

MINUTES OF ANNUAL AND REGULAR MEETING

February 20, 2023

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION

CALL TO ORDER

President Rebecca Huss called the meeting to order at 6:00 p.m.

Present: Rebecca Huss - President
Jeff Angelo – Vice President
Carol Langley - Treasurer
Byron Sanford - Board Member
Wade Nelson – Board Member
Dan Walker – Board Member

Absent: Ryan Londeen - Secretary

Also Present: Gary Palmer, City Administrator

CALL TO ORDER

OPEN PUBLIC COMMENT

No public comments were made.

APPROVAL OF MINUTES

1. **Annual and Regular Meeting Minutes of January 16, 2023.**

Rebecca Huss said there is one brief change needed on page nine where it reads a keeper solution when it should read a cheaper solution.

Motion to accept the regular meeting minutes of January 16, 2023 with the one change on page nine from keeper to cheaper was made by Jeff Angelo and seconded by Byron Sanford. All in favor. (6-0)

APPROVAL OF FINANCIAL REPORT

2. January 2023 City Sales Tax Report review and discussion (MEDC Financial Report not available for meeting).

Mr. Palmer stated there has been an eighteen percent increase over the last year at this time.

Rebecca Huss said it is interesting to note McCoy's is the number one sales tax filer and they are not in an Economic Development Agreement with them however, unlike other parts of our history, we are now much more vulnerable to changes in the overall economic environment. Rebecca Huss said this is something to keep in mind when looking at budgeting. Rebecca Huss said there is definitely more variability. Rebecca Huss said at one point in looking at their past, the one through five top tax filers were essentially Kroger, Brookshire Brothers, Entergy, and Jim's Hardware which was much more driven by the people who live here and shop local as opposed to things that are much more driven by national economic factors.

Byron Sanford said it is good to have a seven percent increase in the number of tax filers.

Motion to accept and approve the Financial Report as given was made by Byron Sanford and seconded by Dan Walker. All in favor. (6-0)

CONSIDERATION AND POSSIBLE ACTION:

3. Consideration and possible action on a contract and grant application for the 2023 Music & Mudbugs Festival.

Mr. Charlie Diggs said the festival site has been moved to the opposite side of the driveway leading up to Ransom's. Mr. Diggs said everything is in place and he is looking forward to a successful festival.

Mr. Diggs said they have been nominated for the Texas Country Music Award Festival of the year. The Board congratulated Charlie Diggs for the nomination. Rebecca Huss asked if Charlie had worked everything out with Kroger for the parking. Mr. Diggs said they had a meeting scheduled with Kroger for the following week and that they are a sponsor of the event.

Jeff Angelo stated, "We love Charlie Diggs and that's all there is to it." He added that Mr. Diggs puts on

a good first-class show. Jeff said the new location seemed beneficial. Jeff suggested Charlie Diggs build a permanent amphitheater in the city for his festivals.

Rebecca Huss said their outside festival policy has been to be a support for three years only and this will be the third year for this festival. Rebecca Huss said after three years they will either have to let the festival stand on its own or amend the policy.

Motion to approve an \$8,000 grant application and contract for the 2023 Music and Mudbugs Festival was made by Jeff Angelo and seconded by Byron Sanford. All in favor. (6-0)

4. **Consideration and possible action on a grant application for the March 4 Our Military 5K ruck march.**

Rebecca Huss said they sponsored this event last year. Rebecca Huss said the \$500 was to cover the police costs involved with the event.

Jeff Angelo said he thinks there will be a larger attendance this year and believes it is a good event.

Motion to accept and award the \$500 grant application to Alpha Elite Performance Outdoors was made by Jeff Angelo and seconded by Wade Nelson. All in favor. (6-0)

5. **Consideration and possible action on a grant application for the Montgomery Community Band.**

Mr. Joseph Fioretti, Director of the Montgomery Community Band gave a brief presentation introducing himself and band members. He explained how the idea began and similar community band programs in surrounding cities are successful.

Byron Sanford said he is a huge fan of the arts and anything else they can do to try and create some culture downtown. Byron Sanford thanked Mr. Fioretti for what he is doing.

Jeff Angelo asked where the band normally performs. Mr. Fioretti said they perform at the Montgomery High School Auditorium and consist of wind instruments only. Jeff Angelo asked how long the concerts last. Mr. Fioretti said they have not performed a concert yet but estimate it to last from an hour to an hour and a half. Mr. Fioretti said the concerts are a free event, but donations are very much appreciated. Mr. Fioretti said the first concert will be held on Sunday, April 23rd at 7:00 p.m. Mr. Fioretti said all the members are volunteers. Wade Nelson asked if Mr. Fioretti would consider doing an outdoor event as part of another

event just from the standpoint of having more exposure. Mr. Fioretti said he would be open to it and see what the band would be interested in doing. Jeff Angelo asked what the name of the group was. Mr. Fioretti said the Montgomery Community Band.

Rebecca Huss said usually as part of their sponsorships, they request the City is given credit. Rebecca Huss asked Mr. Fioretti how he would anticipate that if it was a possibility. Mr. Fioretti said he has spoken with Thomas Printing and they will print all of their concert programs free of charge as long as their logo was included. Mr. Fioretti said he would also include any other branding for Montgomery. Rebecca Huss said they can also speak with the City about cross posting the concert events as well.

Carol Langley asked how this would fit in the budget. Rebecca Huss said she thinks for \$3,000 they have it in their unallocated events line item. Rebecca Huss said they have enough money in events.

Byron Sanford said if they continued in this direction they would love to see the band come and be part of the downtown experience.

Rebecca Huss said the Montgomery Quilt Walk is October 6th and 7th so if the band wanted to have a daytime concert with a couple thousand people downtown that would be something they would love to have at the pavilion.

Jeff Angelo asked if this will be the first concert all the band members have performed together in public. Mr. Fioretti said yes. Jeff Angelo said he thinks it may be good to get some video and create some other media collateral that may be able to extend their reach a bit and certainly hype up any future performance opportunities they can collaborate with the band on.

Motion to fund the grant for the Montgomery Community Band in the amount of \$3,000 to be taken from the unallocated events line item was made by Byron Sanford and seconded by Jeff Angelo. All in favor.

(6-0)

ECONOMIC DEVELOPMENT REPORTS

6. February 2023 Development Report.

Rebecca Huss said she wanted to include on their list of things to achieve in 2023 to have the road from Buffalo Springs Drive extend all the way over to CB Stewart which is not necessarily a priority for the current landowners. Rebecca Huss asked Wade Nelson if he could convince the current

landowner that it is a priority for them. Wade Nelson said where they are at on pricing they are end users. Wade Nelson said as far as their buyers, they are going to be end users and way overpriced for a developer to come in. Rebecca Huss asked if he does not think they could be convinced that it would be easier to subdivide the land with a road already in place. Wade Nelson said correct. Rebecca Huss asked if there is something they could give them cheaper for them to subdivide it and put the road in, so the road is split from north and south. Wade Nelson said every developer that has looked at the deal would want that spine road to continue which makes sense because there is too much depth. Wade Nelson said the biggest challenge with that tract is detention. Wade Nelson said the elevation goes up to the north and you have to balance a site that is extremely expensive already and then when you add another five or six dollars a foot on top of that for site work, potentially even higher, you are eating up \$18.00 dirt for two acres of detention. Wade Nelson said a lot of it has to do with selling pad sites for \$30 a foot already, but those are ready to go pad sites. Wade Nelson said there is \$18 dirt, but you still have another \$10 of work. Wade Nelson said for a developer to come in and buy it, it does not make any sense. Rebecca Huss said in some ways having the road there makes it easier to become a developer especially if in her perception it is important enough to the City and the development of it that they could consider fronting the money and then pay us back at pro rata as they tie on without charging them interest. Rebecca Huss said she does not want to pay for the land and does not think they should pay for that favor. Rebecca Huss said she still thinks it should be a private road as well. Wade Nelson said yes it should be. Rebecca Huss said she also thinks they could build it more cheaply than the City could. Rebecca Huss said she thinks there needs to be someone who knows what the end user wants, someone who understands the real estate market, and someone who understands costs. Wade Nelson said it is really a continuation of what they have already done with Milestone.

7. **City Engineer's Report.**

Discussions were held regarding TxDOT and the expansion of SH 105 west and various other local roads in and around the City. Rebecca Huss said you have to collaborate with developers as they develop the property they own so all of this is dependent on the economy, when the developments take place, and when developers sell their large tracts. Rebecca Huss said some of the planning is in the City's ETJ and they cannot control what happens in the ETJ.

Wade Nelson asked what it would take to get the Commissions to focus on this area. Wade Nelson said FM 149, SH 105, FM 2854, and Lone Star Parkway all need to be addressed today.

Rebecca Huss said they need to ask City staff or engage an outside firm to act on the City's behalf to create materials and/or lobby for them with HGAC, TxDOT, and with our State Senators regarding having projects moved forward and moved to the top of the list for funding. Wade Nelson said engaging developers, getting in front of them, and knowing what is happening certainly helps. Wade Nelson said there needs to be a lot of attention and a lot of noise made.

Rebecca Huss said the best bet for moving them forward would be to look for outside services. Mr. Palmer said for what they are looking for, absolutely. Mr. Palmer said he has contacts to help with that.

BOARD INQUIRY

Rebecca Huss mentioned the Board intended to look at a consultant to advance MEDC interests. No other inquiries were made.

ADJOURNMENT

Motion by Dan Walker and seconded by Carol Langley to adjourn the meeting at 6:59 p.m. All in favor. (6-0).

Submitted by: Diana Cooley
Diana Cooley, Deputy City Secretary

Date Approved: 5-15-2023

Rebecca Huss
Rebecca Huss, MEDC President