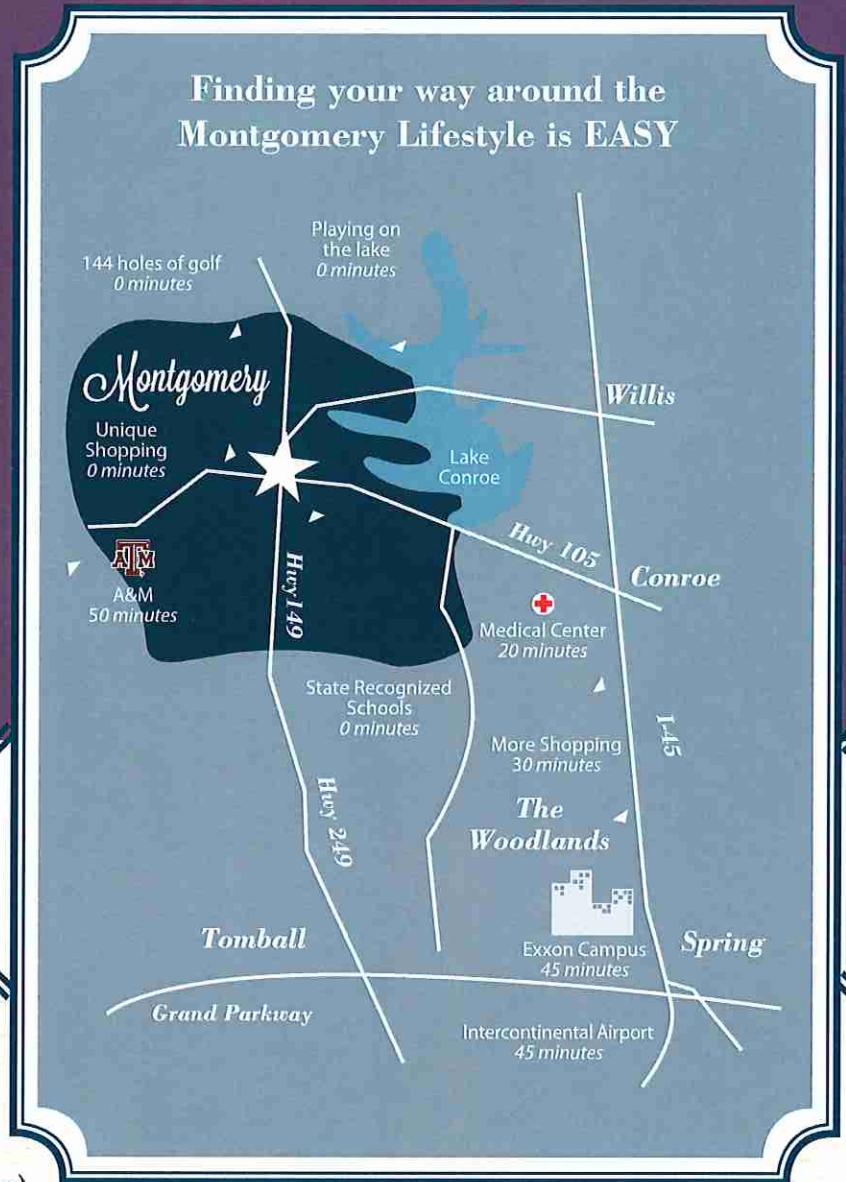
Experience
Montgomery
.com

ExperienceMontgomery.com

Education. Montgomery boasts some of the best schools in the state carrying excellent ratings at all levels. Students enrolled in the district embrace a high standard of excellence, resulting in ambitious and spirited achievers. Tremendous support of parents and community, combined with a hardworking and dedicated staff, has set Montgomery Independent School District apart from others in the area.

Business. Montgomery epitomizes the pioneering spirit that founded our great state. That pioneering spirit is alive and well in Montgomery today as businesses continue to grow and move to the area. In the midst of vibrant growth, Montgomery remains a charming, peaceful place with rich history.

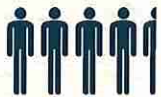
History. Take a step back in time to discover the roots of Texas History in this small community. Established in 1837, Montgomery, Texas was the home of Dr. Charles B. Stewart, credited with designing the Texas Flag. Montgomery is an easy day trip for many who want to learn more about the early days in our beloved state.



Montgomery, Texas
The Birthplace of the Texas Flag

LIVING & BUSINESS

In Montgomery Area (by the numbers)



POPULATION
48,872

Projected Population Growth
(2016-2021) **11.59%**



HOUSEHOLDS
19,212

Projected Household Growth
(2016-2021) **12.01%**



AVERAGE
HOUSEHOLD INCOME
\$108,402

From a 2016 study by The Retail Coach®



MONTGOMERY INDEPENDENT
SCHOOL DISTRICT

6A Classification
2nd Jr. High in 2017 and 2nd High School in 2018

MontgomeryTexas.gov

Hosted by City of Montgomery



AUG 09 2016

MONTGOMERY UNITED METHODIST CHURCH

Jack Yates
City of Montgomery, Texas
P O Box 708
Montgomery, TX 77356

Dear Mr. Yates,

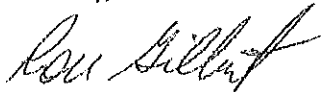
Thank you for the opportunity to work with you and the city in helping one of our residents in getting her 100 year old house repaired for the rot that had eaten away and then primed and painted the repaired areas, as well as the rest of her house. This is the home of Bonnie Richmond at 902 Caroline.

Carpenters Helpers from Montgomery United Methodist Church provided the labor and the materials to do the restoration. It is my understanding that the City of Montgomery would help with the cost of materials on this project, by reimbursing the Church our cost in excess of \$500, up to a total of \$500.

Our total cost for lumber, paint, and materials was \$987.53.

Thanks again for this opportunity.

Sincerely,



Ron Gilbert

Chairman – Carpenters Helpers

Montgomery UMC

713-906-7581 cell

MEDC

\$ 487.53

Blight Removed
OK - J. Yates

First Montgomery

A BAPTIST COMMUNITY OF FAITH

July 27, 2016

Mr. Jack Yates
City Administrator
P.O. Box 708
Montgomery, Texas 77356

Dear Jack,

I made the following list from Rick Milne's notes for the projects our church completed in the blighted area of the city off MLK street. After your inspection of the sites, and if the work meets your understanding of our agreement of work to be completed, you can mail the city's \$1,000.00 check as follows:

First Montgomery Baptist Church
Attn: Kay Piland
P.O. Box 189
Montgomery, Texas 77356

- FBM provided general cleanup services around the Shoemaker and Baja Street properties in Montgomery, starting the week of 17 July 2016, with the concentration of work starting Monday morning 18 July 2016. General clean up included yard cleanup (i.e. mowing, trimming and trash pick-up) as well as organizing yard to provide curb appeal. No painting will be provided at this time.
- The City of Montgomery provided a dumpster at the Shoemaker house Monday morning, any trash from the Baja house was brought by FBM to the dumpster at the Shoemaker house.
- The City of Montgomery coordinated the delivery and placement of the dumpster with the property owner, FBM will coordinated the items to be trashed with the property owner.
- FBM removed the fallen tree from the trailer at the Shoemaker house, as reasonable, considering the safety aspects of size and weight. However, further demolition and removal of the trailer was not part of the project.
- FBM provided all the labor and equipment to conduct the clean-up task described above. The work groups started around 8 am in the morning, and convene around lunch time (noon) before the heat of the day.
- The City of Montgomery agreed to reimburse FBM the amount of \$1,000 (\$500 per home) for the work described.

First Montgomery gratefully acknowledges your generosity in allowing us to partner with the city in this effort that blessed several of the elderly, disabled and needy residents of our community. I hope that we will have another opportunity to combine our efforts and bless other residents in the future.

Sincerely,



Kay Piland
Outreach & Missions
First Montgomery

OK - \$1,000
MEOC
Removal of
Blight - J. Yates

Chris Gober
Pastor

P O Box 189
Montgomery, TX 77356

Phone 936-597-4230
email: office@fbcmontgomery