

NOTICE OF SPECIAL AND ANNUAL MEETING
Montgomery Economic Development Corporation
(MEDC)

NOTICE TO THE PUBLIC IS HEREBY GIVEN in accordance with the order of the Office of the Governor issued March 16, 2020, the Board of Directors of the Montgomery Economic Development Corporation will conduct its Special and Annual Meeting scheduled for **6:00 p.m. on Tuesday, January 19, 2021**, at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas via Zoom Teleconferencing.

This meeting will be closed to in-person attendance by the public. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Videoconferencing capabilities will be utilized to allow individuals to address the MEDC. Members of the public who wish to submit their written comments on a listed agenda item must submit them by Emails to rtramm@ci.montgomery.tx.us by 3:00 p.m. on January 19, 2021.

Members of the public are entitled to participate remotely via Zoom Teleconferencing. Citizens may join the Zoom Meeting by logging on: <https://us02web.zoom.us/j/85156149070> and using **Meeting ID: 851 5614 9070**. They may also join by calling (346) 248-7799 and entering the **Meeting ID: 851 5614 9070**.

The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website the following day. ***Notice - any person(s) using profane, abusive or threatening language may result in them being removed from the Teleconference Meeting.***

1. Call to Order
2. Open Public Comment
3. Approval of Minutes of Regular Meeting held on November 16, 2020
4. Approval of Financial Report
5. Recognition of Outgoing MEDC Directors
6. Consideration and possible action on MEDC Annual Meeting Items:
 - a. MEDC Overview Presentation
 - b. Report of 2020 Activities and Goals
 - i. Event Radios
 - ii. Plywood Goats
 - c. 2021 Planning Items and Goals
 - i. Downtown Development
 - ii. Internal Events
 - iii. Contracted/Sponsored Festival Events
 - iv. Training Opportunities
 - d. Annual Financial Report
 - e. Election of Officers
 - f. Approval of Signor for Banking Accounts
7. Consideration of Economic Development Grant from Troy Tep LLC for a sign at 22453 FM 1097 and consider calling a Public Hearing, if necessary.
8. Consideration of Economic Development Grant from Montgomery Historical Society Regarding Old Montgomery Cemetery improvements and consider calling a Public Hearing, if necessary.

9. Economic Development Reports

- a. City Administrator's Development Report
- b. City Engineer's Report

EXECUTIVE SESSION:

The MEDC Board of Directors reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in Sections 551.071(consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas. (There are no items planned at this time.)

POSSIBLE ACTION FROM EXECUTIVE SESSION:

- 10. Consideration and possible action on items from Executive Session, if necessary.
- 11. Board Inquiry
- 12. Adjourn



A handwritten signature in blue ink, which appears to read "Richard Tramm", is written over a horizontal dashed line.

Richard Tramm, City Administrator for
Rebecca Huss, President of MEDC

I certify that the attached notice of meeting was posted on the bulletin board at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on the 15th day of January 2021 at 11:45 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

MINUTES OF REGULAR MEETING

November 16, 2020

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION

CALL TO ORDER

President Rebecca Huss called the Zoom Teleconference meeting to order at 6:03 p.m.

Present: Rebecca Huss - President
 Dan Walker – Vice-President
 Julie Hutchinson - Treasurer
 Amy Brown – Secretary
 Tom Cronin – Board Member
 Arnette Easley – Board Member (arrived at 6.56)

Absent: Bob Kerr – Board Member

Also Present: Richard Tramm – City Administrator
 Dave McCorquodale – Assistant City Administrator

OPEN PUBLIC COMMENT

No public comment.

APPROVAL OF MINUTES

Minutes of October 19, 2020 Regular Meeting and Special Meeting of November 9, 2020 –

President Huss asked for comments on the minutes as presented for both the October 19, 2020 Regular Meeting and the Special Meeting of November 9, 2020. Motion to approve both the

Regular Meeting Minutes and Special Meeting Minutes was made by Mrs. Hutchinson and seconded by Mr. Walker. All in favor. (5-0)

MONTHLY FINANCIAL REPORT

Report for October 2020

TX Pool is hovering at 0.13% but is still in positive territory.

\$104,139.36 sales tax was transferred to our account and will show up in our financials in December. All monthly accruals have been transferred as well.

Actual to Budget – MEDC sales tax is 9% decrease from October 2019.

Motion by Mr. Cronin, seconded by Mrs. Brown to approve the October 2020 Financial Report as presented. All in favor. (5-0)

CONSIDERATION AND POSSIBLE ACTION

4. Discuss and Consider Allocating Previously Approved Funds for Southern Rum Runners and Montgomery Music & Mudbugs Festival Events That Were Cancelled in the Past Fiscal Year

Mr. Tramm mentioned that both event promoters intended to hold these events in 2021 despite having to postpone them due to COVID in 2020. The amounts previously approved were \$8,000 for the Music & Mudbugs Festival and \$7,800 for the Southern Rum Runners Food Truck Festival.

Mrs. Brown inquired whether there had been an answer from the attorney as to whether we have the authority to rescind the sponsorship should the events not end up happening – is this an open ended liability or we able to close the liability out? Mr. Tramm says that it would be cleaner to take a formal action if an event is clearly not going to take place or meet our standards of performance.

Mr Cronin inquired whether any funds had been given to either entity at this time. Mr Tramm said that they had not. Mr Cronin asked whether dates have been rescheduled. Mr Tramm said 2nd or 3rd weekend in March for the Music & Mudbugs Festival. SRR festival is considering 3rd or 4th weekend in October. All dates are tentative at this time. Mrs Huss asked the Board to recall that the funds approved by MEDC were specifically for submitted receipts and internal expenses such as security and public works that are related to an event actually happening. If the event doesn't happen, the expenses will not incurred.

Mr Tramm asked the Board to approve the same amounts to be allocated to the specific events for the current fiscal year.

Motion by Julie Hutchinson to allocate previously approved funds of \$7,800 out of the parent account of Events to the Southern Rum Runners sub account of Events and \$8,000 out of the

parent account of Events to the Music & Mudbugs sub account under the same conditions as previously approved. Motion seconded by Mrs Brown. The motion passes by majority with Huss, Hutchinson, Brown, and Walker voting in favor and Cronin voting against. (4-1)

5. Provide Report on Downtown Development and Streetscape Planning Project

Recap of the November 10 City Council approval of the contract \$ amount with Gunda Corp. The City Attorney is currently finalizing the contract with Gunda and Gunda and the City will be quickly ready to move forward.

6. Discuss and Consider Amending Authorized Bank Account Signer List by Resolution.

Mr. Tramm would like to add Mr Walker to the bank account as he is the only officer who is not a signatory on the bank accounts. All of the paperwork is already ready should the Board approve.

Motion by Mr Cronin to add Mr Walker to the MEDC bank accounts by resolution, seconded by Mrs Hutchinson. Motion passed unanimously. (5-0)

7. Discuss and Consider Setting Revised Holiday Meeting Schedule

Mr Tramm noted that the December meeting is during the week of Christmas, the January meeting is on the Dr Martin Luther King, Jr holiday, and the February meeting is on the Columbus Day holiday (both City and federal holidays). Would like to move both the January and February meetings to the following Tuesday.

Motion by Mr Cronin to cancel the December meeting, reschedule the January regular and annual meetings to January 19, 2021, and reschedule the February regular meeting to February 16, 2021 seconded by Mrs Brown. All in favor. (5-0)

8. Discuss and Consider Approval of MEDC Licensing Agreement.

Mrs Huss stated that she would be abstaining from voting due to her intention to pursue a licensing agreement, should it pass. Mr Tramm stated that the licensing of the City's images is primarily focused on extending the brand recognition rather than revenue generation. Idea is to push the name and identity of the City outside of our border and possibly generate a bit of income. Initial thought is that cost will be:

\$25 for up to \$1,000 in sales

\$50 for sales between \$1,000 - \$50,000 of sales

1% for sales in excess of \$50,000

1 year term with a \$25 renewal fee

This is a starting point and MEDC can review and revise as necessary.

Mrs. Brown inquired about the City having control over what the logo is used on. Mr Tramm agreed that it was important to keep control over how the logo was used. Mr Cronin asked whether anyone has been in touch regarding licensing. Mr Tramm said that there has been interest on social media when samples have been used as prizes in contests. Mr Cronin thought that cross merchandising might be successful, that there might be interest for items at Sip N Stroll, or a city store with a few items, but said that he did not have any big ideas. Mr Tramm said that he prefers dealing with the free market and utilizing the ideas generated through that route and having them take on the risks and the effort. Mrs Brown said that starting off, it would be good to have private businesses create the inventory and put those expenses out first because it will be expensive to start.

Mr Tramm does not feel that potential sales are currently large enough to add territory concerns to the contract (Mrs Brown pointed out the contract, as written, does include that language). Mrs Hutchinson asked how sales would be reported? Mr Tramm said that it was largely self-policed but they would agree to open their books to us.

Motion by Mr Walker to direct the City Administrator to incorporate the fee structure and comments from the MEDC Board into a draft final agreement, work with the City Attorney for his approval with that final licensing agreement, then work with local businesses to get goat products into the community, seconded by Mrs Brown. The motion passed by majority. Mrs Brown, Mr Walker, and Mrs Hutchinson voted in favor, Mr Cronin voted against, and Mrs Huss abstained. (3-1-1)

9. Consideration and Possible Action on Request by Montgomery County United to Use Up to \$3,000 in Blight Removal Funds to Improve the Visual Look of Several Properties on the North Side of the City.

Mr Tramm said that he did not have paperwork on this item. This is similar to an item that was on the agenda the previous year and was focused on improving homes on the north side of Montgomery. There is no application paperwork or summary so the Board can either table the item or approve contingent upon the City Administrator receiving receipt. Mr Cronin asked what Montgomery County United was. Mr Tramm stated that it was a group that assists local area residents – they have a broad reach that does reach outside of the city. Mr Cronin stated that he would prefer to keep the MEDC money specific and local to the city. Mrs Huss asked if the motion was to table the item until receipts were received and then process it as a reimbursement. Mr Cronin asked if that was a motion. Mrs Huss said sure and made a formal motion.

Motion by Mrs Huss to table the request by Montgomery County United to use up to \$3,000 in blight removal funds and revisit the item in January as a reimbursement, seconded by Mr Cronin. All in favor. (5-0)

10. Economic Development Report – Richard Tramm

- a. City Administrator’s Development Report
presented
- b. City Engineer’s Report
presented

EXECUTIVE SESSION:

11. Consideration and possible action on items from Executive Session.

None

BOARD INQUIRY

Mrs Hutchinson asked for an update on the radios? Mr Tramm said they were “two weeks out”. Mrs Hutchinson asked about date of invoice as it will impact availability of funds in Events category. Mrs Huss said to encourage the correct billing date by telling them that it will not be paid if it doesn’t have the correct date on it.

Mrs Brown said that her To Do List includes a question about copyright/licensing activities. Mr Tramm said that we are still on the 3-4 month timeline that was originally discussed. The attorney is going back and forth with the people at the Trademark office.

Mr Easley asked whether the Montgomery County United item had been placed on the Agenda. Mr Tramm stated that the Board had decided to table the item for the next meeting and act as a reimbursement item.

Mrs Hutchinson asked about goat cutouts. Mr Tramm said that there are 5 available and as of yet there are no applications.

ACTION ITEMS FOR FUTURE MEETINGS

<i>ACTION ITEM</i>	<i>ASSIGNEE</i>	<i>DUE DATE</i>
Licensing Agreement Contract	Tramm	
Trademark Update	Tramm	

ADJOURNMENT

Motion by Mr Cronin, seconded by Mrs Brown to adjourn the meeting at 7.11 p.m. All in favor. (6-0)

Submitted by: _____ Date Approved: _____

Richard Tramm, City Administrator

Rebecca Huss, MEDC President

**CITY OF MONTGOMERY - MEDC
ACCOUNT BALANCES REPORT
Through December 31, 2020 - For January 2021 Meeting**

	<u>MONEY MARKET ACCOUNTS</u>	<u>INVESTMENTS</u>	<u>TOTALS</u>
<u>MEDC</u>			
CHECKING ACCOUNT #1017938	\$ 147,713.86		\$ 147,713.86
TOTAL INVESTMENTS	\$ -	\$ 839,426.82	\$ 839,426.82
TOTAL MIDC	\$ 147,713.86	\$ 839,426.82	\$ 987,140.68

INVESTMENTS

	Issue Date	Maturity Date	Interest Rate	Balance
Texpool #00005			0.09%	\$ 108,387.09
Texpool #00006			0.09%	\$ 731,039.73
Certificates				
Total Investment Balance				\$ 839,426.82

** Notes:

The Sales Tax Transfer of \$61,541.64 was received and transferred on January 8th. This will show on the next report.

MEDC Will be paid back by the General Fund \$750,512.50 in a 12 month period. The first payment of \$63,052.03 was transferred on 1/4/2021. This is for the MISD Land Purchase.

The Light up the Park and Parade expenses are in the process of being finalized. There should be a final total next month as to how much the MEDC will reimburse back General Fund for the events.

City of Montgomery - MEDC

Cash Flow Report

As of December 31, 2020

Date	Num	Name	Memo	Amount	Balance
		51100 · MEDC Checking			94,816.29
11/06/2020	2007	Rebecca Huss	October 2020 Social Media Services	-1,000.00	93,816.29
11/13/2020	2008	JK Graphics, Inc.	Inv 35177 - Graphics for Light up the Park	-98.00	93,718.29
11/16/2020	AL		Light Up the Park - Transfer made 11/17/2020	100.00	93,818.29
11/19/2020	AL		Transfer to General Fund for Amount due from MEDC - Discount Mugs and McCoys	-549.49	93,268.80
11/20/2020	2009	Rebecca Huss	Reimbursement of Expense - Website Marketing	-75.00	93,193.80
11/20/2020	2010	TEDC	Fall Basic ED Course for Richard Tramm	-700.00	92,493.80
12/04/2020	2011	City of Montgomery- Utility Fund	Utility Grant Application - The Ranchers Daughter	-250.00	92,243.80
12/04/2020	2012	Rebecca Huss	Reimbursement of Expense - Website / Social Media Marketing	-1,016.87	91,226.93
12/04/2020	2013	Megan Dodd	1st Place - Pole Decorating Contest	-50.00	91,176.93
12/04/2020	2014	Montgomery Junior High School	2nd Place - Pole Decorating Contest	-25.00	91,151.93
12/04/2020	2015	Jeff and Lisa Waddell	3rd Place - Pole Decorating Contest	-10.00	91,141.93
12/04/2020	2016	Lisa Martin	1st Place - Residential Lighting Contest	-200.00	90,941.93
12/04/2020	2017	Paul and Jennifer Brown	2nd Place - Residential Lighting Contest	-150.00	90,791.93
12/04/2020	2018	Cheryl King	3rd Place - Residential Lighting Contest	-100.00	90,691.93
12/10/2020	AL		Light Up the Park - Transfer made 12/11/2020	125.00	90,816.93
12/10/2020	AL		Sales Tax Transfer 12/20	57,443.45	148,260.38
12/11/2020	2019	TEDC	Webinars - Sales Tax / Financing Local Food Sys. / Membership Renewal	-724.00	147,536.38
12/18/2020	2020	McCoy's Building Supply	Goat Cutouts - Invoice 11353487	-34.02	147,502.36
12/18/2020	2021	Rebecca Huss	Reimbursement of Expense - String for Signs of Parade Winners	-2.58	147,499.78
12/23/2020	2022	Rebecca Huss	Reimbursement of Expense - Website Marketing	-24.99	147,474.79
12/29/2020	AL		Transfer to Checking for MISD Loan	750,000.00	897,474.79
12/30/2020	AL	Old Republic Title Co.	Payment to Old Republic Title for MISD Purchase	-750,512.50	146,962.29
12/31/2020	2023	Bride & Bloom Floristry & Farm	Wreaths -12/5/20 (Light up Montgomery) Inv 0000012	-135.00	146,827.29
12/31/2020	AL	First Financial Bank	Wire Fee for Old Republic Title Co Transfer - To be refunded next month	-25.00	146,802.29
		Total 51100 · MEDC Checking		51,986.00	146,802.29
		TOTAL		51,986.00	146,802.29

City of Montgomery - MEDC
Cash Flow Report - Texpool
As of December 31, 2020

Date	Num	Name	Memo	Amount	Balance
51300 · Time Depositsl-MEDC					1,406,700.17
11/09/2020	AL		Monthly Admin Transfer November 2020	-3,958.33	1,402,741.84
11/09/2020	AL		November 2020 Transfer to Texpool Reimbursement Account - Kroger Co.	-6,625.00	1,396,116.84
11/12/2020	AL		Sales Tax Transfer 11/20	104,139.36	1,500,256.20
11/13/2020	AL		Oct / Nov 2020 Remaining Transfer to Texpool Reimbursement Account - Krog...	-5,916.66	1,494,339.54
11/30/2020	Int		Interest on Texpool	147.43	1,494,486.97
12/10/2020	AL		December 2020 Transfer to Texpool Reimbursement Account - Kroger Co.	-9,588.34	1,484,898.63
12/10/2020	AL		Monthly Admin Transfer December 2020	-3,958.34	1,480,940.29
12/29/2020	AL		Transfer to Checking for MISD Loan	-750,000.00	730,940.29
12/31/2020	Int		Interest on Texpool	99.44	731,039.73
Total 51300 · Time Depositsl-MEDC				-675,660.44	731,039.73
TOTAL				-675,660.44	731,039.73

City of Montgomery - MEDC
Cash Flow Report - Texpool Reimb
As of December 31, 2020

Date	Num	Name	Memo	Amount	Balance
51301 · Texpool Reimbursement Acct					86,239.41
11/09/2020	AL		November 2020 Transfer to Texpool Reimbursement Account - Kroger Co.	6,625.00	92,864.41
11/13/2020	AL		Oct / Nov 2020 Remaining Transfer to Texpool Reimbursement Account - Kroger ...	5,916.66	98,781.07
11/30/2020	Int		Interest	9.55	98,790.62
12/10/2020	AL		December 2020 Transfer to Texpool Reimbursement Account - Kroger Co.	9,588.34	108,378.96
12/31/2020	Int		Interest	8.13	108,387.09
Total 51301 · Texpool Reimbursement Acct				22,147.68	108,387.09
TOTAL				22,147.68	108,387.09

**City of Montgomery - MEDC
Actual to Budget Performance
November 2020**

	<u>Nov 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Oct - Nov 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Income							
55000 · Taxes & Franchise Fees							
55400 · Sales Tax	104,139.36	75,000.00	29,139.36	161,118.74	125,000.00	36,118.74	675,000.00
Total 55000 · Taxes & Franchise Fees	104,139.36	75,000.00	29,139.36	161,118.74	125,000.00	36,118.74	675,000.00
55300 · Other Revenues							
55391 · Interest Income	156.98	333.33	(176.35)	324.70	666.70	(342.00)	4,000.00
Total 55300 · Other Revenues	156.98	333.33	(176.35)	324.70	666.70	(342.00)	4,000.00
Total Income	104,296.34	75,333.33	28,963.01	161,443.44	125,666.70	35,776.74	679,000.00
Expense							
56000 · Pub Infrastructure - Category I							
56000.6 · Downtown Dev Improvements	0.00	9,333.33	(9,333.33)	0.00	18,666.70	(18,666.70)	112,000.00
56000.7 · Streets & Sidewalks	0.00	833.33	(833.33)	0.00	1,666.70	(1,666.70)	10,000.00
56000.8 · Utility Extensions	0.00	4,166.67	(4,166.67)	0.00	8,333.30	(8,333.30)	50,000.00
56000.B · City Capital Projects	0.00	0.00	0.00	0.00	0.00	0.00	160,000.00
Total 56000 · Pub Infrastructure - Category I	0.00	14,333.33	(14,333.33)	0.00	28,666.70	(28,666.70)	332,000.00
56001 · Business Dev & Ret -Category II							
56001.8 · Sales Tax Reimbursement	9,583.33	9,583.33	0.00	19,166.66	19,166.66	0.00	115,000.00
56001.9 · Economic Development Grant Pr...	0.00	1,666.67	(1,666.67)	0.00	3,333.30	(3,333.30)	20,000.00
Total 56001 · Business Dev & Ret -Category II	9,583.33	11,250.00	(1,666.67)	19,166.66	22,499.96	(3,333.30)	135,000.00
56002 · Quality of Life - Category III							
56002.2 · Removal of Blight	0.00	1,250.00	(1,250.00)	0.00	2,500.00	(2,500.00)	15,000.00
56002.3 · Events							
56100.1 · Neighborhood Water Party	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
56100.5 · Light up Montgomery	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
56100.6 · Southern Rum Runner	0.00	0.00	0.00	0.00	0.00	0.00	7,800.00
56100.7 · Mudbugs and Music	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
56100.8 · Christmas Parade	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00
56100.9 · Contests/Prizes	198.00	333.33	(135.33)	198.00	666.70	(468.70)	4,000.00
56002.3 · Events - Other	0.00	1,391.67	(1,391.67)	0.00	2,783.30	(2,783.30)	16,700.00
Total 56002.3 · Events	198.00	1,850.00	(1,652.00)	198.00	3,700.00	(3,502.00)	41,000.00
56002.4 · Downtown Enhancement Projects	0.00	2,500.00	(2,500.00)	0.00	5,000.00	(5,000.00)	30,000.00

	<u>Nov 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Oct - Nov 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Total 56002 · Quality of Life - Category III	198.00	5,600.00	(5,402.00)	198.00	11,200.00	(11,002.00)	86,000.00
56003 · Marketing & Tourism-Category IV							
56003.5 · Brochures/Printed Literature	0.00	333.33	(333.33)	0.00	666.70	(666.70)	4,000.00
56003.C · Website	0.00	666.67	(666.67)	0.00	1,333.30	(1,333.30)	8,000.00
56003.F · Social Media Advertising	75.00	250.00	(175.00)	100.00	500.00	(400.00)	3,000.00
56003.G · Historical Signage	0.00	166.67	(166.67)	0.00	333.30	(333.30)	2,000.00
Total 56003 · Marketing & Tourism-Categor...	75.00	1,416.67	(1,341.67)	100.00	2,833.30	(2,733.30)	17,000.00
56004 · Administration - Category V							
56004.1 · Admin Transfers to Gen Fund	3,958.33	3,958.33	0.00	7,916.66	7,916.66	0.00	47,500.00
56004.3 · Miscellaneous Expenses	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
56004.6 · Consulting (Professional servi)	1,054.49	4,083.33	(3,028.84)	2,339.49	8,166.70	(5,827.21)	49,000.00
56004.7 · Travel & Training Expenses	604.00	833.33	(229.33)	724.00	1,666.70	(942.70)	10,000.00
56004.9 · Technology	0.00	166.67	(166.67)	0.00	333.30	(333.30)	2,000.00
Total 56004 · Administration - Category V	5,616.82	9,083.33	(3,466.51)	10,980.15	18,166.66	(7,186.51)	109,000.00
Total Expense	15,473.15	41,683.33	(26,210.18)	30,444.81	83,366.62	(52,921.81)	679,000.00
Net Income	88,823.19	33,650.00	55,173.19	130,998.63	42,300.08	88,698.55	0.00

City of Montgomery - MEDC
General Ledger
As of December 31, 2020

Type	Date	Num	Name	Memo	Debit	Credit	Balance
51100 · MEDC Checking							94,716.29
General Journal	10/08/2020	AL		Light Up the Park - Transfer made 10/09/2020	125.00		94,841.29
Bill Pmt -Check	10/23/2020	2006	Rebecca Huss	Reimbursement of Expense - Website Marketing		25.00	94,816.29
Bill Pmt -Check	11/06/2020	2007	Rebecca Huss	October 2020 Social Media Services		1,000.00	93,816.29
Bill Pmt -Check	11/13/2020	2008	JK Graphics, Inc.	Inv 35177 - Graphics for Light up the Park		98.00	93,718.29
General Journal	11/16/2020	AL		Light Up the Park - Transfer made 11/17/2020	100.00		93,818.29
General Journal	11/19/2020	AL		Transfer to General Fund for Amount due from MEDC - Discount Mugs and McCoy's		549.49	93,268.80
Bill Pmt -Check	11/20/2020	2009	Rebecca Huss	Reimbursement of Expense - Website Marketing		75.00	93,193.80
Bill Pmt -Check	11/20/2020	2010	TEDC	Fall Basic ED Course for Richard Tramm		700.00	92,493.80
Bill Pmt -Check	12/04/2020	2011	City of Montgomery- ...	Utility Grant Application - The Ranchers Daughter		250.00	92,243.80
Bill Pmt -Check	12/04/2020	2012	Rebecca Huss	Reimbursement of Expense - Website / Social Media Marketing		1,016.87	91,226.93
Bill Pmt -Check	12/04/2020	2013	Megan Dodd	1st Place - Pole Decorating Contest		50.00	91,176.93
Bill Pmt -Check	12/04/2020	2014	Montgomery Junior H...	2nd Place - Pole Decorating Contest		25.00	91,151.93
Bill Pmt -Check	12/04/2020	2015	Jeff and Lisa Waddell	3rd Place - Pole Decorating Contest		10.00	91,141.93
Bill Pmt -Check	12/04/2020	2016	Lisa Martin	1st Place - Residential Lighting Contest		200.00	90,941.93
Bill Pmt -Check	12/04/2020	2017	Paul and Jennifer Bro...	2nd Place - Residential Lighting Contest		150.00	90,791.93
Bill Pmt -Check	12/04/2020	2018	Cheryl King	3rd Place - Residential Lighting Contest		100.00	90,691.93
General Journal	12/10/2020	AL		Light Up the Park - Transfer made 12/11/2020	125.00		90,816.93
General Journal	12/10/2020	AL		Sales Tax Transfer 12/20	57,443.45		148,260.38
Bill Pmt -Check	12/11/2020	2019	TEDC	Webinars - Sales Tax / Financing Local Food Sys. / Membership Renewal		724.00	147,536.38
Bill Pmt -Check	12/18/2020	2020	McCoy's Building Sup...	Goat Cutouts - Invoice 11353487		34.02	147,502.36
Bill Pmt -Check	12/18/2020	2021	Rebecca Huss	Reimbursement of Expense - String for Signs of Parade Winners		2.58	147,499.78
Bill Pmt -Check	12/23/2020	2022	Rebecca Huss	Reimbursement of Expense - Website Marketing		24.99	147,474.79
General Journal	12/29/2020	AL		Transfer to Checking for MISD Loan	750,000.00		897,474.79
General Journal	12/30/2020	AL	Old Republic Title Co.	Payment to Old Republic Title for MISD Purchase		750,512.50	146,962.29
Bill Pmt -Check	12/31/2020	2023	Bride & Bloom Florist...	Wreaths -12/5/20 (Light up Montgomery) Inv 0000012		135.00	146,827.29
General Journal	12/31/2020	AL	First Financial Bank	Wire Fee for Old Republic Title Co Transfer - To be refunded next month		25.00	146,802.29
Total 51100 · MEDC Checking					807,793.45	755,707.45	146,802.29
51300 · Time Deposits-MEDC							1,360,430.91
General Journal	10/08/2020	AL		Sales Tax Transfer 10/20	56,979.38		1,417,410.29
General Journal	10/12/2020	AL		October 2020 Transfer to Texpool Reimbursement Account - Kroger Co.		6,625.00	1,410,785.29
General Journal	10/12/2020	AL		Monthly Admin Transfer October 2020		3,958.33	1,406,826.96
General Journal	10/23/2020	AL		Transfer to General Fund for Amount due from MEDC for Creedon		285.00	1,406,541.96
General Journal	10/31/2020	Int		Interest on Texpool	158.21		1,406,700.17
General Journal	11/09/2020	AL		Monthly Admin Transfer November 2020		3,958.33	1,402,741.84
General Journal	11/09/2020	AL		November 2020 Transfer to Texpool Reimbursement Account - Kroger Co.		6,625.00	1,396,116.84
General Journal	11/12/2020	AL		Sales Tax Transfer 11/20	104,139.36		1,500,256.20
General Journal	11/13/2020	AL		Oct / Nov 2020 Remaining Transfer to Texpool Reimbursement Account - Kroger Co.		5,916.66	1,494,339.54
General Journal	11/30/2020	Int		Interest on Texpool	147.43		1,494,486.97
General Journal	12/10/2020	AL		December 2020 Transfer to Texpool Reimbursement Account - Kroger Co.		9,588.34	1,484,898.63
General Journal	12/10/2020	AL		Monthly Admin Transfer December 2020		3,958.34	1,480,940.29
General Journal	12/29/2020	AL		Transfer to Checking for MISD Loan		750,000.00	730,940.29
General Journal	12/31/2020	Int		Interest on Texpool	99.44		731,039.73
Total 51300 · Time Deposits-MEDC					161,523.82	790,915.00	731,039.73
51301 · Texpool Reimbursement Acct							79,604.90
General Journal	10/12/2020	AL		October 2020 Transfer to Texpool Reimbursement Account - Kroger Co.	6,625.00		86,229.90
General Journal	10/31/2020	Int		Interest	9.51		86,239.41
General Journal	11/09/2020	AL		November 2020 Transfer to Texpool Reimbursement Account - Kroger Co.	6,625.00		92,864.41

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City of Montgomery - MEDC
General Ledger
 As of December 31, 2020

Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	11/13/2020	AL		Oct / Nov 2020 Remaining Transfer to Texpool Reimbursement Account - Kroger Co.	5,916.66		98,781.07
General Journal	11/30/2020	Int		Interest	9.55		98,790.62
General Journal	12/10/2020	AL		December 2020 Transfer to Texpool Reimbursement Account - Kroger Co.	9,588.34		108,378.96
General Journal	12/31/2020	Int		Interest	8.13		108,387.09
Total 51301 - Texpool Reimbursement Acct					28,782.19	0.00	108,387.09
51150 - Accounts Receivable Audit							161,118.74
Total 51150 - Accounts Receivable Audit							161,118.74
51170 - Due from General Fund - Loan							0.00
General Journal	12/30/2020	AL		Payment to Old Republic Title for MISD Purchase	750,512.50		750,512.50
Total 51170 - Due from General Fund - Loan					750,512.50	0.00	750,512.50
51171 - Due From Gen Fund							125.00
General Journal	10/08/2020	AL		Light Up the Park - Transfer made 10/09/2020		125.00	0.00
General Journal	10/08/2020	AL		To accrue sales tax revenue rec'd 10/20	56,979.38		56,979.38
General Journal	10/08/2020	AL		Sales Tax Transfer 10/20		56,979.38	0.00
General Journal	10/31/2020	Int		Light up the Park - October	100.00		100.00
Bill	11/10/2020	35177	JK Graphics, Inc.	Inv 35177 - Graphics for Light up the Park	98.00		198.00
General Journal	11/12/2020	AL		Sales Tax Transfer 11/20		104,139.36	-103,941.36
General Journal	11/12/2020	AL		To accrue sales tax revenue rec'd 11/20	104,139.36		198.00
General Journal	11/16/2020	AL		Light Up the Park - Transfer made 11/17/2020		100.00	98.00
General Journal	11/19/2020	AL		Amount due from MEDC for Discount Mugs -Purchase of Goat Cups	297.00		395.00
General Journal	11/30/2020	Int		Light up the Park - November	125.00		520.00
Bill	12/01/2020	Reim...	Rebecca Huss	Reimbursement of Expense - Website Marketing	2.80		522.80
Bill	12/01/2020	Reim...	Rebecca Huss	Reimbursement of Expense - Website Marketing	0.82		523.62
Bill	12/01/2020	Reim...	Rebecca Huss	Reimbursement of Expense - Website Marketing	13.25		536.87
Bill	12/04/2020	Light...	Megan Dodd	1st Place - Pole Decorating Contest	50.00		586.87
Bill	12/04/2020	Light...	Montgomery Junior H...	2nd Place - Pole Decorating Contest	25.00		611.87
Bill	12/04/2020	Light...	Jeff and Lisa Waddell	3rd Place - Pole Decorating Contest	10.00		621.87
Bill	12/04/2020	Light...	Lisa Martin	1st Place - Residential Lighting Contest	200.00		821.87
Bill	12/04/2020	Light...	Paul and Jennifer Bro...	2nd Place - Residential Lighting Contest	150.00		971.87
Bill	12/04/2020	Light...	Cheryl King	3rd Place - Residential Lighting Contest	100.00		1,071.87
General Journal	12/10/2020	AL		Light Up the Park - Transfer made 12/11/2020		125.00	946.87
General Journal	12/10/2020	AL		Sales Tax Transfer 12/20		57,443.45	-56,496.58
General Journal	12/11/2020	AL		To accrue sales tax revenue rec'd 12/20	57,443.45		946.87
Bill	12/15/2020	Reim...	Rebecca Huss	Reimbursement of Expense - String for Signs of Parade Winners	2.58		949.45
Bill	12/30/2020	Inv 0...	Bride & Bloom Florist...	Wreaths -12/5/20 (Light up Montgomery) Inv 0000012	135.00		1,084.45
Total 51171 - Due From Gen Fund					219,871.64	218,912.19	1,084.45
51174 - Due from Home Grant Funds							5,177.00
Total 51174 - Due from Home Grant Funds							5,177.00
52000 - Accounts Payable							-950.00
Bill	10/21/2020	Reim...	Rebecca Huss	Reimbursement of Expense - Website Marketing		25.00	-975.00
Bill Pmt -Check	10/23/2020	2006	Rebecca Huss	Reimbursement of Expense - Website Marketing	25.00		-950.00
Bill	10/31/2020	Socia...	Rebecca Huss	Reimbursement of Expense - Social Media Services		1,000.00	-1,950.00
Bill	10/31/2020	12206	TEDC	Sales Tax Virtual ED Course for Richard Tramm		120.00	-2,070.00
Bill	11/02/2020	12248	TEDC	Webinar - Financing Local Food Systems for Richard Tramm		79.00	-2,149.00

City of Montgomery - MEDC

General Ledger

As of December 31, 2020

01/13/21

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt -Check	11/06/2020	2007	Rebecca Huss	October 2020 Social Media Services	1,000.00		-1,149.00
Bill	11/10/2020	35177	JK Graphics, Inc.	Inv 35177 - Graphics for Light up the Park		98.00	-1,247.00
Bill Pmt -Check	11/13/2020	2008	JK Graphics, Inc.	Inv 35177 - Graphics for Light up the Park	98.00		-1,149.00
Bill	11/17/2020	Reim...	Rebecca Huss	Reimbursement of Expense - Website Marketing		75.00	-1,224.00
Bill Pmt -Check	11/20/2020	2009	Rebecca Huss	Reimbursement of Expense - Website Marketing	75.00		-1,149.00
Bill Pmt -Check	11/20/2020	2010	TEDC	Fall Basic ED Course for Richard Tramm	700.00		-449.00
Bill	11/30/2020	Socia...	Rebecca Huss	Reimbursement of Expense - Social Media Services		1,000.00	-1,449.00
Bill	11/30/2020	Inv 1...	TEDC	2021 Membership fees Inv #12216		525.00	-1,974.00
Bill	12/01/2020	Reim...	Rebecca Huss	Reimbursement of Expense - Website Marketing		2.80	-1,976.80
Bill	12/01/2020	Reim...	Rebecca Huss	Reimbursement of Expense - Website Marketing		0.82	-1,977.62
Bill	12/01/2020	Reim...	Rebecca Huss	Reimbursement of Expense - Website Marketing		13.25	-1,990.87
Bill Pmt -Check	12/04/2020	2011	City of Montgomery- ...	Utility Grant Application - The Ranchers Daughter	250.00		-1,740.87
Bill Pmt -Check	12/04/2020	2012	Rebecca Huss	Reimbursement of Expense - Website / Social Media Marketing	1,016.87		-724.00
Bill	12/04/2020	Light...	Megan Dodd	1st Place - Pole Decorating Contest		50.00	-774.00
Bill	12/04/2020	Light...	Montgomery Junior H...	2nd Place - Pole Decorating Contest		25.00	-799.00
Bill	12/04/2020	Light...	Jeff and Lisa Waddell	3rd Place - Pole Decorating Contest		10.00	-809.00
Bill	12/04/2020	Light...	Lisa Martin	1st Place - Residential Lighting Contest		200.00	-1,009.00
Bill	12/04/2020	Light...	Paul and Jennifer Bro...	2nd Place - Residential Lighting Contest		150.00	-1,159.00
Bill	12/04/2020	Light...	Cheryl King	3rd Place - Residential Lighting Contest		100.00	-1,259.00
Bill Pmt -Check	12/04/2020	2013	Megan Dodd	1st Place - Pole Decorating Contest	50.00		-1,209.00
Bill Pmt -Check	12/04/2020	2014	Montgomery Junior H...	2nd Place - Pole Decorating Contest	25.00		-1,184.00
Bill Pmt -Check	12/04/2020	2015	Jeff and Lisa Waddell	3rd Place - Pole Decorating Contest	10.00		-1,174.00
Bill Pmt -Check	12/04/2020	2016	Lisa Martin	1st Place - Residential Lighting Contest	200.00		-974.00
Bill Pmt -Check	12/04/2020	2017	Paul and Jennifer Bro...	2nd Place - Residential Lighting Contest	150.00		-824.00
Bill Pmt -Check	12/04/2020	2018	Cheryl King	3rd Place - Residential Lighting Contest	100.00		-724.00
Bill Pmt -Check	12/11/2020	2019	TEDC	Webinars - Sales Tax / Financing Local Food Sys. / Membership Renewal	724.00		0.00
Bill	12/14/2020	Inv 1...	McCoy's Building Sup...	Goat Cutouts - Invoice 11353487		34.02	-34.02
Bill	12/15/2020	Reim...	Rebecca Huss	Reimbursement of Expense - String for Signs of Parade Winners		2.58	-36.60
Bill Pmt -Check	12/18/2020	2020	McCoy's Building Sup...	Goat Cutouts - Invoice 11353487	34.02		-2.58
Bill Pmt -Check	12/18/2020	2021	Rebecca Huss	Reimbursement of Expense - String for Signs of Parade Winners	2.58		0.00
Bill	12/21/2020	Reim...	Rebecca Huss	Reimbursement of Expense - Website Marketing		24.99	-24.99
Bill Pmt -Check	12/23/2020	2022	Rebecca Huss	Reimbursement of Expense - Website Marketing	24.99		0.00
Bill	12/30/2020	Inv 0...	Bride & Bloom Florist...	Wreaths -12/5/20 (Light up Montgomery) Inv 0000012		135.00	-135.00
Bill Pmt -Check	12/31/2020	2023	Bride & Bloom Florist...	Wreaths -12/5/20 (Light up Montgomery) Inv 0000012	135.00		0.00
Total 52000 - Accounts Payable					4,620.46	3,670.46	0.00
52001 - Accounts Payable Audit							-79,500.00
General Journal	10/12/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2...		9,583.33	-89,083.33
General Journal	11/09/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2...		9,583.33	-98,666.66
General Journal	12/10/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2...		9,583.34	-108,250.00
Total 52001 - Accounts Payable Audit					0.00	28,750.00	-108,250.00
52712 - Due to Gen Fund							-125.00
General Journal	10/12/2020	AL		To accrue Monthly Admin transfer - October 2020		3,958.33	-4,083.33
General Journal	10/12/2020	AL		Monthly Admin Transfer October 2020	3,958.33		-125.00
General Journal	10/21/2020	AL		Amount due from MEDC for Creedon		285.00	-410.00
General Journal	10/23/2020	AL		Transfer to General Fund for Amount due from MEDC for Creedon	285.00		-125.00
General Journal	10/31/2020	Int		Light up the Park - October		100.00	-225.00
General Journal	11/09/2020	AL		To accrue Monthly Admin transfer - November 2020		3,958.33	-4,183.33
General Journal	11/09/2020	AL		Monthly Admin Transfer November 2020	3,958.33		-225.00

City of Montgomery - MEDC
General Ledger
As of December 31, 2020

Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	11/16/2020	AL		Amount due from MEDC for McCoys - Goat Cutouts - Downtown Businesses - Per Richard		54.49	-279.49
General Journal	11/19/2020	AL		Amount due from MEDC for Discount Mugs -Purchase of Goat Cups		495.00	-774.49
General Journal	11/19/2020	AL		Transfer to General Fund for Amount due from MEDC - Discount Mugs and McCoys	549.49		-225.00
General Journal	11/30/2020	Int		Light up the Park - November		125.00	-350.00
General Journal	12/10/2020	AL		Monthly Admin Transfer December 2020	3,958.34		3,608.34
General Journal	12/10/2020	AL		To accrue Monthly Admin transfer - December 2020		3,958.34	-350.00
General Journal	12/31/2020	AL		Rebecca Huss Reimbursements - Fernland / Social Media Expenses		1,250.00	-1,600.00
Total 52712 · Due to Gen Fund					12,709.49	14,184.49	-1,600.00
53900 · Unrestricted Net Assets							-1,620,597.84
Total 53900 · Unrestricted Net Assets							-1,620,597.84
55000 · Taxes & Franchise Fees							0.00
55400 · Sales Tax							0.00
General Journal	10/08/2020	AL		To accrue sales tax revenue rec'd 10/20 - 25% of sales tax in GOF		56,979.38	-56,979.38
General Journal	11/12/2020	AL		To accrue sales tax revenue rec'd 11/20 - 25% of sales tax in GOF		104,139.36	-161,118.74
General Journal	12/11/2020	AL		To accrue sales tax revenue rec'd 12/20 - 25% of sales tax in GOF		57,443.45	-218,562.19
Total 55400 · Sales Tax					0.00	218,562.19	-218,562.19
Total 55000 · Taxes & Franchise Fees					0.00	218,562.19	-218,562.19
55300 · Other Revenues							0.00
55391 · Interest Income							0.00
General Journal	10/31/2020	Int		Interest		9.51	-9.51
General Journal	10/31/2020	Int		Interest on Texpool		158.21	-167.72
General Journal	11/30/2020	Int		Interest		9.55	-177.27
General Journal	11/30/2020	Int		Interest on Texpool		147.43	-324.70
General Journal	12/31/2020	Int		Interest		8.13	-332.83
General Journal	12/31/2020	Int		Interest on Texpool		99.44	-432.27
Total 55391 · Interest Income					0.00	432.27	-432.27
Total 55300 · Other Revenues					0.00	432.27	-432.27
56001 · Business Dev & Ret -Category II							0.00
56001.8 · Sales Tax Reimbursement							0.00
General Journal	10/12/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2...	9,583.33		9,583.33
General Journal	11/09/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2...	9,583.33		19,166.66
General Journal	12/10/2020	AL	The Kroger Co.	To accrue Monthly Transfer to Texpool Reimbursement Account for Sales Tax Payable in 2...	9,583.34		28,750.00
Total 56001.8 · Sales Tax Reimbursement					28,750.00	0.00	28,750.00
Total 56001 · Business Dev & Ret -Category II					28,750.00	0.00	28,750.00
56002 · Quality of Life - Category III							0.00
56002.3 · Events							0.00
56100.9 · Contests/Prizes							0.00
General Journal	11/19/2020	AL		Amount due from MEDC for Discount Mugs -Purchase of Goat Cups	198.00		198.00
Total 56100.9 · Contests/Prizes					198.00	0.00	198.00

City of Montgomery - MEDC
General Ledger
 As of December 31, 2020

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 56002.3 · Events					198.00	0.00	198.00
56002.4 · Downtown Enhancement Projects							0.00
Bill	12/14/2020	Inv 1...	McCoy's Building Sup...	Goat Cutouts - Invoice 11353487	34.02		34.02
Total 56002.4 · Downtown Enhancement Projects					34.02	0.00	34.02
Total 56002 · Quality of Life - Category III					232.02	0.00	232.02
56003 · Marketing & Tourism-Category IV							0.00
56003.F · Social Media Advertising							0.00
Bill	10/21/2020	Reim...	Rebecca Huss	Reimbursement of Expense - Website Marketing	25.00		25.00
Bill	11/17/2020	Reim...	Rebecca Huss	Reimbursement of Expense - Website Marketing	75.00		100.00
Bill	12/21/2020	Reim...	Rebecca Huss	Reimbursement of Expense - Website Marketing	24.99		124.99
Total 56003.F · Social Media Advertising					124.99	0.00	124.99
Total 56003 · Marketing & Tourism-Category IV					124.99	0.00	124.99
56004 · Administration - Category V							0.00
56004.1 · Admin Transfers to Gen Fund							0.00
General Journal	10/12/2020	AL		To accrue Monthly Admin transfer - October 2020	3,958.33		3,958.33
General Journal	11/09/2020	AL		To accrue Monthly Admin transfer - November 2020	3,958.33		7,916.66
General Journal	12/10/2020	AL		To accrue Monthly Admin transfer - December 2020	3,958.34		11,875.00
Total 56004.1 · Admin Transfers to Gen Fund					11,875.00	0.00	11,875.00
56004.6 · Consulting (Professional servi)							0.00
General Journal	10/21/2020	AL		Amount due from MEDC for Creedon	285.00		285.00
Bill	10/31/2020	Socia...	Rebecca Huss	Reimbursement of Expense - Social Media Services	1,000.00		1,285.00
General Journal	11/16/2020	AL		Amount due from MEDC for McCoys - Goat Cutouts - Downtown Businesses - Per Richard	54.49		1,339.49
Bill	11/30/2020	Socia...	Rebecca Huss	Reimbursement of Expense - Social Media Services	1,000.00		2,339.49
General Journal	12/31/2020	AL		Rebecca Huss Reimbursements - Social Media Expenses December 2020	1,000.00		3,339.49
General Journal	12/31/2020	AL		Rebecca Huss Reimbursements - Fernland Facebook YouTube Video	250.00		3,589.49
Total 56004.6 · Consulting (Professional servi)					3,589.49	0.00	3,589.49
56004.7 · Travel & Training Expenses							0.00
Bill	10/31/2020	12206	TEDC	Sales Tax Virtual ED Course for Richard Tramm	120.00		120.00
Bill	11/02/2020	12248	TEDC	Webinar - Financing Local Food Systems for Richard Tramm	79.00		199.00
Bill	11/30/2020	Inv 1...	TEDC	2021 Membership fees Inv #12216	525.00		724.00
Total 56004.7 · Travel & Training Expenses					724.00	0.00	724.00
Total 56004 · Administration - Category V					16,188.49	0.00	16,188.49
56006 · Miscellaneous Expenses							0.00
General Journal	12/31/2020	AL	First Financial Bank	Wire Fee for Old Republic Title Co Transfer - To be refunded next month	25.00		25.00
Total 56006 · Miscellaneous Expenses					25.00	0.00	25.00
TOTAL					2,031,134.05	2,031,134.05	0.00

City of Montgomery - MEDC
Balance Sheet

	<u>Nov 30, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
51100 · MEDC Checking	92,493.80
51300 · Time Deposits-MEDC	1,494,486.97
51301 · Texpool Reimbursement Acct	<u>98,790.62</u>
Total Checking/Savings	1,685,771.39
Other Current Assets	
51150 · Accounts Receivable Audit	161,118.74
51171 · Due From Gen Fund	520.00
51174 · Due from Home Grant Funds	<u>5,177.00</u>
Total Other Current Assets	<u>166,815.74</u>
Total Current Assets	<u>1,852,587.13</u>
TOTAL ASSETS	<u>1,852,587.13</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
52000 · Accounts Payable	1,974.00
52001 · Accounts Payable Audit	<u>98,666.66</u>
Total Accounts Payable	100,640.66
Other Current Liabilities	
52712 · Due to Gen Fund	<u>350.00</u>
Total Other Current Liabilities	<u>350.00</u>
Total Current Liabilities	<u>100,990.66</u>
Total Liabilities	100,990.66
Equity	
53900 · Unrestricted Net Assets	1,620,597.84
Net Income	<u>130,998.63</u>
Total Equity	<u>1,751,596.47</u>
TOTAL LIABILITIES & EQUITY	<u>1,852,587.13</u>

City of Montgomery - MEDC
Balance Sheet

	<u>Dec 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
51100 · MEDC Checking	146,802.29
51300 · Time Deposits-MEDC	731,039.73
51301 · Texpool Reimbursement Acct	<u>108,387.09</u>
Total Checking/Savings	986,229.11
Other Current Assets	
51150 · Accounts Receivable Audit	161,118.74
51170 · Due from General Fund - Loan	750,512.50
51171 · Due From Gen Fund	1,084.45
51174 · Due from Home Grant Funds	<u>5,177.00</u>
Total Other Current Assets	<u>917,892.69</u>
Total Current Assets	<u>1,904,121.80</u>
TOTAL ASSETS	<u>1,904,121.80</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
52001 · Accounts Payable Audit	<u>108,250.00</u>
Total Accounts Payable	108,250.00
Other Current Liabilities	
52712 · Due to Gen Fund	<u>1,600.00</u>
Total Other Current Liabilities	<u>1,600.00</u>
Total Current Liabilities	<u>109,850.00</u>
Total Liabilities	109,850.00
Equity	
53900 · Unrestricted Net Assets	1,620,597.84
Net Income	<u>173,673.96</u>
Total Equity	<u>1,794,271.80</u>
TOTAL LIABILITIES & EQUITY	<u>1,904,121.80</u>



CITY OF MONTGOMERY, TEXAS

Sales and Use Tax Administration Report

December 2020

To: Honorable Mayor Sara Countryman, Montgomery City Council, City Staff
From: Sales Revenue Inc.
Re: Sales Tax Administration Report

How to Analyze this Report

Sales Revenue Inc. has undertaken numerous steps in preparation of this report; it is our sincere desire that the City Council will be able to have a full understanding of the long and short-term status of sales tax filers and receipts going forward. In order to assess the City sales tax effectiveness, Sales Revenue Inc. has undertaken the following steps:

1. SRI representatives have physically canvassed the brick-and-mortar businesses operating within the City limits. A copy of our findings is included with this report. Going forward, this list of business owners will serve as the “master list” and will be updated accordingly. Each time the master list is updated a copy of the latest audit is taken into the District and all changes discovered are notated in **RED TEXT**.
2. Each business is evaluated for taxable goods or services, and a sales tax permit has been inspected for each entity that qualifies. Additional categories have been assigned to business spaces that either do not qualify for sales tax or were vacant at the time of inspection.
3. If a business is performing a service which does not currently qualify for the local tax it is notated as **NOT TAXABLE**. Examples of such entities include: most medical services, fire and EMS, governmental services, most lending and financial institutions, religious organizations, Etc.
4. Businesses that currently perform a service that does not qualify for the local sales tax levy but could, at some point, begin to sell taxable products are notated as **SERVICE ONLY**. Entities which qualify for this category include: some hair and most nail salons, take-and-go food providers where no seating is provided, and charitable organizations.

How to Analyze this Report (Continued)

5. **NEW CONSTRUCTION** and recent **VACANCIES** notated during the canvass are listed as such within the report as well.
6. Sales Revenue Inc. has been granted access to confidential information reports that pertain to the monthly sales tax filings by individual businesses. This information serves as a basis when discovering missing payment and non-compliant sales tax receipts. These reports are used each month to provide the Top 25 annual and monthly tax payer list. Each month SRI representatives receive several data sets from the City and State, allowing real-time monitoring of sales and use tax permit creations and decommissions.
7. Graphical models are provided listing current and historical sales and use tax allocation totals, trend and variance percentages. These graphs are updated each month and are presented whenever Sales Revenue Inc. provides an updated report to City Council.
8. **Non-Compliance Report.** Every six months SRI reviews the payment detail, which is provided by the State Comptroller. An initial report is drafted by our office and provided to the State, utilizing a combination of confidential information as well as our physical canvass results. Once the State has rendered a final decision on the report it will be presented to City Council. The first non-compliant report has been presented to the State.

Per the Comptroller of Public Accounts (CPA), many times a business entity is remitting a Jurisdictions local tax correctly but is not added to the confidential reports. The CPA states that it is the responsibility of the taxing authority to request addition of omitted businesses to the confidential report. In addition to requesting a full review of any missing sales tax allocations for each business, Sales Revenue Inc. has also requested that each business would be added to all reports going forward.

The Comptroller has 44 working business days in which to provide a response to the City. Once the determination is final, a refund is issued within 30 days and remitted to the City in the following quarter.

Overview of the City of Montgomery Audit

The City of Montgomery was physically inspected in October 2019. A total of **295** entities, including vacant spaces in the retail and industrial centers, were notated. Of the entities audited, **191** provide a service or product that qualifies for the local sales tax levy, these businesses are responsible for adding to the monthly, quarterly, and annual allocations received from the State.

Each business that is inspected is reviewed for correct sales tax application as well as qualifications of goods or services for the additional sales tax levy. Each time a physical inspection is performed this list will be updated and prior inspections reflected.

Additional notations are made within the report including vacancies, business closures, and new construction. The current report reflects the following business breakdown by category:

Month and Year	October 2019	March 2019	August 2018
Total Entities	295	264	234
Sales Tax Permit Holders	191	176	156
Non Taxable Entities	52	48	48
Provide Service Only	22	17	12
Vacancies*	21	16	16
Misc.**	9	7	2

**Vacancies can include recent spaces formerly occupied by businesses that are no longer operational.*

***Miscellaneous can include game rooms, storage, lockouts, owner refusal, operational businesses that were closed, or businesses that were closed with no indicating name or signage that can identify that space.*

Tax Year 2020 Sales Tax Accounts through September

A review of the monthly reports provided by the Comptroller of Public Accounts reflects 5,201 active taxpayer accounts coded to the City of Montgomery. Many of the accounts are either E-Commerce related, or are coded as active but have not made a sale yet, and therefore are not reflected in the monthly report(s).

Total Sales Tax Payers by Month

YEAR	MONTH	SALES TAX FILERS
2019	December	1,785
2020	January	1,689
2020	February	2,036
2020	March	1,747
2020	April	1,710
2020	May*	1,811
2020	June	1,867
2020	July	1,866
2020	August	2,001
2020	September	1,913
2020	October	1,956
2020	November	2,076
2020	December	1,988

The number of taxpayers filing local taxes fluctuates throughout the year. February and quarterly filing months have traditionally reflected the highest number of sales tax payers.

Represented here is a listing of each month and the number of taxpayer returns filed in the District, quarterly filing months are listed in **BOLD**.

Average number of taxpayers filing each month: 1,880
 11% increase in taxpayers over December 2019

November 2019 reflects the largest single-month number of sales tax filers in the City of Montgomery's history.

Sales Tax Allocations through January

Sales tax receipts for Calendar Year 2020 totaled **\$2,772,356.01**.

For Tax Year 2020* sales tax receipts total **\$2,489,917.85**.

Reviewing the past twelve month reporting period, the City of Montgomery sales tax receipts were derived from an average of 1,888 taxpayers filing local tax returns each month with November 2019 reflecting the highest taxpayer count of 2,229.

Top 25 Sales Tax Filers - Twelve Months Combined

1	KROGER TEXAS L.P.
2	MCCOY CORPORATION
3	BROOKSHIRE BROTHERS INC.
4	AZZIP ENTERPRISES INC.
5	ENTERGY TEXAS INC.
6	O'REILLY AUTO ENTERPRISES LLC
7	JIM'S HARDWARE INC.
8	MCKINNEY RESTAURANT 21141 LLC
9	THE OTHER SIDE INC.
10	ALLEYTON RESOURCE COMPANY LLC
11	SCHULTZ PET SUPPLY LLC
12	HOOKER FURNITURE CORPORATION
13	KOLKHORST FOODS LLC
14	GOOGLE LLC
15	SKIPPER BEVERAGE COMPANY LLC
16	ELSTER SOLUTIONS LLC
17	JEETHO BUSINESS INC.
18	A & A PLANTS AND PRODUCE INC.
19	THE ECLECTIC TRADING COMPANY
20	TARA AUSTIN
21	CHEWY INC.
22	IANASHER LLC
23	BFI WASTE SERVICES OF TEXAS LP
24	NEW CINGULAR WIRELESS PCS LLC
25	AMAZON.COM SERVICES LLC

Combined local taxes filed: \$1,597,7746.80

**Tax Year refers to the actual months when sales tax is received for the sales tax calendar year. In this case, March 2020-February 2021 make up the current annual receipts period.*

Top 25 Sales Tax Filers-December 2020

1	MCCOY CORPORATION
2	THE OTHER SIDE INC.
3	AZZIP ENTERPRISES INC.
4	ALLEYTON RESOURCE COMPANY LLC
5	O'REILLY AUTO ENTERPRISES LLC
6	JIM'S HARDWARE INC.
7	MCKINNEY RESTAURANT 21141 LLC
8	SCHULTZ PET SUPPLY LLC
9	GOOGLE LLC
10	SKIPPER BEVERAGE COMPANY LLC
11	CHEWY INC.
12	KOLKHORST FOODS LLC
13	THE ECLECTIC TRADING COMPANY
14	JEETHO BUSINESS INC.
15	NEW CINGULAR WIRELESS PCS LLC
16	AMAZON.COM SERVICES INC MARKETPLACE
17	MPW INDUSTRIAL WATER SERVICES INC.
18	J RODRIGUEZ INC
19	AMAZON.COM SERVICES LLC
20	A & A PLANTS AND PRODUCE INC.
21	RESTORATION HARDWARE INC.
22	PELOTON INTERACTIVE INC.
23	JKG LEIGH LLC
24	CVS PHARMACY INC.
25	OVERSTOCK.COM INC.

Combined Total Local Taxes Filed: \$112,125.81

Utilizing data provided by the Texas Comptroller of Public Accounts, this list reflects the top 25 businesses remitting the highest local tax filings within the District, and represents 49% of the total combined sales tax refunds for December.

Within City's most recent sales tax allocation, forty-one (41) businesses filed local taxes in excess of \$1,000.00. It is important to note that the taxpayer with returns over \$1,000.00 reflects 57% of the total monthly allocation, with combined filings of \$131,595.68.

November | December Top 25 Taxpayer Comparison

November 2020

December 2020

1	KROGER TEXAS L.P.
2	MCCOY CORPORATION
3	BROOKSHIRE BROTHERS INC.
4	ENERGY TEXAS INC.
5	ALLEYTON RESOURCE COMPANY LLC
6	THE OTHER SIDE INC.
7	MPW INDUSTRIAL WATER SERVICES INC.
8	AZZIP ENTERPRISES INC.
9	O'REILLY AUTO ENTERPRISES LLC
10	JIM'S HARDWARE INC.
11	MCKINNEY RESTAURANT 21141 LLC
12	SCHULTZ PET SUPPLY LLC
13	A & A PLANTS AND PRODUCE INC.
14	JIMCO SALES & MANUFACTURING INC.
15	CHEWY INC.
16	JKG LEIGH LLC
17	LOWE'S HOME CENTERS LLC
18	GOOGLE LLC
19	JEETHO BUSINESS INC.
20	SKIPPER BEVERAGE COMPANY LLC
21	PHILIPPELO INVESTMENTS INC.
22	AMAZON.COM SERVICES INC MARKETPLACE
23	TARA AUSTIN
24	KOLKHORST FOODS LLC
25	NEW CINGULAR WIRELESS PCS LLC

1	MCCOY CORPORATION
2	THE OTHER SIDE INC.
3	AZZIP ENTERPRISES INC.
4	ALLEYTON RESOURCE COMPANY LLC
5	O'REILLY AUTO ENTERPRISES LLC
6	JIM'S HARDWARE INC.
7	MCKINNEY RESTAURANT 21141 LLC
8	SCHULTZ PET SUPPLY LLC
9	GOOGLE LLC
10	SKIPPER BEVERAGE COMPANY LLC
11	CHEWY INC.
12	KOLKHORST FOODS LLC
13	THE ECLECTIC TRADING COMPANY
14	JEETHO BUSINESS INC.
15	NEW CINGULAR WIRELESS PCS LLC
16	AMAZON.COM SERVICES INC MARKETPLACE
17	MPW INDUSTRIAL WATER SERVICES INC.
18	J RODRIGUEZ INC
19	AMAZON.COM SERVICES LLC
20	A & A PLANTS AND PRODUCE INC.
21	RESTORATION HARDWARE INC.
22	PELTON INTERACTIVE INC.
23	JKG LEIGH LLC
24	CVS PHARMACY INC.
25	OVERSTOCK.COM INC.

Quarterly Filer Month
Allocation: \$289,185.45

Non-Quarterly Filer Month
Allocation: \$112,125.81

Sales Tax Receipts by Business Type/Nexus Twelve Month Totals

During the past twelve months, 96% of all sales tax receipts received came from service providers that are charging the local sales tax to individuals within the City boundary, but whose physical tax office is located either out of the City limits or, in most cases, out of the State. These businesses have been reviewed and have been determined by the Comptroller of Public Accounts that they constitute a service, which qualifies for charging the local tax.

In December 2020, a total of 68 businesses filed sales tax receipts from locations that are physically located within the City, the remaining 1,930 filings came from out of District goods and service providers.



Sales Tax Receipts

The City of Montgomery, Texas has received **\$33,518,202.42** in sales tax receipts since January 1, 1995.

The January 2021 allocation to be allocated to the City totals

\$246,166.57

Top 25 Sales Tax Categories in Montgomery, Texas

1	SUPER MARKET AND GROCERY SERVICES
2	CABLE AND OTHER TV SUBSCRIPTIONS
3	SPECIALTY BUILDING MATERIALS
4	AUTOMOTIVE SUPPLY
5	HYDRO ELECTRIC POWER
6	ELECTRONIC SHOPPING
7	HARDWARE STORES
8	WIRELESS TELECOMMUNICATIONS PROVIDERS
9	SOFTWARE PUBLISHERS
10	MOBILE FOOD SERVICE
11	RENTING OFFICE SPACE M&E / F&F
12	HOSTING DATA PROCESSING
13	CONSTRUCTION MATERIALS, SAND & GRAVEL
14	SOFTWARE REPRODUCTION
15	FABRICATED STRUCTURAL MANUFACTURING
16	MAIL ORDER HOUSES
17	COMMERCIAL PRINTING
18	WIRED/WIRELESS TELECOMMUNICATIONS
19	ELECTRONIC SHOPPING
20	WHOLESALE FURNITURE DISTRIBUTION
21	WHOLESALE DISTRIBUTION
22	RADIO TV BROADCASTING
23	INTERNET PUBLICATION
24	COSMETIC AND BEAUTY SUPPLIES
25	REAL-ESTATE LEASING

This list reflects the top 25 highest categories businesses use when filing sales tax. While there are hundreds of codes under which a business may report sales tax, SRI extracts the top 25 categories with the highest dollar amount received by the City.

The date range used is December 2019 through December 2020.

Total Allocations: \$4,589,321.00

January 2021 | 2020 Comparison

Receipts of Sales Tax Were as Follows	January 2021*	January 2020
	\$246,166.57	\$170,531.07
		*44% increase

The larger allocation, compared to 2020, is due to nearly every major business in the City reporting higher filings. Additionally, a number of new businesses posted returns for January 2021 that were not operational in 2020.

FY 2019 Total Allocations	FY 2018 Total Allocations	FY 2017 Total Allocations	FY 2016 Total Allocations	FY 2015 Total Allocations	2014 Total Allocations
\$2,482,046.28	\$2,238,975.01	\$1,889,285.60	\$1,867,030.18	\$1,699,926.42	\$1,688,374.26

Total Allocations, 2014-Present
\$16,385,454.80

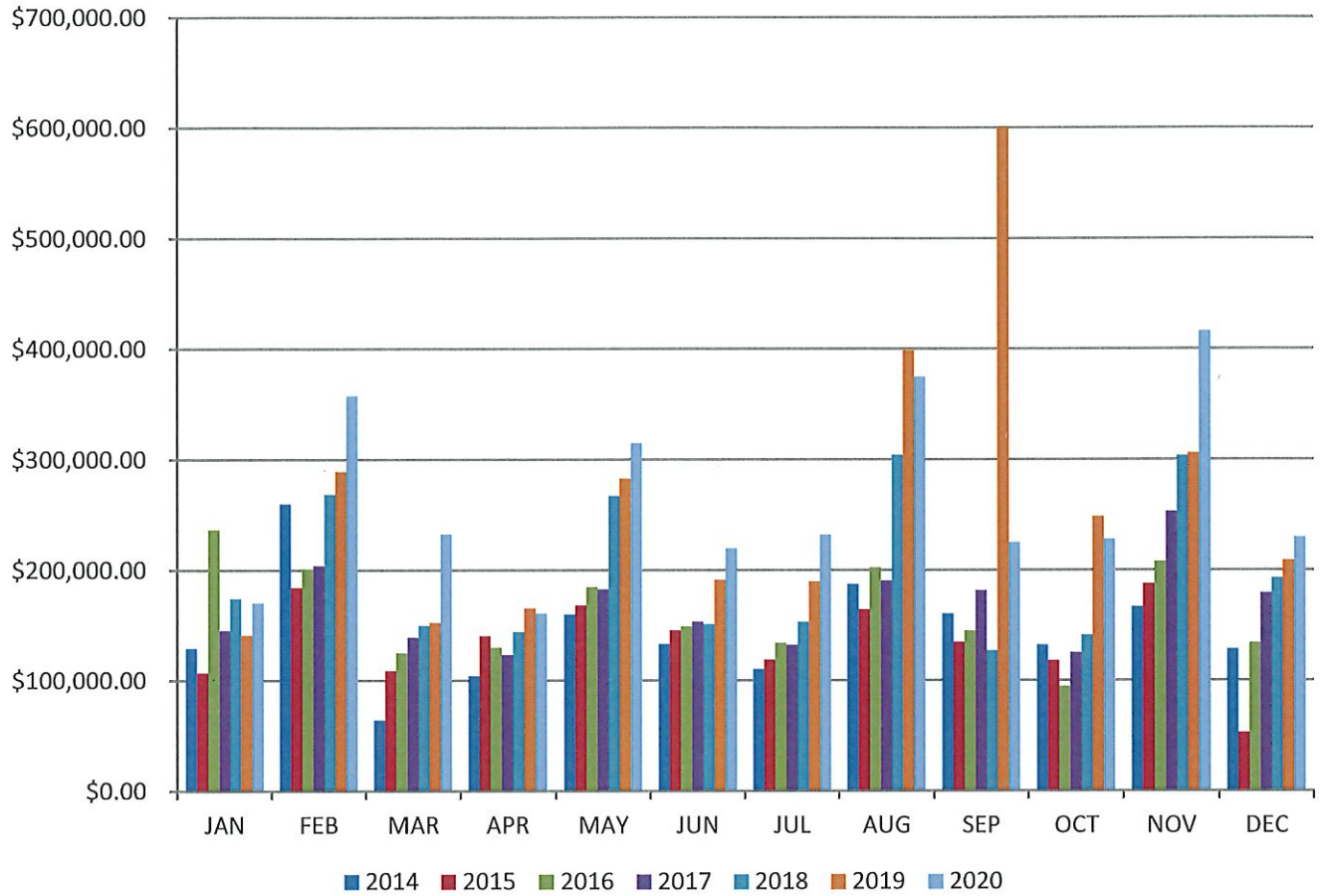
Includes recovered and corrected revenue from SRI.

Calendar Year 2020 Sales Tax Averages		Calendar Year 2019 Sales Tax Averages	
Total: \$2,772,356.01		Total: \$3,174,602.35	
Mean Allocation:	\$251,680.22	Mean Allocation:	\$269,617.27
Median Allocation:	\$229,923.02	Median Allocation:	\$248,593.00

**Tax Year (TY) refers to the actual months when sales tax is received for the sales tax calendar year. In this case, March 2020-February 2021 make up the annual receipts period. Recovery from a prior month or year may be received at any time.*

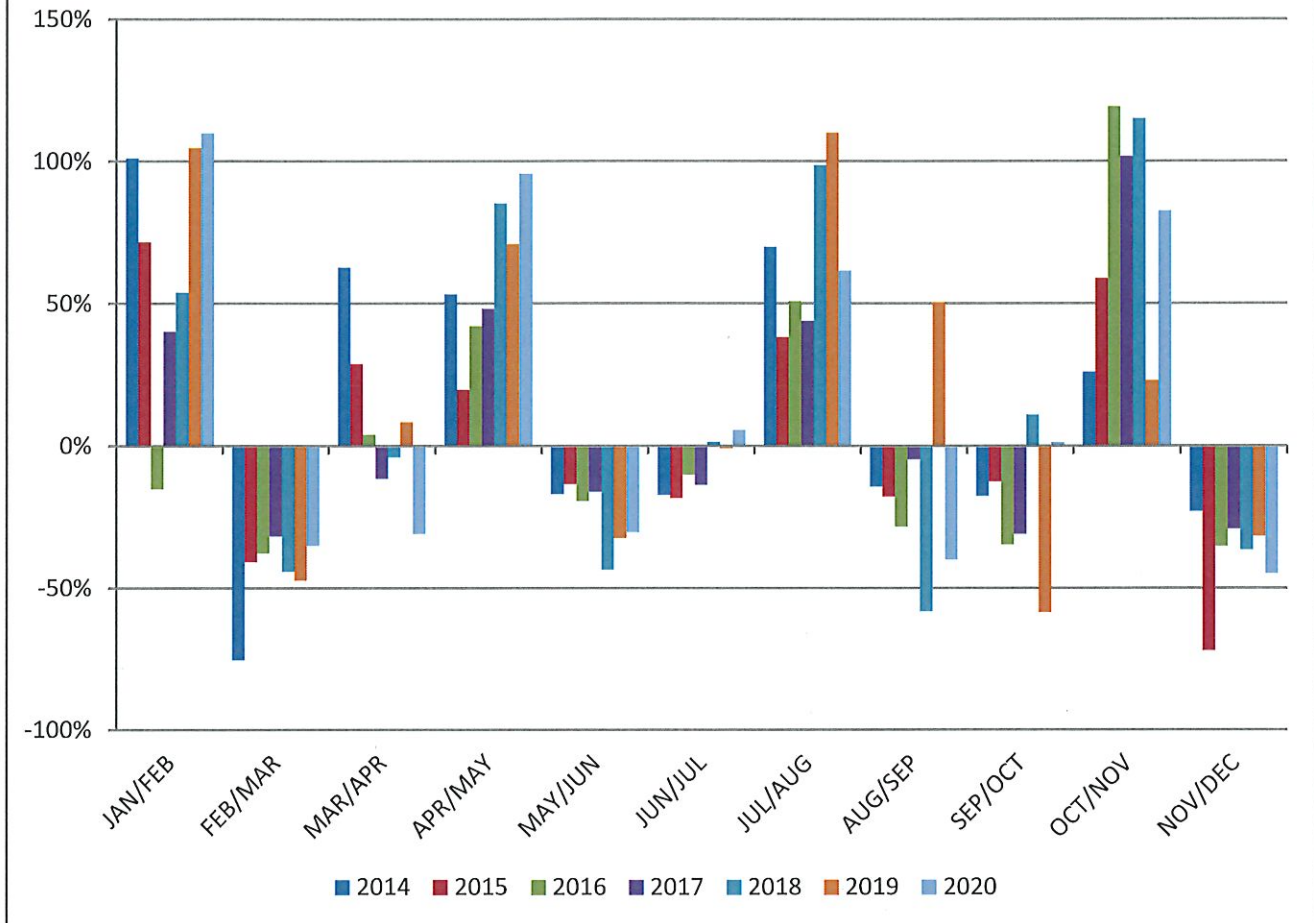
Graphical Models Follow on the Next Pages

Monthly Allocations



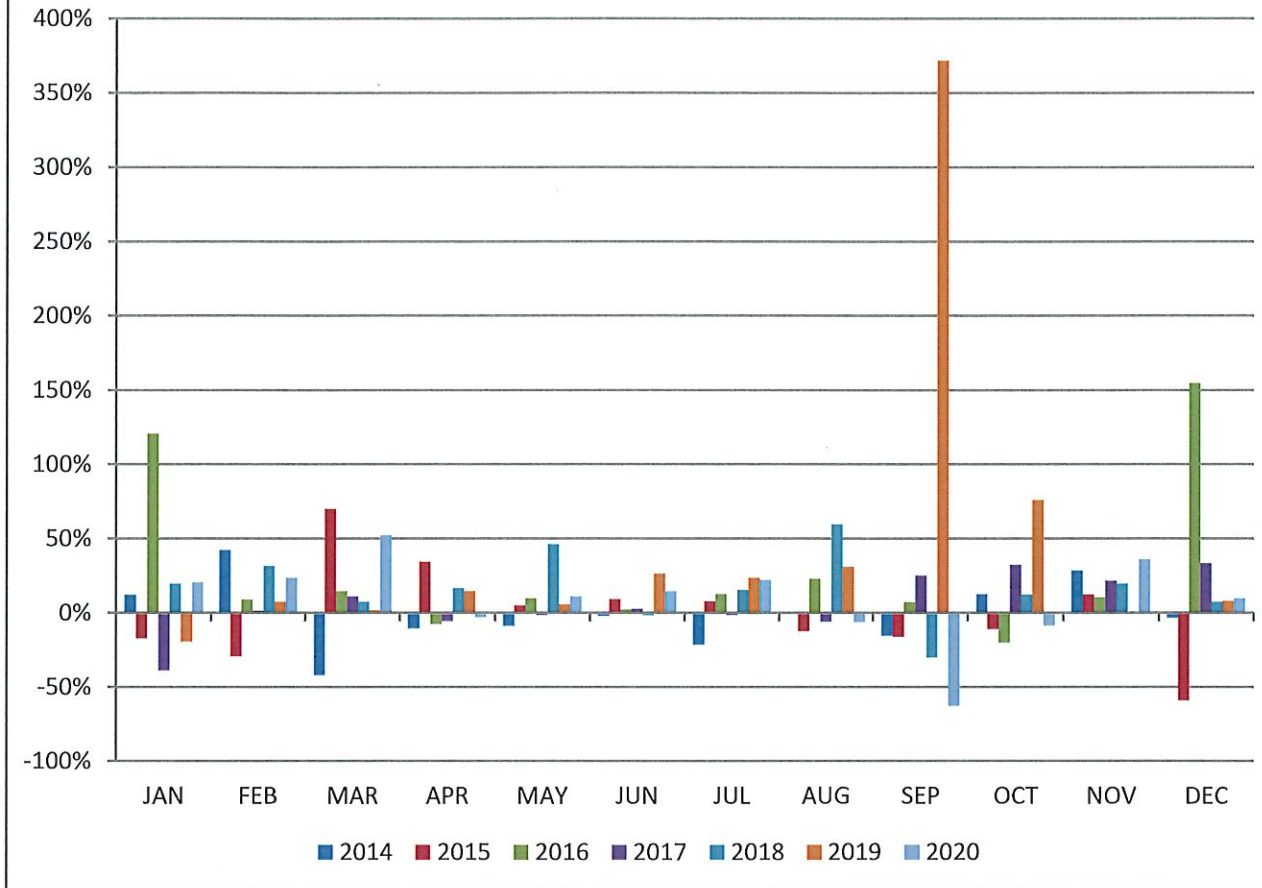
	2014	2015	2016	2017	2018	2019	2020
JAN	\$129,248.00	\$107,238.81	\$236,764.92	\$145,488.55	\$174,487.10	\$141,238.00	\$170,531.07
FEB	\$259,993.95	\$184,183.00	\$200,985.71	\$204,006.24	\$268,635.98	\$289,215.49	\$358,073.66
MAR	\$64,083.86	\$108,979.46	\$125,057.26	\$139,225.65	\$149,964.30	\$152,607.97	\$232,590.18
APR	\$104,356.47	\$140,275.54	\$130,098.69	\$123,234.01	\$144,205.61	\$165,516.81	\$160,911.79
MAY	\$159,966.95	\$168,012.24	\$184,955.47	\$182,757.15	\$267,397.74	\$283,049.52	\$315,099.96
JUN	\$133,026.37	\$145,485.26	\$149,145.60	\$153,336.53	\$151,071.81	\$191,260.13	\$219,615.98
JUL	\$110,188.27	\$118,871.30	\$134,137.44	\$132,394.32	\$153,156.83	\$189,741.79	\$231,928.50
AUG	\$187,363.72	\$164,234.26	\$202,380.82	\$190,648.43	\$304,422.57	\$398,641.13	\$375,019.12
SEP	\$160,524.07	\$135,004.07	\$144,903.50	\$181,625.33	\$127,165.52	\$599,991.27	\$225,114.39
OCT	\$132,291.80	\$118,139.09	\$94,652.13	\$125,361.52	\$141,162.59	\$248,593.82	\$227,917.54
NOV	\$166,880.00	\$187,778.09	\$207,611.58	\$253,111.48	\$303,708.43	\$305,939.66	\$416,557.44
DEC	\$128,470.68	\$52,683.59	\$134,305.68	\$179,308.88	\$192,957.46	\$208,806.76	\$229,773.80

Month to Month Variance

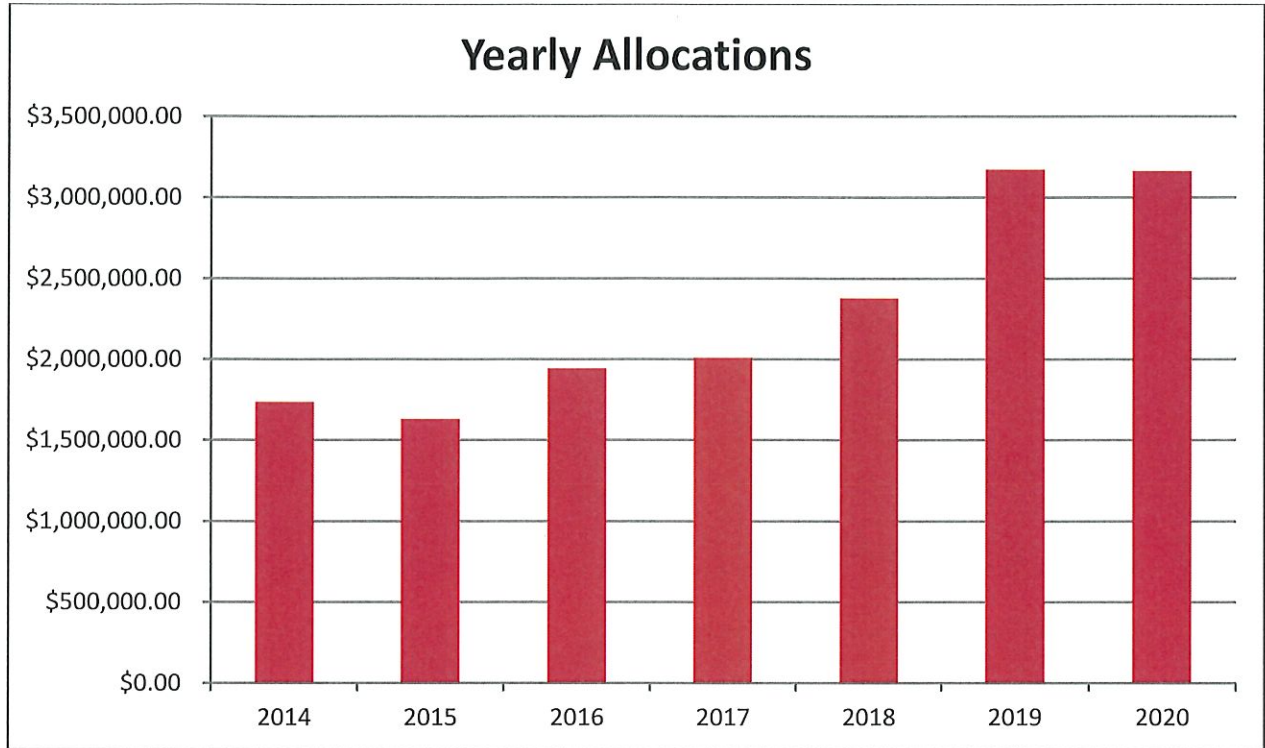


	2014	2015	2016	2017	2018	2019	2020
JAN/FEB	101%	72%	-15%	40%	54%	105%	110%
FEB/MAR	-75%	-41%	-38%	-32%	-44%	-47%	-35%
MAR/APR	63%	29%	4%	-11%	-4%	8%	-31%
APR/MAY	53%	20%	42%	48%	85%	71%	96%
MAY/JUN	-17%	-13%	-19%	-16%	-44%	-32%	-30%
JUN/JUL	-17%	-18%	-10%	-14%	1%	-1%	6%
JUL/AUG	70%	38%	51%	44%	99%	110%	62%
AUG/SEP	-14%	-18%	-28%	-5%	-58%	51%	-40%
SEP/OCT	-18%	-12%	-35%	-31%	11%	-59%	1%
OCT/NOV	26%	59%	119%	102%	115%	23%	83%
NOV/DEC	-23%	-72%	-35%	-29%	-36%	-32%	-45%

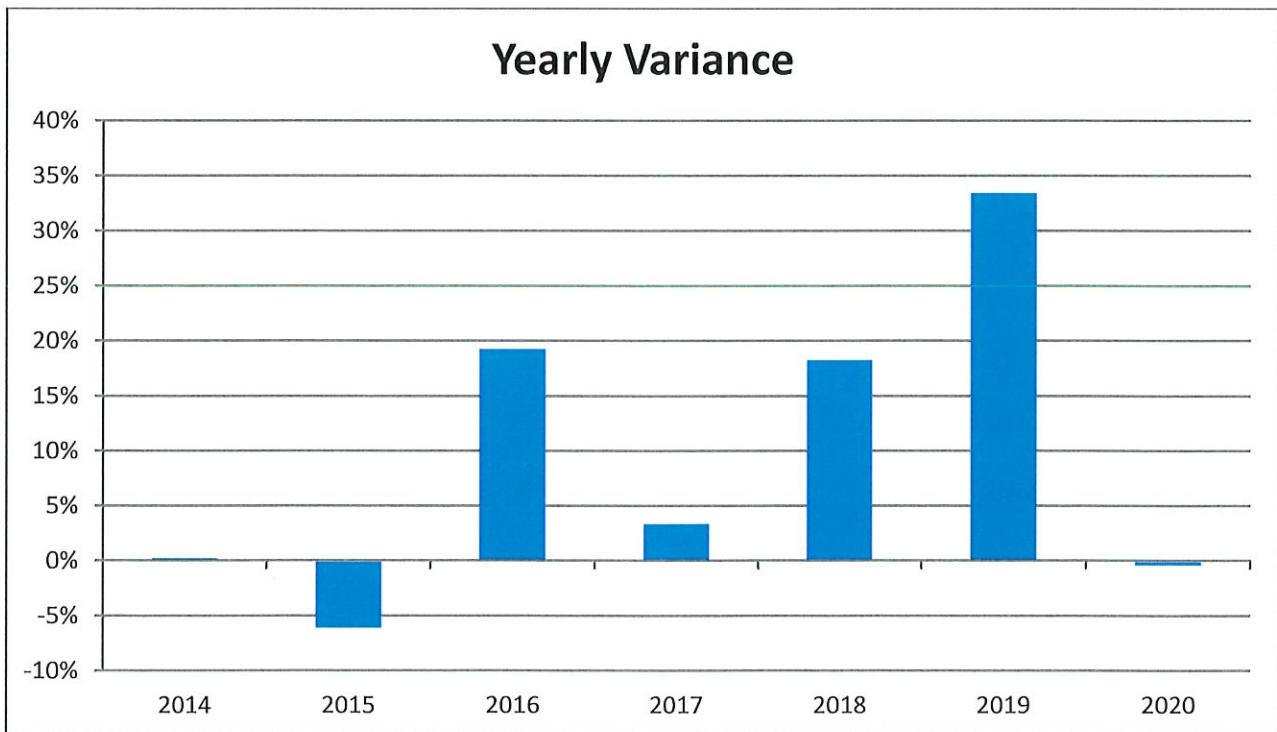
Previous Year by Month Variance



	2014	2015	2016	2017	2018	2019	2020
JAN	12%	-17%	121%	-39%	20%	-19%	21%
FEB	42%	-29%	9%	2%	32%	8%	24%
MAR	-42%	70%	15%	11%	8%	2%	52%
APR	-10%	34%	-7%	-5%	17%	15%	-3%
MAY	-9%	5%	10%	-1%	46%	6%	11%
JUN	-2%	9%	3%	3%	-1%	27%	15%
JUL	-21%	8%	13%	-1%	16%	24%	22%
AUG	-1%	-12%	23%	-6%	60%	31%	-6%
SEP	-15%	-16%	7%	25%	-30%	372%	-62%
OCT	13%	-11%	-20%	32%	13%	76%	-8%
NOV	29%	13%	11%	22%	20%	1%	36%
DEC	-3%	-59%	155%	34%	8%	8%	10%

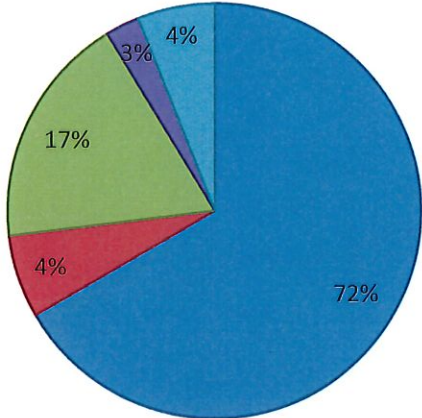


TY 2014	TY 2015	TY 2016	TY 2017	TY2018	TY2019	TY2020
\$1,736,394.14	\$1,630,884.71	\$1,944,998.80	\$2,010,498.09	\$2,378,335.94	\$3,174,602.35	\$3,163,133.43
0%	-6%	19%	3%	18%	33%	0%



Business Entity Breakdown

Total: 264



■ Tax ID ■ Not Charging ■ Not Taxable ■ Occupied ■ Vacant

File Sales Tax	Service Only	Not Taxable	Occupied	Vacant
176	17	48	7	16

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: January 19, 2021	Budgeted Amount: NA
Prepared By: Richard Tramm	Exhibits: None

Subject

Recognition of outgoing MEDC Directors.

Discussion

December 31, 2020 was the end of the terms of four MEDC Directors. These Directors whose terms with the MEDC that has ended are Julie Hutchison (who was also serving as Treasurer), Amy Brown (who was also serving as Secretary) and Bob Kerr. In addition, the previous term of Rebecca Huss (who was serving as President) has ended and she has been reappointed for a new two-year term.

Recommendation

No specific action from the Board of Directors is needed.

Approved By

City Administrator	Richard Tramm	Date: January 14, 2021
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Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: January 19, 2021	Budgeted Amount: NA
Prepared By: Richard Tramm	Exhibits: None

Subject

Consideration and Possible Action on Annual Meeting Items.

Discussion

There are several required annual meeting items and some addition report items included here.

- a. MEDC Overview Presentation
- b. Report of 2020 Activities and Goals
 - i. Event Radios
 - ii. Plywood Goats
- c. 2021 Planning Items and Goals
 - i. Downtown Development
 - ii. Internal Events
 - iii. Contracted/Sponsored Festival Events
 - iv. Training Opportunities
- d. Annual Financial Report
- e. Election of Officers
- f. Approval of Signor for Banking Accounts

Recommendation

Take actions as necessary on items within the Annual Meeting agenda.

Approved By

City Administrator

Richard Tramm


Date: January 14, 2021



Montgomery Economic Development Corporation



An Overview of the role and legal considerations of MEDC
Special Meeting January 19, 2021

1



History & Legal Standing

- Created by local election on *May 6, 1995*
- 41 – Aye votes | 31 Nay votes
- Sales tax revenue dedicated by Ord. 1995-4
- 2% local sales tax – 1.5% to City, 0.5% to EDC
- Originally “*MIDC*” - Montgomery Industrial Development Corporation



2



History & Legal Standing

- Managed by a **7-member** Board of Directors:
- 2 City Council members
- 3 have no ties to City (staff or governing body)
- All members are County residents
- Majority of members are City residents



3



History & Legal Standing

- Original use of EconDev Sales Tax was to help small & mid-size cities compete for business investment \$\$\$.
- In 1991, State of Texas broadened the scope of use for EconDev funds to include a greater number of uses



4



Economic Development



... *IS* ...



...the intentional practice of improving a community's

well-being & quality of life.

5



Economic Development



... *MAY* ...



...include a broad range of activities designed to retain, create and attract *jobs* and to foster the growth of a *resilient tax base* and an *inclusive economy.*

6



Economic Development

...is a Collaborative Effort!



7



Economic Development

...infuses new dollars into a local economy through primary and non-primary employers.

<u>Primary Jobs include:</u>	<u>Non-Primary Jobs include:</u>
Manufacturing	Grocery stores
Professional services	Retail shopping
Regional warehousing, etc.	Food service / restaurants

8



MEDC Budget

- Fiscal Year October 1 – September 30

- Draft budget is:

Prepared by City Administrator

Adopted by MEDC Board of Directors

Approved by City Council



9



MEDC Budget

Income

- Primary source is 0.5% sales tax -- 1/4 of total City sales tax collections
- Interest earned
- Contracts (none currently)

Expenses

- Category I – Public Infrastructure
- Category II – Business Development & Retention
- Category III – Quality of Life
- Category IV – Marketing & Tourism
- Category V – Administration

10



Budget Expenses



Public Infrastructure

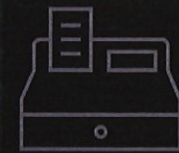
Category I

- Current FY budget items include:
 - Downtown Design & Development Planning
 - Streets & Sidewalks
 - Utility Extensions
 - City Capital Project Contributions

11



Budget Expenses



Business Development & Retention

Category II

- Sales Tax Reimbursement Agreements
 - Set Amount for a Set Time period
 - Two agreements in place currently
- Economic Development Grants
 - Direct to local businesses expecting grant funds to advance commercial revitalization efforts and/or increase City sales tax revenue

12



Budget Expenses



Quality of Life

Category III

These expenses do more than improve the lifestyle of local residents, they also contribute to area tourism through events and attractions.

- Important to some employers when relocating operations or building new facilities.
- Current FY items include Christmas Parade, Light Up the Park, and contributions to privately-operated community events open to the public. Downtown design and enhancement projects & removal of blight are also budgeted for in this category.

13



Budget Expenses



Marketing & Tourism

Category IV

Expenses directly relating to marketing the City and its tourism-related opportunities.

- Current FY items include increased social media advertising to expand organic audience reach.

14



Budget Expenses



Administration

Category V

- Expenses directly relating to operating activities of the MEDC.
- Transfers to City General Fund for staff and office resources.
- Professional consulting expenses

15



MEDC 2020 Events

- COVID-19 pandemic caused the cancellation of events in the City that MEDC would have participated in.
- City Events that did happen in 2020 include Light up the Park and the Christmas Parade on December 12.



16




MEDC 2021 Tentative Events

- Montgomery Mudbugs & Music Festival *March 2021*
- Neighborhood Water Party *June/July 2021*
- Craft Food Truck Festival *October 2021*
- Flag Festival *November 2021*
- Light Up the Park *December 2021*
- Christmas Parade *December 2021*





Plan to resume event involvement in 2021, both organized by MEDC and in partnership with private interests.

17



MEDC 2020 Social Media

- The MEDC helped significantly expand the City's social media reach through Facebook & Instagram.
- Developed social media icon with LOCAL history of the Texas flag and the story of the town goat from 1906.



18

You Made It!!!

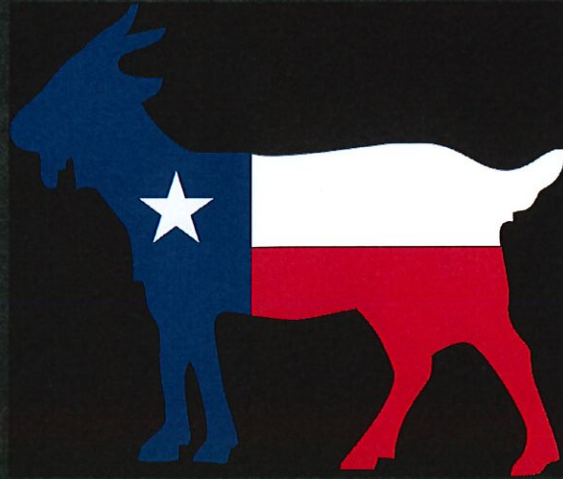
Thank you!

Richard Tramm

City Administrator

City of Montgomery

rtramm@ci.montgomery.tx.us



MEDC 2020 GOALS REVIEW

1. Finalize Historic Downtown Master Plan. Identify funding sources and refine implementation plan. The work on downtown planning was completed under the Texas Sea Grant working with Landscape Architecture students at Texas A&M University. The MEDC subsequently issued a Request for Qualifications for downtown development planning and selected Gunda Corporation for this work. Their work will continue through most of the current fiscal year.
2. Continue to anticipate utility extension projects to promote desirable downtown business development within the City. There were no specific utility projects that developed for this item, but it is something to keep available for future development. Utility and road work in the downtown area are being limited to what is necessary at this time to avoid putting too much additional investment into downtown infrastructure before any future development work. Beyond this specific item, the MEDC is part of two developer agreements (which also include the City) that have continued to operate. These include the shopping center that primarily includes Kroger and The Shoppes of Montgomery (Chick-fil-A, Chipotle, Starbucks under construction and that immediate area).
3. Add Marketing and Tourism Coordinator to staff. Work with the individual to develop strategic plan for enhancing the business climate in the City and attracting more visitors to the area. This position was filled, however was later cut due to the affects of the COVID-19 pandemic. Since that time, we have retooled how we market the City, primarily in social media, to attract more visitors to the City.
4. Develop Calendar of Events for 2020. Most 2020 events in the City were cancelled due to the COVID-19 pandemic. Light Up the Park on December 5th and the Christmas Parade on December 12th were both successfully held very late in the year.
5. Other Items. During the year, the MEDC purchase radios to be used during events to assist the police department and event organization in communication. These were successfully used during the Christmas Parade. In addition, the MEDC began a program to bring the social media icon to a life-size figure with plywood goats. These are available for local businesses to apply to decorate and display. In addition, we are coordinating with several of the

Goat Naming winners to bring their versions of the goat to a real life size for display.

Light Up the Park 2020

Light Up the Park 2020 was a very successful event, both by previous years' standards and set against the backdrop of the COVID pandemic.

The park had never previously had more than approximately a dozen poles decorated and this year 45 out of a possible 47 poles were decorated. We also instituted a \$25 fee for the most visible poles along Hwy105 frontage to help defray some of the expenses. A decorating contest with signs announcing the winners and monetary prizes was also introduced this year, which should encourage continued enthusiastic participation.

The city-wide residential and commercial lighting decorating continued to be widespread and the contest winners were familiar names from previous years. Overall, the park and the city continued to look well groomed, festive, and attracted many positive comments.

The attendance at the event was much higher than expected, given concerns about COVID. There were some safety precautions in place: volunteers offered masks to people not wearing them, hand sanitizer was available, the letters to Santa disinfected pencils & pens before making them available to the public, and there was no unwrapped food given out (and the cookies and candy canes were individually separated out so people did not dig into a box or bag). Finally, the line for photos with Santa was significantly shortened through the use of technology combined with old fashioned crowd control. Volunteers took cell phone information from parents and later texted them when their spot in the "short line" came up. The children (and some adults) took photos with Santa sitting behind them – we attempted to keep kids off Santa's lap (not always successfully), and used stanchions and chain to make a line along with a specific entrance and exit to reduce crowding.

The Letters to Santa activity was new this year and seemed to be very popular. Approximately 75 letter writers received return letters from Santa.

We estimate 500-700 attendees. We handed out all 300 of the gifts for children and only one was left behind in the park, so people were not taking more than one item. Additionally, lots of Montgomery residents attended the event without any children.

The volunteers for this event were incredible. Montgomery High School Honor Society brought band from Fellowship of Montgomery whose style was absolutely perfect for the crowd. They did an open mic event that really showcased additional local talent. Hodge Podge Lodge donated Santa, the backdrop and props, and four elves who were instrumental in keeping the festive spirit up while keeping the line moving. Money is an important component of this event, but the volunteers were priceless!

MEDC allocated a \$2,000 grant towards this event. The event raised an additional \$250 by setting a \$25 fee for the "premium poles" i.e. those along Hwy105. The rest of the poles in the park were free of charge for people to decorate. We spent less than anticipated on advertising and giveaways and more on the two lighting contests (due to signage costs). The two unanticipated costs were wages for the Public Works employee who worked that afternoon, security expenses, and the stanchion expenses. The employee was extremely useful during the setup as there was quite a bit more lifting and additional items than in the past. Obviously security is an important component of any public event in this day and age. The stanchions were determined to be necessary after working out how to keep people separated in line while waiting for photos with Santa. Light Up the Park was overall slightly over budget due to these three items. This will be covered by a contribution from the City. Please see the full expense details below:

Light Up the Park

	Budget	Actual
MEDC Contribution	\$ 2,000.00	\$ 2,000.00
Premium pole revenue	\$ 200.00	\$ 250.00
Pole decorating costs	\$ 120.00	\$ 183.00
Lighting contest expenses	\$ 450.00	\$ 645.00
Giveaways during event	\$ 500.00	\$ 330.51
Advertising	\$ 300.00	\$ 103.62
Letters to Santa	\$ -	\$ 101.76
Entertainment	\$ 500.00	\$ -
Wages - Security	\$ -	\$ 560.00
Wages - Public Works	\$ -	\$ 125.60
Contingency	\$ 100.00	\$ 338.97
	<hr/>	<hr/>
	\$ 230.00	\$ (138.46)
City Contribution		\$ 138.46
		<hr/>
		\$ -

2020 Christmas Parade

Planning for the 2020 Christmas Parade began in July and the additional time for pre-planning and coordination resulted in smooth execution of a robust plan. Much of the credit for this needs to go to the Montgomery Police Department for their dedication to making it a safe, fun day for residents and visitors while also acknowledging the importance of the event to the economy to the city. Montgomery's Public Works Department was also an important contributor to the success of the Parade with their planning, equipment, and manpower.

The Montgomery PD provided 14 officers to ensure the safety and smooth running of the parade. This included street closures, traffic re-rerouting, and other safety related measures. Their strong interagency relations resulted in an additional 9 officers from MISD PD, 6 Deputies from Precinct 1 Constables, and 2 fire trucks from Emergency Services District 1 with crews also assisting. Montgomery Public Works' 3 person team rounded out the team on the day of the parade.

This year was the second year that the lineup for the parade was on the south side of 105. To adjust for COVID conditions, the parade participants lined up on Flagship Blvd instead of the Brookshire Brothers parking lot. Many people commented that this was an improvement, so it is likely that we will continue to use this option. As the parade continues to grow, lining up on the south side of 105 seems like the only option to accommodate the size of the gathering, allowing downtown to continue to benefit from the people who wish to watch the parade.

There was very little visibility on how many people would be viewing the parade and attendant events. However, many merchants said that they had their best Saturday in 3 years and the holiday marketplace vendors were pleased with the turnout. Restaurants that we spoke with were, on average, satisfied, but we did hear that having the parade at 9am was too early for people to stay for lunch. The parade was moved forward to relieve traffic pressure due to the road closure, but obviously had other impacts. Next year the parade will be held at 10am to help restaurants attract a lunch crowd. We also hope to add another event that will encourage people to stay in the area longer.

The parade was approximately the same size as last year, although both of the high school bands had to pull out at the last minute – one went to a UIL marching band competition and the other went to football playoffs.

Financially, the parade revenues were roughly in-line with expectations which was surprising given the COVID uncertainties. The full accounting can be seen below:

Parade

	Budget	Actual
Revenue	\$ 1,800.00	\$ 1,405.00
MEDC Contribution	\$ 1,500.00	\$ 1,500.00
Prizes	\$ 250.00	\$ 261.78
Volunteer Appreciation	\$ 200.00	
Advertising	\$ 200.00	\$ 150.00
External Security	\$ 1,000.00	
Internal Security & Public Works	\$ 1,000.00	\$ 1,680.00
Public Works	\$ -	\$ 411.31
Contingency	\$ 350.00	\$ 160.00
	\$ 300.00	\$ 241.91

MEDC 2021 GOALS

1. Continue Work on Downtown Development Planning. Gunda Corporation is in the beginning stages of work to take the concepts received from the Texas A&M students and work with City staff and stakeholders in a process to provide plans for future downtown improvements and development. This work should conclude in late summer and be ready to move towards the design development phase.
2. Be available to be participate in utility and road extensions, or similar projects that might help attract desirable businesses and/or tourism opportunities into the City.
3. Develop Calendar of Events for 2021. This will be highly dependent upon the ongoing COVID-19 responses and any possible future shutdowns or limits on gatherings. Anticipated private events that had MEDC participation planned in 2020 that are expected in 2021 include the Montgomery Mudbugs & Music and Food Truck Festival. MEDC/City events that are likely include the City Water Party, Flag Festival, Light Up the Park and Christmas Parade. Other events in the City that are expected to be put on by other groups include the Antiques Festival and Wine and Music Festival.
4. Respond to a changing environment in both attracting businesses and marketing/tourism. In 2020 we moved largely away from print materials and towards social media to emphasize our attention over a regional market.

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION
Statement of Income, Expenditures and Changes in Net Assets
2020-2021

	2018-19 Actual Budget	2018-19 Adopted Budget	2019-20 Actual Budget	2019-20 Adopted Budget	2020-21 Adopted Budget
Beginning Net Assets (Fund Balance)	\$883,962	\$0	\$1,136,997	\$0	\$1,524,957
Income					
55000 · Taxes & Franchise Fees					
55400 · Sales Tax	\$690,632	\$575,000	\$614,385	\$654,000	\$675,000
Total 55000 · Taxes & Franchise Fees	\$690,632	\$575,000	\$614,385	\$654,000	\$675,000
55300 · Other Revenues					
55391 · Interest Income	\$15,832	\$3,200	\$12,205	\$10,000	\$4,000
55399 · Misc. Income	\$0	\$0	\$1,400	\$0	\$0
Total 55300 · Other Revenues	\$15,832	\$3,200	\$12,205	\$10,000	\$4,000
55600 · Events Revenue	\$150	\$0	\$0	\$0	\$0
Total Income	\$706,613	\$578,200	\$627,990	\$664,000	\$679,000
Total Appropriable Funds	\$1,590,575	\$578,200	\$1,764,987	\$664,000	\$2,203,957
Expense					
56000 · Pub Infrastructure - Category I					
56000.6 · Downtown Dev Improvements	\$0	\$60,000	\$0	\$60,000	\$112,000
56000.7 · Streets & Sidewalks	\$0	\$0	\$0	\$76,000	\$10,000
56000.8 · Utility Extensions	\$8,850	\$39,200	\$0	\$50,000	\$50,000
56000.A · Tsf to Debt Service	\$0	\$0	\$120,000	\$160,000	\$0
56000.B · City Capital Projects	\$160,000	\$160,000	\$0	\$0	\$160,000
Total 56000 · Pub Infrastructure - Category I	\$168,850	\$259,200	\$120,000	\$346,000	\$332,000
56001 · Business Dev & Ret -Category II					
56001.8 · Sales Tax Reimbursement	\$127,817	\$76,900	\$59,625	\$79,500	\$115,000
56001.9 · Economic Development Grant Prog	\$11,252	\$15,000	\$500	\$20,000	\$20,000
Total 56001 · Business Dev & Ret -Category II	\$139,069	\$91,900	\$60,125	\$99,500	\$135,000
56002 · Quality of Life - Category III					
56404 · Seasonal Decorations	\$7,600	\$7,600	\$0	\$0	\$0
56420.2 · Christmas Lighting (Civic Assn)	\$1,500	\$0	\$0	\$0	\$0
56420.3 · Fernland Improvements	\$6,300	\$6,300	\$0	\$0	\$0
56420.4 · Memory Park Improvements	\$9,985	\$10,000	\$0	\$0	\$0
56002.1 · Walking Tours	\$772	\$6,000	\$0	\$1,000	\$0
56002.2 · Removal of Blight	\$3,662	\$8,700	\$3,959	\$15,000	\$15,000
56002.3 · Events	\$0	\$9,100	\$0	\$34,000	\$34,000
56100.1 · Neighborhood Water Party	\$770	\$700	\$38	\$0	\$1,000
55603 · Texas Flag Celebration	\$2,112	\$4,000	\$0	\$0	\$0
55604 · Fly the Texas Flag	\$0	\$300	\$0	\$0	\$0
55605 · Antiques Show & Fest	\$9,900	\$9,900	\$0	\$0	\$0
56100.5 · Lighting Up Montgomery	\$0	\$0	\$931	\$1,500	\$2,000
56100.6 · Southern Rum Runners	\$0	\$0	\$0	\$0	\$0
56100.7 · Mudbugs and Music	\$0	\$0	\$0	\$0	\$0
56100.8 · Christmas Party	\$0	\$0	\$0	\$0	\$0
56100.9 · Contests/Prizes	\$0	\$0	\$0	\$1,000	\$4,000
56434A · Lone Star Flag Fest	\$0	\$1,000	\$0	\$0	\$0
56434.1 · Marketing/signage/logo	\$0	\$0	\$0	\$0	\$0
56002.4 · Downtown Enhancement Projects	\$15,393	\$20,000	\$0	\$30,000	\$30,000
Total 56002 · Quality of Life - Category III	\$57,995	\$83,600	\$4,928	\$82,500	\$86,000
56003 · Marketing & Tourism-Category IV					
56408.1 · Promotional Video	\$0	\$0	\$0	\$0	\$0
56409 · Antique Show & Fest	\$0	\$0	\$0	\$0	\$0
56003.5 · Brochures/Printed Literature	\$20	\$10,000	\$548	\$9,000	\$4,000
56003.C · Website	\$0	\$0	\$183	\$3,000	\$8,000
56003.F · Social Media Advertising	\$0	\$0	\$102	\$1,000	\$3,000
56003.G · Historical Signage	\$0	\$0	\$0	\$0	\$2,000
56414 · Wine & Music Fest	\$0	\$0	\$0	\$0	\$0
56415 · Texian/Heritage Festival	\$0	\$0	\$0	\$0	\$0

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION
Statement of Income, Expenditures and Changes in Net Assets
2020-2021

	2018-19 Actual Budget	2018-19 Adopted Budget	2019-20 Actual Budget	2019-20 Adopted Budget	2020-21 Adopted Budget
56418 · Christmas in Montgomery	\$0	\$0	\$0	\$0	\$0
56419 · Website/On Line Marketing	\$750	\$3,000	\$0	\$0	\$0
Total 56003 · Marketing & Tourism-Category IV	\$770	\$13,000	\$833	\$13,000	\$17,000
56004 · Administration - Category V					
56004.1 · Admin Transfers to Gen Fund	\$85,000	\$107,500	\$53,125	\$107,500	\$47,500
56004.2 · MACC Administration & Office	\$0	\$0	\$0	\$0	\$0
56004.3 · Miscellaneous Expenses	\$517	\$1,000	\$0	\$500	\$500
56004.5 · Internship Program	\$0	\$10,000	\$0	\$0	\$0
56004.6 · Consulting (Professional Services)	\$1,130	\$10,000	\$0	\$9,800	\$49,000
56004.7 · Travel & Training Expenses	\$248	\$2,000	\$778	\$5,000	\$10,000
56004.9 · Technology	\$0	\$0	\$0	\$200	\$2,000
56004.A · Office Supplies	\$0	\$0	\$241	\$0	\$0
Total 56004 · Administration - Category V	\$86,895	\$130,500	\$54,144	\$123,000	\$109,000
Total Expense	\$453,578	\$578,200	\$240,030	\$664,000	\$679,000
Net Income	\$253,035	\$0	\$387,960	\$0	\$0
Ending Net Assets (Fund Balance)	1,136,997	\$0	1,524,957	\$0	1,524,957

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: January 19, 2021	Budgeted Amount: NA
Prepared By: Richard Tramm	Exhibits: Economic Development Grant Application #2021-01

Subject

Discuss consider Economic Development Grant Application submitted by Troy Tep LLC.

Discussion

Economic Development Grants fall within the authority of the MEDC to grant where the Board of Directors feels they are appropriate. MEDC funds used in this manner are intended to promote new business development or enhance development of existing business. I have reviewed the application for several considerations prior to this coming to the Board of Directors:

1. Is this type of expenditure legal/appropriate for consideration? Signage of this type could enhance business activity at this location, which could then make this a permissible expense.
2. What is the perceived economic benefit? The perceived economic benefit could be improved visibility to this location attracts additional business activity to in-City businesses.
3. Is this location for the grant request in the City? Yes, this location noted in the application is in the City.
4. Does the proposed work to be done under the grant conform to City requirements? The proposed signage included was reviewed by the City's Director of Planning and Development, who concluded it meets City sign requirements. The owner would still need to make all appropriate permit applications for signage to the City.

In the past, the MEDC has typically limited Economic Development Grants to 33.3% of the total cost up to a \$5,000 maximum. The applicant is requesting a total of \$20,000 and has included a statement of projected economic impact in exhibit E, as required to request an exception to the funding limit. If a grant over \$10,000 is approved, it must also be approved by City Council.

The City Attorney is reviewing whether this item might require a public hearing before it is formally considered.

Recommendation

Review and consider the application and make a determination as the Board sees fit.

Montgomery Economic Development Corporation
AGENDA REPORT

Approved By		
City Administrator	Richard Tramm	Date: January 14, 2021

2021-01

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



Company Name: Troy Tep LLC	
Company Contact: Troy Tep	Title: Owner
Best Phone: 936-718-3822	Alt. Phone:
Email Address: troytep1@gmail.com	
Physical Address: 22453 FM1097 Rd.	City, State, Zip: Montgomery, TX 7735
Mailing Address (if different): 111 Anna Springs Ln	City, State, Zip: Montgomery, TX 77356
Applicant's years of experience in this business: 2 years	How long has his business been located in Montgomery? 9 months

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

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

What is the estimated total cost of the project?
(Include supporting information, ie estimates/quotes as "Exhibit B" attached) **\$\$24,650**

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) **\$5,000**

X Are you requesting an exception for additional funding on this project?
(Please provide additional supporting evidence for this request as "Exhibit C") **\$15,000**

When will this project begin?
12/15/2020 Tentive What is the estimated completion date?
1/15/2021

Attach all drawings of planned improvements as "Exhibit D" **Attached**

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

If this project will employ Montgomery vendors, please supply details as "Exhibit F"

Applicant's Signature:
Title: Owner
Date: 12-01-2020

OFFICE USE:			
Date Application Received: 12-10-2020 (est)	Date Presented to Board:	<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 _____ (Grant Awardee), whose business address is _____.

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 _____.

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




“Exhibit A”

I am applying for a grant from the Montgomery EDC to install a marquis plaza sign.

I have recently constructed a strip center in the city of Montgomery in the growing area off 1097 and Buffalo Springs Dr. This strip center consists of a total of 5 commercial retail spots available for lease.

The marquis plaza sign I am proposing to install will have 5 spots available to comprise each business that will be located within the strip center. It will be constructed of stone with interchangeable signs listing the business names. The overall height will be 8'0" by 6'0" in width.

"Exhibit B"

<p>#1</p> 	<p>#2</p> 
<p>#3</p> 	
<p>Prices from J. & S. Signs ONLY</p> <p>1) 4'x8' Drive Thru menu ----- \$3,600 <i>"See website for price"</i></p> <p>2) Pylon sign 5x13 ----- \$12,500</p> <p>3) 18" Channel letters "KOLACHES" ----- \$3,200</p> <p>SUM ----- \$19,300</p> <p>TAX ----- \$1,637</p> <p>TOTAL ----- \$21,237</p> <p>**J. & S. Signs will only be responsible for work stated above. NOT RESPONSIBLE nor associated with stone contractors**</p> <p>Approved By: _____ Date: _____</p>	<p>Price for the stone of the pylon</p> <p>• Channel letters ----- \$250</p> <p>• General electric and framing to install stone ----- \$2,450</p> <p>• Stone installation ----- \$9,750</p> <p>TOTAL WITH TAX ----- \$12,450</p> <p>Job Name: TROY'S DONUTS</p> <p>File Name: TROY'S DONUTS PYLON & DRIVE THRU</p> <p>Created By: _____ Scale: _____</p> <p>Client Name: 10-09-2009 TO FIT</p> <p><small>ALL DESIGN AND/OR RENDERINGS CONTAINED IN THIS DOCUMENT ARE COPYRIGHTED MATERIAL & BELONG TO J&S SIGNS. REPRODUCTION OF THIS DOCUMENT IS PROHIBITED WITHOUT J&S SIGNS PRIOR CONSENT.</small></p> <p>J&S Signs</p> <p>Ph: 713-298-7629</p> <p>jsasvcrncs@hotmail.com</p>

“Exhibit C”

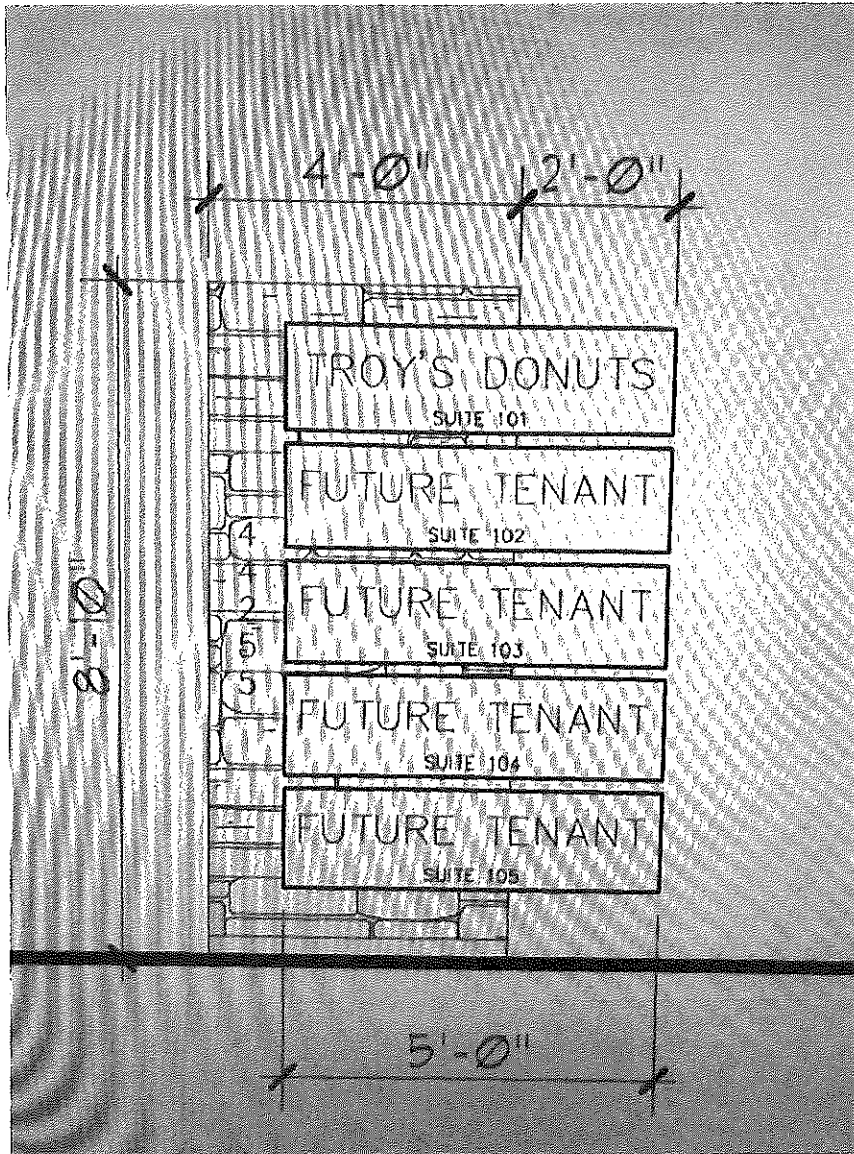
I am requesting additional funds above the maximum allowance of \$5,000. Due to the exponential cost of the building and other associated cost (ie. Utilities, landscape, sprinkler, etc.).

At this time, I would like to request an additional \$15,000 to help relieve some of the burden for installing the maquis plaza sign for the strip center.

As you will see in “Exhibit E” the city stands to profit greatly from the incoming businesses that open in the available retail spots.

I have attached some of the costs that I have incurred to date to help you all better understand the reasoning for the additional request of funds.

“Exhibit D”





**TROY'S
DONUTS**

Tenant 2

Tenant 3

Tenant 4

Tenant 5

“Exhibit E”

I have enlisted the help of Montgomery County realtor Jim Clark to help lease out the remaining 4 spots of the recently built strip center. One of the retail spots is currently under lease with Troy Donuts.

These additional 4 spots will help bring businesses into the city of Montgomery. The current goal is to seek out franchises to lease to. This business model has proved to be efficient and help with less turnover.

Below you will find the estimated tax revenue of the leased spots.

Troy Donuts

- Estimated Tax Revenue Impact based on 2%–
 - \$400/ month
 - \$4,800/ year

Lease Space 2 thru 5

- Estimated Tax Revenue Impact based on 2%–
 - \$400/ month x 4
 - \$4,800/ year x 4

Total Impact - \$24,000

In addition to the tax impact, city water will be utilized as well. With the overall positive impact to the city being greater than the total presented above.

“Exhibit F”

The current tenant Troy Donuts is employing the following local vendors:

- Kroger Grocery Store
- JWAC Distributing (Otto's pub and brewery)

The remaining 4 spots to be leased could be of great help to the community by sourcing supplies from local vendors as well.

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: January 19, 2021	Budgeted Amount: NA
Prepared By: Richard Tramm	Exhibits: Economic Development Grant Application #2021-02

Subject

Discuss consider Economic Development Grant Application submitted by Montgomery Historical Society.

Discussion

Economic Development Grants fall within the authority of the MEDC to grant where the Board of Directors feels they are appropriate. MEDC funds used in this manner are intended to promote new business development or enhance development of existing business. I have reviewed the application for several considerations prior to this coming to the Board of Directors:

1. Is this type of expenditure legal/appropriate for consideration? Work of this type can be considered to add to the aesthetic appearance of the community. Given Montgomery's identification with its history, this also potentially adds to improve the appearance of a potential tourism site. Each of these could make this a permissible expense. This expense could also potentially fit within the MEDC's Downtown Enhancement Projects?
2. What is the perceived economic benefit? There is likely minimal direct economic benefit. There could be indirect benefit related to tourism and quality of life considerations, which are allowable considerations.
3. Is this location for the grant request in the City? Yes, this location noted in the application is in the City.
4. Does the proposed work to be done under the grant conform to City requirements? The proposed signage included was reviewed by the City's Director of Planning and Development, who concluded it will not require permits for this work.

In the past, the MEDC has typically limited Economic Development Grants to 33.3% of the total cost up to a \$5,000 maximum. The applicant is requesting a total of \$9,500 for a project totaling \$16,766.

The City Attorney is reviewing whether this item might require a public hearing before it is formally considered.

Recommendation

Review and consider the application and make a determination as the Board sees fit.

Montgomery Economic Development Corporation
AGENDA REPORT

Approved By		
City Administrator	Richard Tramm	Date: January 14, 2021

City of Montgomery, TX
Economic Development Corporation
Grant Application



Company Name: <u>Montgomery Historical Society</u>	
Company Contact: <u>Kirk Jones</u>	Title: <u>member</u>
Best Phone: <u>936-689-7319</u>	Alt. Phone: <u>936-597-4060</u>
Email Address: <u>kirkjones63@yahoo.com</u>	
Physical Address: <u>308 Pond St.</u>	City, State, Zip: <u>Montgomery, TX 77356</u>
Mailing Address (if different):	City, State, Zip:
Applicant's years of experience in this business:	How long has his business been located in Montgomery? <u>~ 66 yrs</u>

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

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

What is the estimated total cost of the project? (Include supporting information, ie estimates/quotes as "Exhibit B" attached)	\$ <u>16,766</u>
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)	\$ <u>9,500</u>
Are you requesting an exception for additional funding on this project? (Please provide additional supporting evidence for this request as "Exhibit C")	\$

When will this project begin? <u>February 2021</u>	What is the estimated completion date? <u>Feb. - March 2021</u>
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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: Bill Ray Duncan
 Title: President
 Date: 12-2-2020

OFFICE USE:			
Date Application Received: <u>01-11-2021</u>	Date Presented to Board:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> DECLINED
Performance Agreement Received:	Project Completion Date:	Funding Date:	Check Number:

The Old Montgomery Cemetery Community Improvement Project Exhibits A-F

Justification and Scope

The historic district in downtown Montgomery is a pleasant, interesting destination for many visitors and school children learning about the town's history. In addition, hundreds of people drive through our city each day. Several years ago, Montgomery city leaders passed an ordinance that was intended to identify and preserve the historic ambiance of the center of the city through a zoning overlay. Part of the intentions were to assure that existing and new architectural elements met somewhat nonspecific recommendations intending to preserve or give the area a certain look. The chain link fence surrounding one of our most historic treasures is not appealing and does not coincide with the intended ambiance of the area. No doubt, the fence is not intended to keep anyone in or out, but does serve as boundary markers for one of the most historic sites in the city. Also, a visual upgrade in this area would coincide with the intentions of the recently adopted City of Montgomery Comprehensive Plan and the rejuvenation of the downtown.

The BSA Troop 491 Eagle Scout project involving a fence replacement project at the New Montgomery Cemetery next to City Hall provides inspiration to undergo a similar project at the Old Cemetery. There have been discussions about this in the past, but there was always a question of who is in charge of the cemetery. Although the Old Cemetery belongs to the entire community, the land ownership has been deeded to the Montgomery Historical Society from the First United Methodist Church, the original owners. The proposal would be to remove the existing chain length fence and replace it with an ornamental wrought iron fence. Wrought iron fencing exists in various locations within the cemetery and the adjacent private section, and there are other wrought iron elements at the Living Savior Church and nearby to the north at the Clover property and others.

There are several community organizations that should have a vested interest as well as an interest in participating financially in such a project. These organizations may include Montgomery County Historical Commission, Montgomery Historical Society, First Methodist Church of Montgomery, Living Savior Lutheran Church, and Montgomery Economic Development Corporation.

This undertaking is too large for an Eagle Scout project, and funding sources would likely be the same. Bids from reputable companies have been submitted, and are summarized on an attachment. Some discussions in the past have included a much more decorative vision (attached rendering) for the appearance of the cemetery, but that is not likely to happen in the near future and is not even considered within the scope of this proposal. Fencing installed now can be used as part of a future, more comprehensive project.

The present project proposal would involve the removal and replacement of about 700 linear feet of fence. This includes all existing chain link fencing throughout the cemetery. The new fence would be

about four feet tall with decorative picket caps similar to the fence at the New Cemetery. Installation should occur on the exact line as the existing fence; therefore, no surveys will be needed. Also, there should be no further disruption of known and unknown gravesites. The existing fence between the public and private sections will be removed but not replaced per an agreement between the Historical Society and the owners of private section. Drive-through gates (mowers) and walk-through gates will be installed in the approximate locations of existing gates.

Pricing and Funding

This project has been considered for several months, and was put on hold because of COVID-19 issues. Three bids were received, but only one contractor followed up and came to visit the project site. This contractor also provided the lowest initial bid. More recently, the lowest initial bidder has submitted updated pricing (December 2020). Using the pricing from this contractor along with a small change in scope of the project, the following costs are reflected:

Remove and dispose old fence	@	450
Install 700 linear feet new fence	@	15,400
Install 3 walk-through gates	@	378
Install 2 drive-through gates	@	538
TOTAL		\$16,766

The Living Saviour Lutheran Church has agreed to share in the cost of the project to the extent of the section of the fence that borders their property. This part of the project is 160 linear feet plus one walk through gate for a total of \$3,838.

The Montgomery Historical Society is seeking partial funding from the Montgomery Economic Development Corporation in the amount of:

Total Project	16,766
Lutheran Church participation	3,838
Historic Society participation	3,428
Requested MEDC participation	9,500.

Other Notes

The contractor indicates that the availability of steel is becoming scarce in the very near future causing 6-8 month delays in acquisitions along with subsequent price increases. In fact, the bid for the project will increase by about \$4,000 in February-March.

There will be no direct economic impact to the City with regards to tax revenue increases or local jobs created. However, the benefits to the overall ambiance of the downtown area will be dramatic as described above at a relatively low cost.

OLD CEMETERY FENCE BID SUMMARY

Specifications

Remove and discard old fencing

760 linear feet (original bid scope)

Galvanized, powder-coated 16 gauge steel 2X2" posts and panels

Galvanized, powder-coated steel brackets and fasteners

4X4" corner posts

Four feet tall panels, 5/8" extended pickets with decorative caps

Three 36" walk-through gates

Two 72" drive-through gates (mower)

Posts set 36" deep in concrete

Contractor

All materials and labor described above will be provided by Titan Fence Company (Mr. Daran Free).

Original Bids 2019

	<u>Titan Fence Co.</u>	<u>W5 Fabrication</u>	<u>360 Fence Co.</u>
Total	17,407*	24,000**	23,950

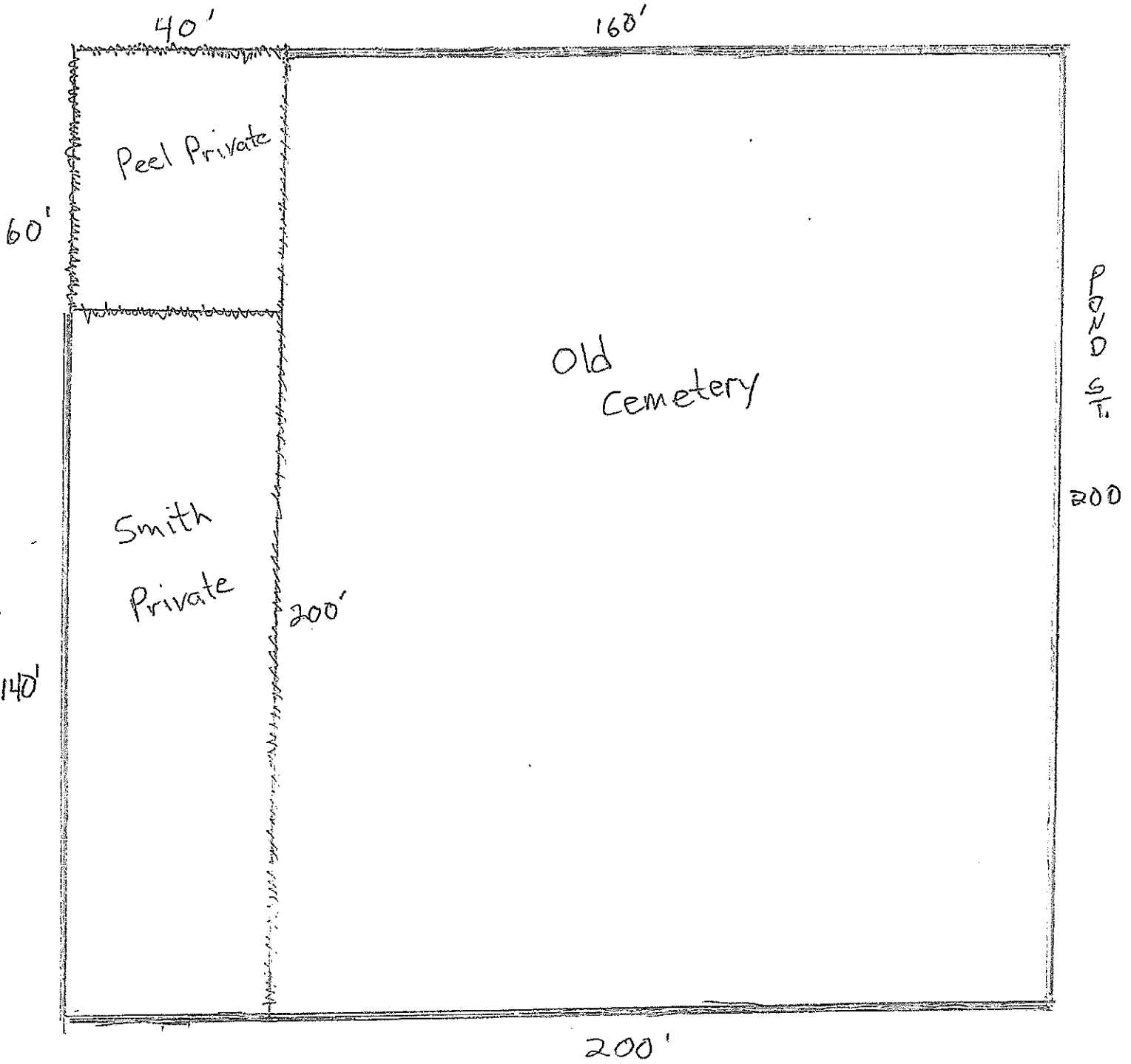
*Includes 8.15% discount for historical heritage project. This is the only contractor that visited the site.

**Does not include removal of old fence

The scope of work has changed some since this original bid. The purpose of the above is to show relative differences between competitive bids.

Lutheran Church

N



W - 140'

E - 200'

N - 160'

S - 200'

S

HWY 105

OLD CEMETERY FENCE BID SUMMARY

Specifications

Remove and discard old fencing

750 linear feet (approximate)

Galvanized, powder-coated 16 gauge steel 2X2" posts and panels

Galvanized, powder-coated steel brackets and fasteners

4X4" corner posts

Four feet tall panels, 5/8" extended pickets with decorative caps

Two 36" walk-through gates

One 72" drive-through gate (mower)

Posts set 36" deep in concrete

Bids

Add 50 ft.	18,541	25,600	25,547
Per ft.	22.68	32.00	31.93

	<u>Titan Fence Co.</u>	<u>W5 Fabrication</u>	<u>360 Fence Co.</u>
Total	17,407*	24,000**	23,950

*Includes 8.15% discount for historical heritage project. This is the only contractor that visited the site.

**Does not include removal of old fence



Re: Cemetery Fencing

Dale Spradling <dale.spradling@gmail.com>

Mon 1/4/2021 5:25 PM

To: Kirk <kirk@groggydogtees.com>

Yes, Betty Rose (the last surviving member of the Smith family), and her daughter consent to the Montgomery Historic Society plans to install a wrought iron fence around the Smith Cemetery. All we ask is a gate located where the current gate sits, and a sign facing Cemetery street proclaiming the site to be the Smith Cemetery.

Moreover, we do not see the need for a fence on the east line between the Smith Cemetery and the Old Cemetery.

Please let me know if you have any questions.

Dale

On Sun, Dec 27, 2020 at 2:56 PM Kirk <kirk@groggydogtees.com> wrote:

It was a pleasure meeting you the other day. Thank you for your interest in our project to beautify the Old Cemetery. The project involves removing the old chain link fence and replacing it with four feet tall wrought iron decorative fencing. Gate(s) will be included in the west line near the private section.

As I mentioned, I would appreciate your written permission on behalf of your family to have the private section of the cemetery included. An e-mail will be sufficient.

I will forward your suggestion to the Montgomery Historic Society about eliminating the fence dividing the public and private areas. No doubt, this will save a lot of costs for the project while it is not providing much practical benefit for either party.

I look forward to receiving your letter/e-mail granting permission.

Also, if you have Bob Peel's e-mail address or phone number, would you please relay it to me?



Kirk Jones
936-689-7319

--

Dale W Spradling PhD, CPA
4747 Research Forest Drive #180-256
The Woodlands, Texas 77381
281-615-0357



Development Report December 2020

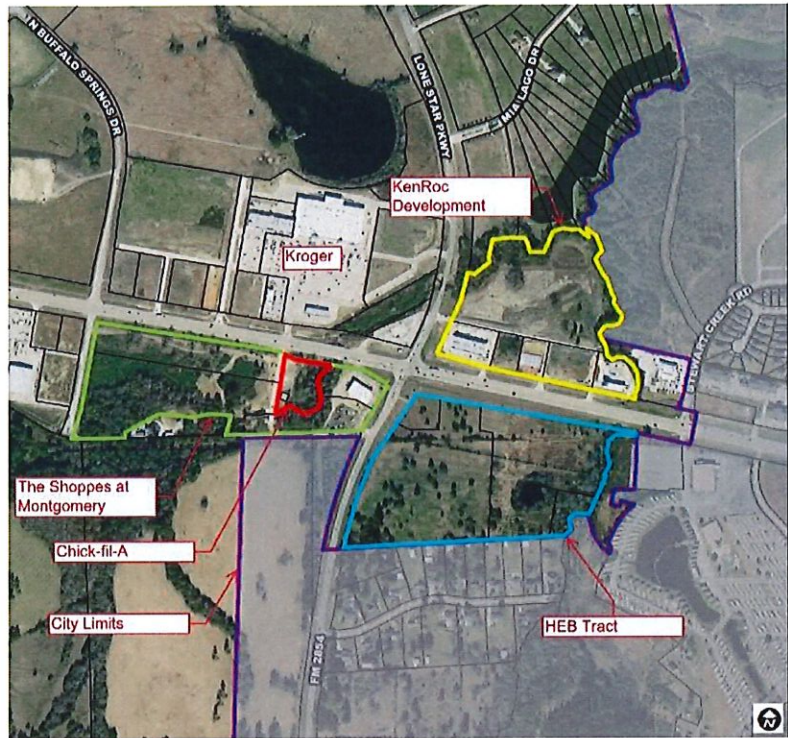
Richard Tramm, City Administrator
Dave McCorquodale, CPM, Assistant City Administrator and
Director of Planning & Development

This month's report finds the City still navigating the effects of COVID-19 and coming to terms with what the "new normal" means for economic development. Residential homebuilding is steady relative to previous months with two new subdivisions under development in the City. Commercial development continued at a steady pace this month. City staff is closely monitoring the situation to understand the implications on economic development within our City.

Commercial Development

East End Commercial –

Construction on the east end of Montgomery continues at a moderate pace. The 26-acre Shoppes at Montgomery is active with Starbucks nearing completion, and the retail center that includes Chipotle, Ruthie Grace Boutique, and HotWorx fitness studio is complete. AutoZone is expected to begin construction soon next to McCoy's Building Supply. Panda Express, a fast-casual Chinese restaurant chain, has submitted plans for review. They will be located on the pad site west of Starbucks.



Central Business District & Historic Downtown –

Six Shooter Junction Boutique and Jessica's Fine Jewelry are sharing space next to the Cozy Grape on Liberty St. Plans are underway for Texas Twist & Shakes to serve hand-dipped and soft-serve ice cream along with shakes at Caroline & Liberty St.



Residential Development

November and December are generally the slowest months for residential construction. While uncertainty exists in the market, low mortgage interest rates coupled with a desirable community and relatively low home prices will likely keep demand for new housing strong for the immediate future. Despite a small seasonal lull, construction activity remains strong in the City.

- 68 new homes were been completed in 2020 (5.7 homes/month, on par with average)
- 1 completed in November; 4 completed in December
- 10 new single-family home permits issued in November & December

Hills of Town Creek Subdivision – With a total of 100 single-family homesites, this subdivision is immediately west of Town Creek Apartments along Emma’s Way. 62 homes are complete, 22 are under construction, and 16 lots are available. Plans for a new 30-lot section have been approved and site development work for roads and utilities has begun.

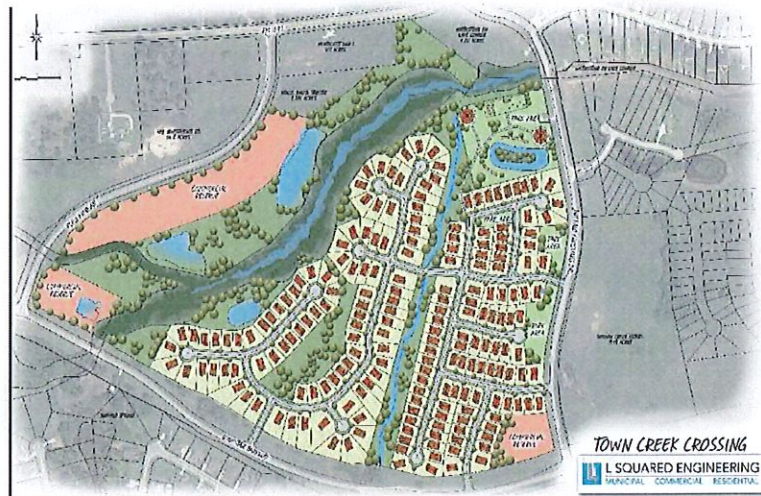


Eagle’s Nest Apartments – (formerly Montgomery Townhomes in this report) Construction is underway on a 48-unit apartment project along Plez Morgan Drive and site construction began in early September.

Terra Vista Subdivision – 61 single-family homesites along FM 1097 northeast of Waterstone. 44 homes are complete, 5 are under construction, and 12 lots are available.

Town Creek Crossing –

This addition to the Buffalo Springs Planned Development includes 199 residential homesites and eight commercial reserves. Land planning and civil engineering work are underway. More details on the timeline for construction will be provided as they become available.



City Development Activities

Texas Water Development Board Funding - The City is utilizing \$2.8 million in TWDB funding for water and sewer infrastructure projects that include:

- Downtown + SH105 Waterline Replacement. (City Council awarded a bid in mid-July; construction underway in January 2021).
- Water Plant #3 (starting work soon).
- Lift Station #1 (complete and operational).
- Lift Station #3 Sanitary Force Main Reroute (design complete; process on hold pending final reconciling of costs for above projects to determine available funding)

General Land Office Severe Flood Mitigation Grant – In 2018, the City was awarded \$2.2 million from the Texas General Land Office (GLO) for flood-related damages associated with 2016-2018 flooding events, which included the Memorial & Tax Day floods and Hurricane Harvey. A study of the Town Creek and Anders Branch watersheds on the north side of the City is now complete, and projects identified in the study will be implemented with a portion of the grant funds.

HOME Grant --The City Council approved an application for the State of Texas HOME project in mid-2018. Applicants must earn less than 80% of the Area Average Income, be the owner of the existing house and have clear title to the property. Four residents qualified and homes were completed in October 2020. The City will pursue future opportunities as they are identified.

Comprehensive Plan – The City Council adopted the Montgomery 2020 Comprehensive Plan in November, wrapping up a project that began in fall 2018. The Plan was developed by TAMU’s Community Resilience Collaborative and Texas SeaGrant. The City held a series of five community meetings in 2019 to get input from residents and businesses. The full document can be found on the City’s website under “Latest News”.

Minimum MUD Standards – The City has started formulating minimum standards for in-city MUD districts, as well as other future Special Purpose Districts in the City limits and ETJ. As City staff explored establishing minimum MUD standards, they realized that each situation would need to be considered according to its individual merits. This has led toward developing a general set of statements for staff to use in working with each MUD developer going forward. It is likely these will evolve over time. MUD’s Three questions that will be incumbent on the developer to answer are:

1. How does the district benefit its residents? (available amenities, etc...)
2. How does the district benefit the broader community? (variety of housing options, possible improved commercial development)
3. How does the district benefit the City? (fiscally responsible planning, collaborative relationships with developers)

More details of how these standards develop will be provided as the process evolves.

Downtown Improvement Plan

This MEDC-funded project to improve the streetscape and pedestrian space in the downtown area is an approximately 7-month project that begins in November 2020. The MEDC worked with TAMU landscape architecture students on visioning for the project and has contracted with the Gunda Corporation/White Oak Studio team to lead the design efforts.



Businesses Opened in 2020

Coldwell Banker; Downtown on Eva St (west of Liberty St)

Christian Brothers Automotive; 105 Retail Center (East End)

Chick-fil-A; The Shoppes at Montgomery

Best Donuts; Downtown on Eva St

Dr. Kendra Pratt, Orthodontist; 105 Retail Center (East End)

K Innovations Station (graphic design & print services);

Downtown on John A. Butler St

Beauty Babes (professional makeup and hair salon with boutique); Downtown on Prairie Street

Top Fuel Nutrition; Montgomery Trace Shopping Center

Naughty by Nature Apothecary; Downtown on McCown St

Wings Over Montgomery; Downtown on Liberty St

Chipotle; The Shoppes at Montgomery

HotWorx Fitness Studio; The Shoppes at Montgomery





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

December 3, 2020

The Honorable Mayor and City Council
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Engineering Report
Council Meeting: December 8, 2020
City of Montgomery

Dear Mayor and Council:

The following information summarizes our activities on your behalf since the October 27th Council Meeting:

Status of Previously Authorized Projects:

All projects discussed below are shown on the enclosed maps of active developments and capital projects.

- a) **Baja Road Water and Drainage Improvements, Phase I & Phase II (CDBG)**
We are working with the Contractor, City, and GrantWorks to ensure all required documentation is prepared and submitted as required by the Texas Department of Agriculture to close out the project.
- b) **Water Distribution System Analysis and Master Plan – CP No. 3 – Downtown and SH-105 Waterline Replacement**
As a reminder, the project was awarded to Nerie Construction, LLC in the amount of \$913,838.00 at your July 14th City Council meeting. The contracts were executed by the City and we are scheduling a pre-construction meeting to be held at City Hall this month.
- c) **Water Distribution System Analysis and Master Plan – CP No. 9 - Water Plant No. 3 Improvements**
As discussed at your October 27th Council meeting, we discussed the current condition of the ground storage tank at Water Plant No. 3 with City Staff. We plan to discuss this further at a future special Council meeting.
- d) **GLO Projects**
There is nothing new to report this month.
- e) **Anders Branch Drainage Analysis**
We are working with BGE to evaluate additional alternatives for drainage solutions.
- f) **Sanitary Sewer System Analysis and Master Plan – CP No. 3b – Lift Station No. 1 Replacement**
We have determined the total number of days that will be included in the calculation of liquidated damages, and discussed a preliminary plan for how to move forward with the City. As a reminder the contractor completed the work 194 days after the original contract completion date.

Status of Previously Authorized Projects (cont.):

- g) Sanitary Sewer System Analysis and Master Plan – CP No. 10 – Lift Station No. 3 Force Main Re-Route**
As a reminder, this project is included in TWDB CWSRF loan. The design is substantially complete, has received TxDOT approval, and is temporarily on hold.

Existing and Upcoming Developments:

- a) Feasibility Studies** – There are no ongoing feasibility studies at this time.
- b) Plan Reviews**
 - i. Moon Over Montgomery** – We did not receive revised plans this month.
 - ii. Town Creek Crossing, Section 1** – We received plans for the development on November 17th and plan to return comments to the plans this week.
- c) Plat Reviews**
 - i. Moon Over Montgomery Minor Plat** – We did not receive a revised plat this month.
- d) Ongoing Construction** – There is no ongoing construction at this time.
- e) One-Year Warranty Inspections**
 - i. Villas of Mia Lago, Section 2** – It is our understanding the contractor is working to address the items identified at the one-year warranty inspection.
 - ii. Hills of Town Creek, Section 3** – The one-year warranty inspection was held on January 7, 2020, and the contractor is currently addressing the punch list items.
 - iii. Emma's Way** – The one-year warranty inspection was held on February 18, 2020 and the contractor is currently addressing the punch list items.

Meetings and Ongoing Activities:

- a) Town Creek Inspection** – TxDOT cleared out the portion of the channel within the Right-of-Way and are waiting on material to finish the installation of the rip-rap.
- b) Kammerer Tract Thoroughfare Study** – At the request of the Developer, we are performing a thoroughfare study to look at how the proposed thoroughfare plan will impact the development, and to determine various options for realignment of the future thoroughfare to accommodate the City and Developer's needs.

Meetings and Ongoing Activities (cont.):

- c) **Biweekly Operations Conference Call** – We continue hosting a biweekly conference call with representatives from Gulf Utility Service, Inc. and City Staff. Items of note discussed during the previous month included updates on various warranty inspections, general updates on all active design and construction projects, and general operations of the City's water and sanitary sewer facilities.
- d) **FM 1097 & Atkins Creek (TxDOT)** – We reached out to TxDOT to discuss how to obtain the needed easements and right-of-way, and were informed that the project is not slated to let until 2026. We will continue to coordinate with TxDOT to determine if anything needs to be done in the meantime.
- e) **FM 149 & SH-105 Right Turn Lane** –TxDOT has advised that the project is scheduled to be let in 2021.

Please contact Katherine Vu or me if you have any questions.

Sincerely,



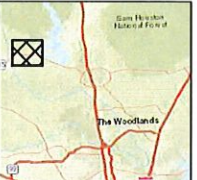
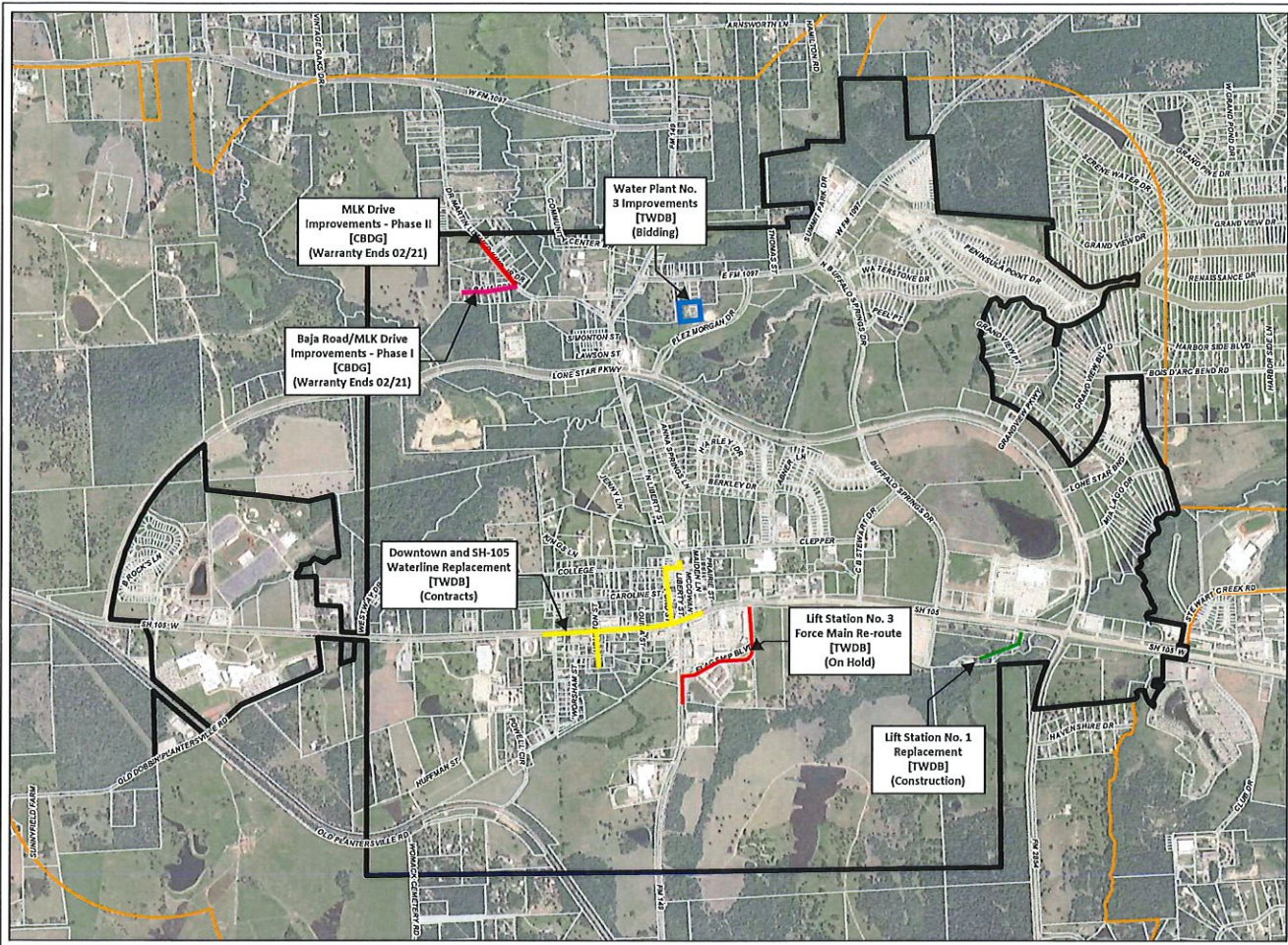
Chris Roznovsky, PE
Engineer for the City

CVR/kmv

K:\W5841\W5841-0900-00 General Consultation\Meeting Files\Status Reports\2020\Engineer's Report 12-8-2020.docx

Enclosures: Active Capital Projects Map
Active Developments Map

Cc (via email): The Planning and Zoning Commission – City of Montgomery
Mr. Richard Tramm – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov LLP, City Attorney

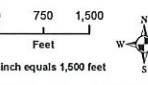


VICINITY MAP
Scale: 1 inch equals 20 miles

LEGEND

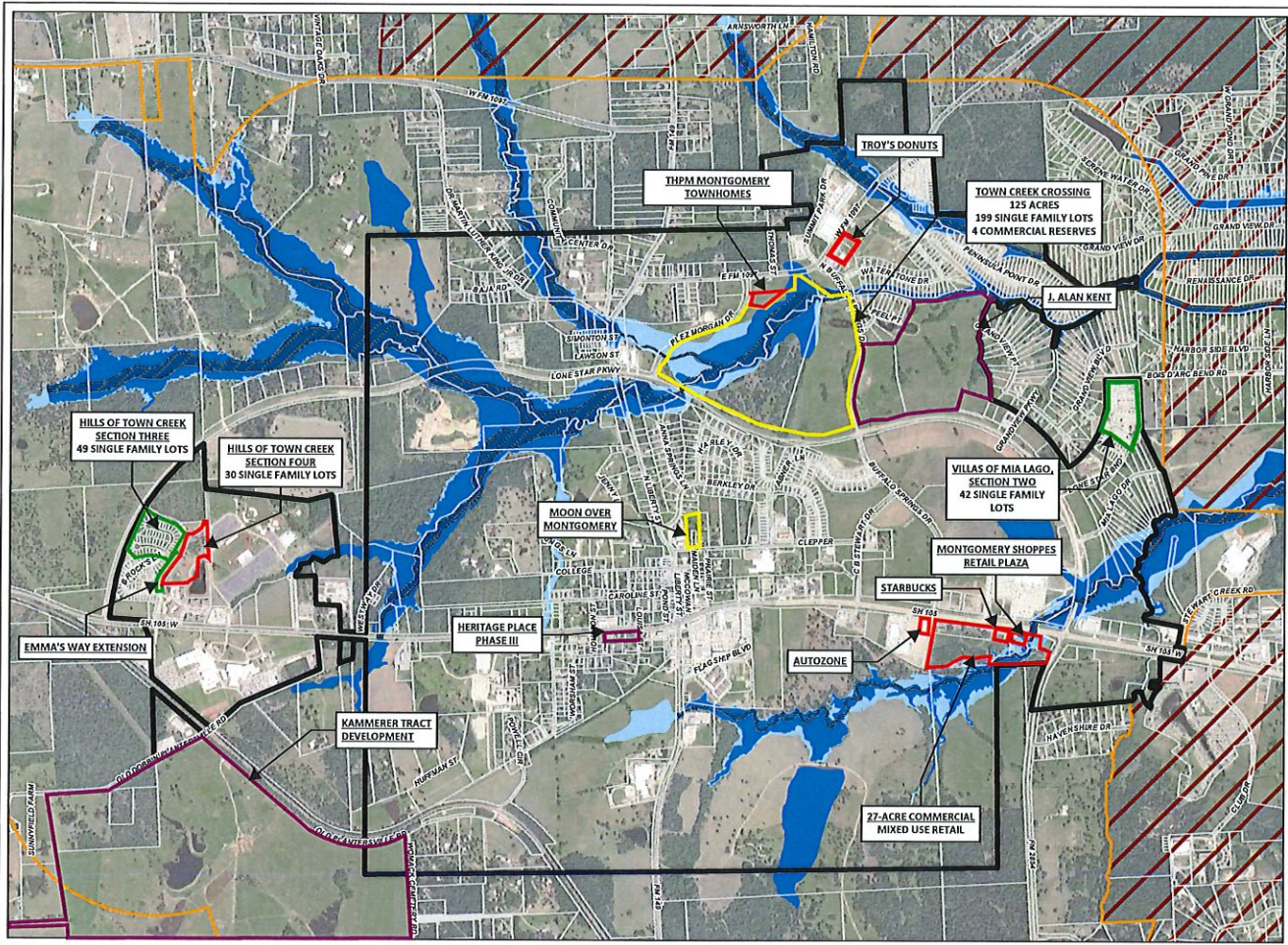
- City Limits
- City ETJ
- MCAD Parcels

ACTIVE CAPITAL PROJECTS
(DECEMBER 2020)



Disclaimer: This project is offered for informational purposes and is not intended to be prepared for or used for legal, engineering, or accounting purposes. It does not represent an opinion on the ground survey and represents only the approximate vertical location of property, governmental and/or political boundaries or related facilities to which boundaries. No warranty whatsoever is made by Jones Carter, Inc. concerning the accuracy, completeness, reliability, or validity of the information for a certain period of time.

JONES CARTER
Texas Board of Professional Engineers Registration No. 1-429



LEGEND

- City Limits
- City ETJ
- City of Conroe ETJ
- MGAD Parcels
- Floodway
- 100-year
- 500-year
- Complete/Under Warranty
- Under Construction
- In Design
- Planning/Feasibility

ACTIVE DEVELOPMENTS (DECEMBER 2020)

0 750 1,500
Feet

1 inch equals 1,500 feet

North arrow pointing up.

Disclaimer: This project is offered for informational purposes and does not constitute a professional engineering or surveying project. It does not represent an on-the-ground survey and represents only the approximate location of property, governmental and/or political boundaries or related features to the best of our knowledge. No express warranties are made by Jones Carter, Inc. concerning the accuracy, completeness, reliability, or suitability of the information included herein.

JONES CARTER
Texas Board of Professional Engineers Registration No. 1-129