

**Notice of MEDC Regular Meeting
Montgomery Economic Development Corporation (MEDC)
AGENDA**

March 19, 2024 at 6:00 PM

NOTICE TO THE PUBLIC IS HEREBY GIVEN the Board of Directors will conduct its MEDC Regular Meeting scheduled for **6:00 PM on Tuesday, March 19, 2024**, at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may download agenda information and view the meeting live on the City's website under Agenda/Minutes and then select **Live Stream Page** (located at the top of the page).

CALL TO ORDER

OPEN PUBLIC COMMENT

CONSIDERATION AND POSSIBLE ACTION:

- [1.](#) Consideration and possible action on the February 20, 2024 Regular and Annual Meeting Minutes.
- [2.](#) Consideration and possible action on approval of a \$500.00 sponsorship for the 2024 March 4 Our Military.
- [3.](#) Consideration and possible action on an Economic Development Grant Application for a proposed outdoor wall mural at the North Houston Art Gallery located at 14259 Liberty Street in the historic downtown.
- [4.](#) Consideration and possible action on a McCown Street Improvements Project update.
- [5.](#) Consideration and possible action on an on-street parking concept for the southern portion of McCown Street on MEDC-owned property.
- [6.](#) Consideration and possible action on: A RESOLUTION OF THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION PROVIDING FOR THE TIME AND PLACE FOR REGULAR MEETINGS OF THE BOARD OF DIRECTORS.
- [7.](#) Events Report.
- [8.](#) MEDC Financial Report.

BOARD INQUIRY

ADJOURNMENT

/s/Dave McCorquodale

Asst. City Administrator for
Jeffrey Angelo, MEDC President

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on March 15, 2024 at 3:30 p.m.

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

MINUTES OF MEDC REGULAR AND ANNUAL MEETING

February 20, 2024

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION

CALL TO ORDER

President Jeff Angelo called the meeting to order at 6:02 p.m.

- Present: Jeff Angelo – President
 Carol Langley – Treasurer
 Ryan Londeen – Secretary
 Wade Nelson – Board Member
 Arnette Easley – Vice-President
 Casey Olson – Board Member

Absent: Dan Walker – Board Member

Also Present: Dave McCorquodale, Director of Planning & Development
 Maryann Carl, Finance Director
 Diana Titus, Deputy City Secretary

CALL TO ORDER

OPEN PUBLIC COMMENT

No public comments were made.

CONSIDERATION AND POSSIBLE ACTION:

1. Election of Officers for 2024.

Nomination for President of MEDC:

Motion to appoint Jeff Angelo as President was made by Wade Nelson and seconded by Arnette Easley. All in favor. (6-0)

Nomination for Vice President of MEDC:

Motion to appoint Arnette Easley as Vice President was made by Wade Nelson and seconded by Jeff Angelo. All in favor. (5-1). Arnette voted against.

Nomination for Treasurer of MEDC:

Motion to appoint Carol Langley as Treasurer was made by Jeff Angelo and seconded by Wade Nelson. All in favor. (6-0)

Nomination for Secretary of MEDC:

Motion to appoint Ryan Londeen as Secretary was made by Carol Langley and seconded by Casey Olson. All in favor. (6-0)

2. Consideration and possible action on the October 23, 2023 Regular Meeting Minutes.

Motion to approve items #2 and #3 as presented was made by Casey Olson and seconded by Wade Nelson. All in favor. (6-0)

3. Consideration and possible action on the November 20, 2023 Regular Meeting Minutes.

4. Financial Report.

Ms. Maryann Carl, Finance Director stated the report looks different from what was seen in previous months and years. She said these are the types of reports you should expect to see that comes straight from the Incode software. Please keep in mind the period at the top of the report is for ending the previous month. She said there is the original budget, the period of activity, and the fiscal activity. It also shows the variance which means how far you are from what you said you were going to have in the budget and the revenue of how much more you need to collect in order to get to your amount and the expenses are how much you have left to spend.

Ms. Carl said on page 18 of the packet shows the group summary of the revenue and expense. In the column for the variance, favorable or unfavorable, if the year ended today you would be walking away with \$284,817.27 to put into reserves. You are bringing in more revenue than you are spending.

Ms. Carl stated on page 22 of the packet shows the cash analysis report. She said at the end of the month, February 22nd she believes, they went through a conversion to a pulled cash environment. She said what a pulled cash environment means is that you have a consolidation of the monies that are put together and paid for and received through your accounting system. She said this lets your system do the work for you, instead of them taking each penny and putting it in a certain place and then moving another penny from here over to there. Ms. Carl stated it is a nightmare situation when you do fund accounting. She said based on the auditor's recommendation, one of the first things she was told was let us talk about pulled cash. Ms. Carl said absolutely because there is way too much room for error and missing transfers in and out when you are relying on an individual to do those things amongst their 28 bank accounts. She said what you do in a pulled environment is you still have some accounts that are totally individualized especially the investment accounts. Your investments are your investments and in this case we have TexPool with great interest on this account. On the operational side there is an operational account at First Financial, but you also have money that is in the operational pool in that general pool of funds which she will explain why that is important. She stated there are times when there are items that are paid for such as event security is used and it is city staff that are events security. When that happens to the payroll process is that payroll process knows that it needs to hit events in fund 400 but when you process payroll that person is getting money from fund 100, from fund 400, it is coming out of one main account. You already have the expense taken out in fund 400 but the cash has come from the pool environment. You are letting the system take care of all those things for you.

Ms. Carl stated when you look at this particular report you will see the very first item says claim on cash MEDC 400. She said that is the non-investment claim of cash that you have and that cash comes down to the next box which says pulled cash MEDC which has \$349,406.20. That is the MEDC bank account at First Financial. The difference between the \$916,000 and the \$349,000 is the \$567,000 which is the amount pulled general operating. She said they will move money from there periodically into the EDC account but you need to remember this was a snapshot as of January 31st and they did the pulled cash conversion on February 22nd. She said she does not anticipate that balance to being that large and anticipates it being much lower, but at this point that is what the balance is.

Ms. Carl said the second line up above where it says claim on pulled investments, the \$1,968,000 is a combination of the first three in your bank balances. The first account is MEDC general, there is an MEDC reimbursement line, and an MEDC downtown and all of those balances equal the \$1,968,000 and that is how much you have in investments and the other one is readily accessible cash.

Carol Langley asked if the investment line item is TexPool.

Ms. Carl responded yes. She said she will continue to provide a report each month to show what the balance amounts are and what that looks like.

Arnette Easley asked how the TexPool investment is performing.

Ms. Carl said TexPool is doing really well. The benefit of TexPool is it is an instrument that delivers a relatively high interest rate and can be liquidated rapidly. She said it is not an operating type of situation so you do not make payments from there but generally transfer it into the operational side to pay for things like that.

Arnette Easley asked if the equity that is created is diversified and will they look at another fund that is performing well.

Ms. Carl said they are limited as to what they can put public funds into and that is typically why most cities stick with something like TexPool because it is a relatively low risk and is an approved instrument. As far as other instruments, the city historically has basically stayed between TexPool and CDs.

Arnette Easley asked who manages the investments.

Ms. Carl stated she is the investment person. She said they have a financial advisor from U.S. Capital who is over everything. We just did a debt issuance and they are the ones that handle all of those things.

Arnette Easley what is the cost to manage it.

Ms. Carl responded said there is no additional cost for it. She said they do not have any fees through TexPool.

Ryan Londeen asked who is the broker on that investment vehicle and is it something that only cities and counties can have access to.

Ms. Carl said TexPool is cities, counties, school districts, ESDs.

Ryan Londeen asked who or what is managing TexPool.

Ms. Carl said TexPool manages TexPool.

Ryan Londeen asked if that is a public agency or through the State.

Ms. Carl stated it is not a public entity. She said she would get some information on TexPool. She said she knows it is an approved instrument and that is where they put their money.

Ms. Carl said not everyone participates in it. She said she can get information as far as how many are in the pool, what makes up the pool. They receive a monthly report from them that shows the dollar amount of funds, how many investors there are, and the makeup of the pool.

Ryan Londeen asked how does it relate to personal investing like money market funds or to stock. He said it seems like interest rates are fairly low when interest rates are low, so it seems to match interest rates similar to a high yield savings account.

Ms. Carl said it does and it follows the market.

Motion to accept the financial report as presented was made by Casey Olson and seconded by Ryan Londeen. All in favor. (6-0)

5. Events Report.

Ms. Patricia Campuzano, Events Specialist said there were no issues for the November and December events.

Ms. Campuzano said in January they will be adding a QR code on the calendar which will be on the City's website for everyone to have access to all of the events for the year. Ms. Campuzano said there will be private events on the calendar as well.

Ms. Campuzano said the last page of the report shows the expenses.

Arnette Easley asked from a security standpoint if she has looked at outside agencies as far as consolidating costs.

Ms. Campuzano said not yet, she knows most of them are around the same prices. They need to know if they want to look at security or law enforcement officers. She knows that agencies charge differently so she will definitely look into that.

Arnette Easley said he knows the Mud Bug Festival and the Wine Fest are the biggest ones. He suggested instead of having four or five officers to have two officers for security.

Wade Nelson said as far as getting the Wine Fest back to downtown it makes no sense. He said it should be here.

Ms. Campuzano said the Chamber handles the Wine Fest.

Wade Nelson said there has to be a way to partner with that. He said they need to bring it back into town.

Wade Nelson asked Mr. McCorquodale if that is a City thing.

Carol Langley said the main thing she heard is it cost too much police wise and does not know if they asked MEDC to help.

Mr. McCorquodale said he will present it to Mr. Palmer.

Carol Langley said all they can do is say no it is their event and they are going to hold the event somewhere else, but she thinks they are willing to come back to Montgomery.

Wade Nelson said he thinks they are too.

Wade Nelson said in regard to the event Charlie Diggs puts on, does he pay for his own security.

Mr. McCorquodale said it is Charlie's first year EDC is not paying for security.

Wade Nelson said that is Charlie's deal where he is making money but the Wine Fest is a Chamber deal that is related to the City.

Ryan Londeen asked if the Chamber took over and moved it.

Carol Langley said the Chamber said it cost too much police wise.

Ryan Londeen asked if the MEDC could potentially subsidize it.

Wade Nelson said yes.

Casey Olson said they can take it over and have their own Wine Fest.

Carol Langley said Shannan Reid could be ready to give it up. She said she does not know but knows that is her story.

Jeff Angelo asked if they are not having it this year.

Carol Langley said that one year she did not have it and then last year she moved it and no one came.

Casey Olson said maybe 30 people showed up for the event.

Jeff Angelo asked if they are having the event or not.

Ms. Campuzano said she has not heard if they are or are not.

Jeff Angelo asked if they want to reach out to Shannan to see if they are going to be doing this event.

Mr. McCorquodale said Mr. Palmer has a lot of conversations with her and again he can ask.

Jeff Angelo said they need to find out and get going on this if it is in October.

Ryan Londeen asked Mr. McCorquodale if he is going to reach out to Mr. Palmer.

Mr. McCorquodale said one of the things to update Mr. Palmer on is reaching back out to the Chamber on just talking about the status of the Wine Fest and what they are planning for this year. He said it is between Mr. Palmer and Chief on how they want to address security concerns.

Casey Olson said if they have it in downtown there is no way to sell tickets unless you fence it and when you fence it, it makes all the businesses mad and that is the last thing he wants to do.

Carol Langley asked Ms. Campuzano on the page for upcoming events if she did help with those or not.

Ms. Campuzano replied she does not coordinate the event but does the permitting process for it.

Arnette Easley said he knows Shannan does the 4th of July celebration as well. He said she did not do it last year or even the year before.

Ms. Campuzano said she did have the event last year.

Arnette Easley asked if she would be having the event this year.

Ms. Campuzano said yes.

Motion to accept the events report was made by Arnette Easley and seconded by Ryan Londeen. All in favor. (6-0)

Wade Nelson left the meeting at 6:35 p.m.

6. Open discussion of ongoing MEDC and city-wide initiatives.

Mr. McCorquodale said he believes they have a candidate for the EDC position and in March at the next workshop they will be asking Council the following night at their Council meeting to add the position to the organization chart. He stated as a reminder they have budgeted for this position. He said in speaking with Mr. Palmer he wants to ensure that it is added on to the organization chart before they do anything. They hope to have someone on board in April.

Ryan Londeen asked if they have made an offer.

Mr. McCorquodale said no. They just need to add the position to the organization chart so they can make a formal offer.

Ryan Londeen asked if there is any way to figure out the breakdown and administrative fees they are paying the City for some of the work the EDC director will now take on. He asked if there is a way they can track how much they are paying the EDC director versus how much they are no longer having to pay the City.

Mr. McCorquodale said he will look into it and can certainly get back with the information.

Mr. McCorquodale said he does know the \$275,000 EDC budgeted toward administrative expenses is not going to change. The money has already been allocated for next year's budget. There will be a change in trajectory of that transfer but he does not know what it is yet. He will meet with Mr. Palmer and Ms. Carl.

Arnette Easley asked who designed the scope of work and job description.

Mr. McCorquodale said the subcommittee that consists of Dan Walker, Jeff Angelo, and Ryan Londeen.

Arnette Easley said it is good to get someone who can just plug in and get all the agenda items moving forward so it is not stagnant.

Ryan Londeen said they need someone to have boots on the ground while they are out doing their day jobs. They need someone who can go out and meet with people and do the actual hard work.

Jeff Angelo said he can assure you this candidate is a very strong candidate.

Carol Langley asked if they hired him for the price they agreed on.

Mr. McCorquodale responded yes.

Carol Langley asked if the money is the City of Montgomery's money and not MEDC money.

Mr. McCorquodale said that is correct they will be a City employee.

Carol Langley said they did that before and it did not work but hopefully this time it does.

Ryan Londeen asked what is the history on that.

Carol Langley said the person thinks they work for the City of Montgomery and not MEDC so they wind up doing things MEDC does not even need.

Ryan Londeen asked if the MEDC director will report to Mr. Palmer.

Jeff Angelo said he thinks the MEDC need to drive the agenda but the MEDC director needs to report to someone. He asked if the person would report to the city administrator.

Mr. McCorquodale said that is correct.

Jeff Angelo said they would be meeting with Mr. Palmer to ensure their agenda objectives are combined because they talked about in their workshop about coming up with a combined vision from Planning and Zoning and Council all working together.

Ryan Londeen asked how do they oversee as EDC to make sure nothing does not happen.

Casey Olson said MEDC sets the agenda and that is what he works on.

Jeff Angelo said he thinks overall all it is going to be relatively easy for them to determine whether or not he is achieving his goals. The goals will be set, the metrics will be held to account and you will need to have someone to report to that is here day to day. The EDC director will come in for the monthly meetings and give his report. Based on interactions they have had with him this far; he thinks they will get great results.

Mr. McCorquodale said MEDC needs to make sure the MEDC director will be working on what they want him to work on. One of the first things you will be tasked with is a strategic plan for MEDC and to make sure that strategic plan aligns with the City. This strategic plan of the MEDC becomes somewhat of a subset of the goals of City Council.

Jeff Angelo said Council changes every couple of years with different people and different agendas but the director and city administrator and EDC as a group need to come along side with Planning and Zoning and City Council and formulate a vision they can all ascribe to, budget for, and go out and get grant funding for. He said he thinks this is a very exciting moment in the fabric and growth of the City in that they have someone that is championing those efforts.

Jeff Angelo said these guys on the committee did a great job vetting and looking out for the request for finding the right candidate and thinks they will be very excited as they move forward.

Arnette Easley asked if one of the qualifications would be he knows grant writers or be able to write the grants himself.

Casey Olson said grants as a whole are not a good investment. An immense amount of time is spent on a chance you might get it. Thousands of dollars are spent in man hours and fees you have to pay just to get the opportunity to maybe be selected for it. He said if you want to spend this man's time well, we pay for things ourselves, get as much business as we can and generate our own funds. If the right grant comes along and they might be able to get it then good. As far as focusing on grants it is a bad idea.

Jeff Angelo said there will be times they need to seek out grant opportunities but the most important thing with this candidate is to bring business into the City.

Arnette Easley said he thinks from a grant standpoint there are millions of dollars out there for municipalities. If you apply for one it takes two years to get it.

Ryan Londeen said some grants are a waste of time but you need to have someone who knows which grants to apply for and hopefully this person can help with that and be our ears on grant opportunities.

Casey Olson said we as a City have a grant writer they pay, but we pay way more than she is giving us back.

Jeff Angelo said far as MEDC is concerned they want to bring business and economic development to Montgomery and the only way to do it is to get someone who is at the forefront going toe to toe with businesses and the right kind of businesses to get them here.

Jeff Angelo said when they did this interview there were so many things that he recognized about the opportunities of our City that they knew but they did not know he knew and then he had solutions for them.

Mr. McCorquodale said he has not received anything back from the design team regarding the McCown Street project. He said the point they are at is their access, the cornerstone design was a pedestrian plaza in the middle of McCown Street. A year ago he had good direction on being able to sort out a public solution to be able to close that street. Now, he is not sure the City does have a solution other than keeping cars on McCown. He does not think they are going to be able to acquire the right of way they need to divert a street for the traffic in order to have a pedestrian plaza. He said he has asked the design team for some ideas and direction and will look for that next month to find a way to keep the project moving.

Mr. McCorquodale said you will have the final product in April for the Wayfinding project. They are finalizing just where all those individuals signs will go and the specs for them.

Mr. McCorquodale said one of the things that came out of the strategic planning session with City Council last summer was the need for a zoning code and development code update. He said they are working through the contract and negotiating the scope of work which the Council will review at the workshop meeting on Monday night.

He said what that project will do as it relates to the EDC is it will improve the development landscape and opportunities; it will clarify regulations that feel like they are somewhat disconnected. He said the intent, specifically economic development is to provide a clear development road map that if someone wants to come into the City and sees a parcel for sale, they can look and know exactly what they need to do. Rather than a case by case basis of trying to analyze the benefits and some of the cons of the development, this update to our zoning code and development code should streamline that process where developers can see what their opportunities are. It is not so restrictive it dictates one solution for a site. The idea is the developer can look at a site and can understand what they need to do because the City has told

them it is good. Their job as a City is to provide a good solid framework that enables the development to happen.

Mr. McCorquodale said it is an exciting project and will be a 12 to 15 month long process. He said it is an exciting time for a really good update to the way they think about land use and the development landscape for the City going forward.

Casey Olson said the company they went with have their own data base. Once we get through all of our new regulations developers will access it through the City website which will then take them directly to their data base and tell them exactly what they need to do.

Jeff Angelo said it is long overdue and is glad they stuck to it. He said it is good news all the way around and thinks the future is exciting for Montgomery as they have good things in place.

BOARD INQUIRY

No board inquiry at this time.

ADJOURNMENT

Motion by Jeff Angelo and seconded by Arnette Easley to adjourn at 6:52 p.m. All in favor. (5-0)

Submitted by: _____
Diana Titus, Deputy City Secretary

Date Approved: _____

Jeff Angelo, MEDC President

Montgomery MEDC AGENDA REPORT

Meeting Date: March 19, 2024	Budgeted Amount: \$500
Department: N/A	Prepared By: Patricia Campuzano

Subject

Consideration and possible action on approval of a \$500.00 sponsorship for the 2024 March 4 Our Military.

Recommendation

Staff recommends approval of the 2024 March 4 Our Military Sponsorship.

Discussion

The MEDC sponsored the March 4 Our Military last year. The event is organized by Alpha Elite and Performance Outdoors and features a 5K March that benefits AEP Outdoors. AEP Outdoors is a Special Operations that is 501c3 Nonprofit that provides outdoor adrenaline adventures for our nation's veterans. Rucking is the action of walking with weight on your back. Walking with a weighted rucksack (aka backpack) is a low impact exercise based on military training workouts. An event flyer is attached.

The current budget includes \$500 for this event.

Approved By

Events & Recreation Specialist	Patricia Campuzano	Date: 3/15/2024
Asst. City Administrator	Dave McCorquodale	Date: 3/15/2024

City of Montgomery, TX
Economic Development Corporation
Grant Application



Company Name: Alpha Elite Performance Outdoors			
Company Contact: Emily Wilson		Title: Co-founder	
Best Phone: 719-433-4323		Alt. Phone:	
Email Address: emily@alphaeliteperformance.com			
Physical Address: 15618 Summit Park Dr Ste 801		City, State, Zip: Montgomery, TX 77356	
Mailing Address (if different):		City, State, Zip:	
Applicant's years of experience in this business:		How long has his business been located in Montgomery? 3 years	
Do you own or lease this facility?		If leased, please provide owner information and a copy of lease agreement.	
<input type="checkbox"/> OWN <input type="checkbox"/> LEASE		Owner Name:	Owner Phone:
Provide a detailed description of the proposed project as "Exhibit A" attached March 4 our military, Ruck Marc			
What is the estimated total cost of the project? (Include supporting information, ie estimates/quotes as "Exhibit B" attached)			\$
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)			\$500
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?		What is the estimated completion date?	
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: <u><i>Frigh</i></u> Title: <u>Founder</u> Date: <u>03/03/2024</u>			
OFFICE USE:			
Date Application Received:	Date Presented to Board:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DECLINED	
Performance Agreement Received:	Project Completion Date:	Funding Date:	Check Number:

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



MARCH FOR OUR MILITARY 5K RUCK MARCH

JOIN US Saturday **March 30th at 9AM** for our
3rd annual fundraiser 5K Ruck March*
benefiting AEP Outdoors, followed by
LIVE music, raffles and community!

Start and end at Ransoms Steakhouse
Check-in begins at 9AM, Ruck starts at 10AM sharp

**CHANCE TO
WIN A
BERGARA
RIFLE!**



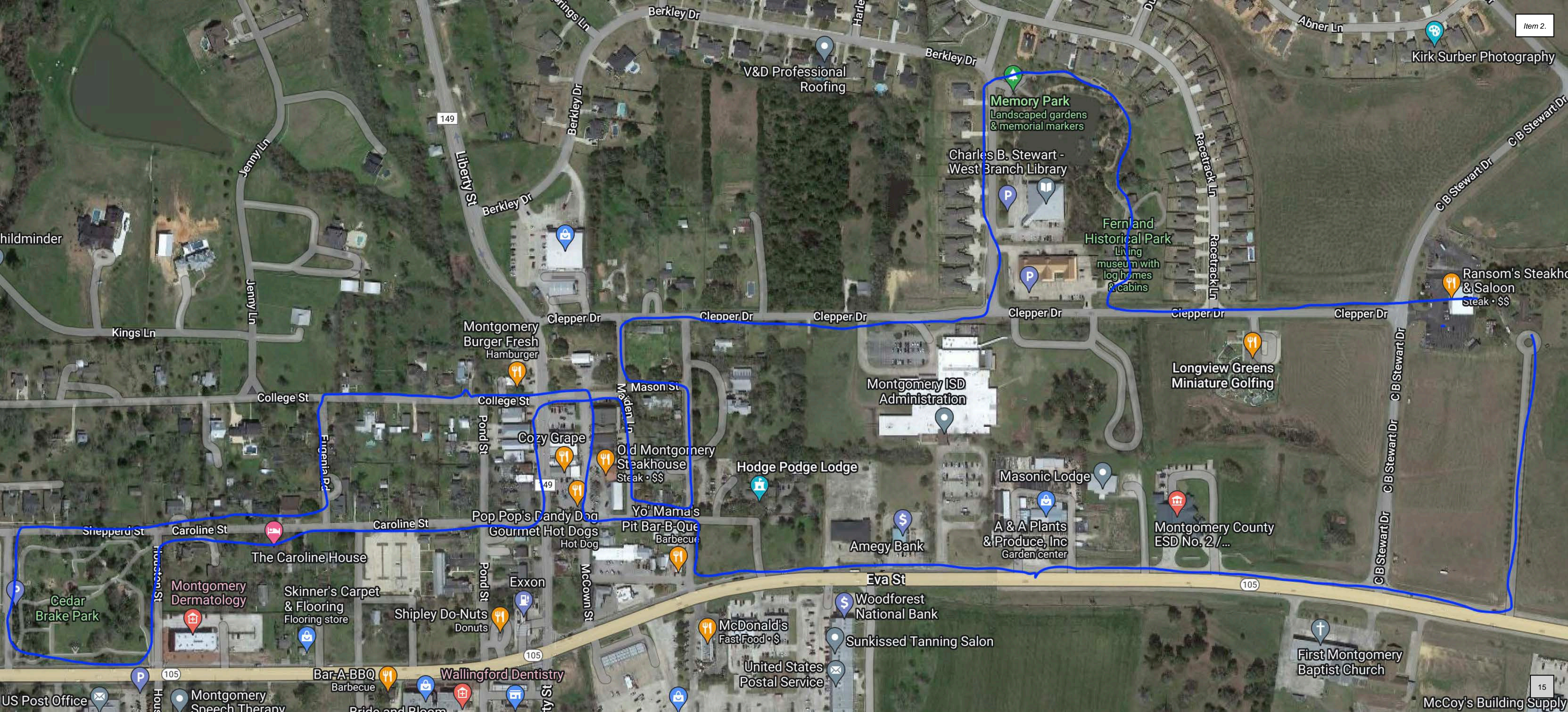
REGISTRATION - \$50
includes t-shirt, raffle
ticket & swag bag



Register online at AEPoutdoors.com or scan QR code

For more information, please visit AEPoutdoors.com or email aepoutdoors@gmail.com.

*Rucking is walking with weight on your back. Weight not required.
AEP Outdoors is a registered 501c3 nonprofit



Montgomery MEDC AGENDA REPORT

Meeting Date: March 19, 2024	Available Budget: \$20,000 (\$0 spent this FY)
Department:	Prepared By: DMc

Subject

Consideration and possible action on an Economic Development Grant Application for a proposed outdoor wall mural at the North Houston Art Gallery located at 14259 Liberty Street in the historic downtown.

Recommendation

Staff has no objections to the grant request. If the MEDC wishes to approve the grant application after discussing the project with the applicants, staff recommends approval of the Resolution with a stated dollar amount for the grant.

Discussion

Anthony & Rebecca Noriega are the owners of the North Houston Art Gallery and business spaces at 14259 Liberty Street across the street from the Nat Hart Davis Museum in the historic downtown. They have worked with the city and P&Z Commission on renovations to the property over the last year.

They approached the city recently about an idea for an outdoor mural on the north wall of the building that reflects a historical livery and stables that used to exist on the property. See attached applications and supporting documents for details. The Noriega's have worked with a local artist to develop a depiction of a street scene with a livery building representative of the structure.

This is the first application the MEDC has received this year. The MEDC budgeted \$20,000 for economic development grants with zero expenses to date. The cost of the proposed mural is \$4,000. The requested grant is for \$1,300, or roughly 1/3 of the cost.

Murals and outdoor artwork are common elements found in many great historic downtowns. These murals usually tell a story of the place or signify important events. The benefit of murals is they are widely seen and can quickly communicate an idea, even if the details are not able to be conveyed. By introducing an idea (in this case, the central role a livery and stable played in historic towns), viewers have the option of learning more about a subject or learning a new piece of history that may inspire them to learn more about it.

The MEDC should consider whether this mural project will add to the overall economic development in the historic downtown through a public art project that has historical tourism as a component. Staff has no objections to the request.


A Resolution will be provided at the meeting in the event the MEDC would like to move forward. Using a Resolution to award grant funding is a best practice for tracking expenses in a transparent manner.

Approved By

Assistant City Administrator	Dave McCorquodale	Date: 03/12/2024
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City of Montgomery, TX
Economic Development Corporation
Grant Application



Company Name: A&R Eclectics & Retail LLC			
Company Contact: Anthony Noreiga		Title: CEO	
Best Phone: 713-502-5082		Alt. Phone: 832-527-8266	
Email Address: areclectic@yahoo.com			
Physical Address: 14259 Liberty Street		City, State, Zip: Montgomery, TX 77356	
Mailing Address (if different): Same		City, State, Zip:	
Applicant's years of experience in this business: 2 years		How long has his business been located in Montgomery? 6 months	
Do you own or lease this facility? <input checked="" type="checkbox"/> OWN <input type="checkbox"/> LEASE		If leased, please provide owner information and a copy of lease agreement. Owner Name: _____ Owner Phone: _____	
Provide a detailed description of the proposed project as "Exhibit A" attached			
What is the estimated total cost of the project? (Include supporting information, ie estimates/quotes as "Exhibit B" attached)			\$4000,00
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)			\$1,300.00
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? Last week in March /Upon receiving approval from EDC/ City		What is the estimated completion date? 4/20/24	
Attach all drawings of planned improvements as "Exhibit D"			
Include a description of expected commercial revitalization impact & sales tax revenue impact as "Exhibit E"			
If this project will employ Montgomery vendors, please supply details as "Exhibit F"			
Applicant's Signature:  Title: CEO Date: 3-7-24			
OFFICE USE:			
Date Application Received:	Date Presented to Board:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DECLINED	
Performance Agreement Received:	Project Completion Date:	Funding Date:	Check Number:

A&R Eclectics & Retail LLC for North Houston Art Gallery

Exhibits A, D & F

Objective: A professionally drawn black & white mural 10 feet high by 20 feet wide.

Location: Midsection of north wall of the Art Gallery building extension. The entire building extension is approximately 11 feet by 40 feet.

Design Inspiration: The intent is to provide a visual glimpse of what a livery stable may have looked like. The location is based on the fact that tokens were found on this property and passed down through the decades. Please see photo plaque for details (exhibit A).

Historical Significance: There is a teaching moment and opportunity to visually connect the history of a Montgomery Tx livery stable with the N.H. Davis museum plaque and the Montgomery Historic district.

Artist: local (Montgomery Tx) professional Artist Amy McCain.

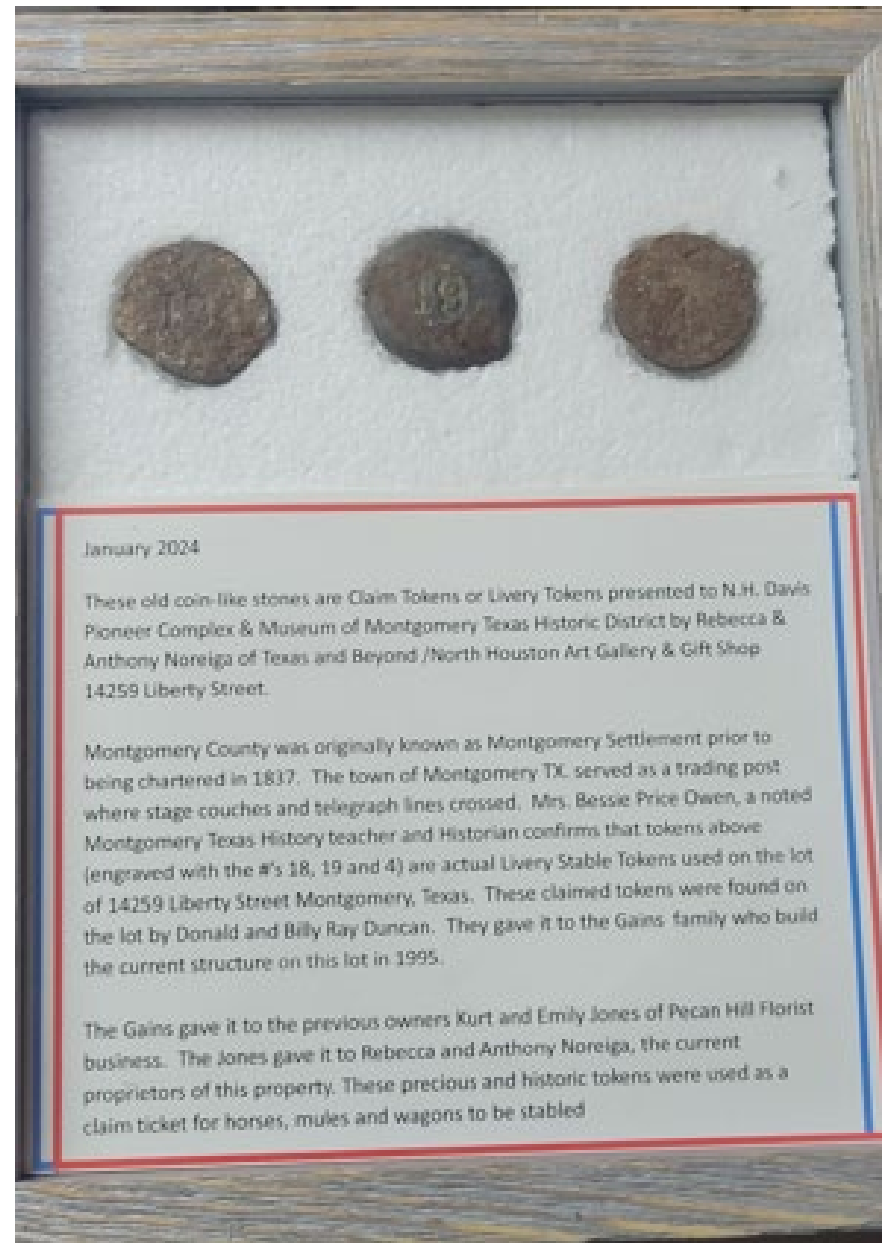
Exhibit A

April 2024

These old coin-like stones are Claim tokens or Livery Tokens presented to N.H. Davis Pioneer Complex & Museum of Montgomery, TX. Historic District by Anthony & Rebecca Noreiga of Texas and Beyond/North Houston Art Gallery & Gift Shop 14259 Liberty Street.

Montgomery County was originally known as Montgomery Settlement prior to being chartered in 1837. The town of Montgomery, TX. served as a trading post where stage couches and telegraph line crossed. Mrs. Bessie Price Owen, a noted Montgomery, TX. history teacher and historian confirms that tokens above (engraved with the #s 18, 19 and 4) are actual Livery Stable Tokens used on the lot of 14259 Liberty Street Montgomery, TX. These claimed tokens were found on the lot by Donald and Billy Ray Duncan. They gave it to the Gains family who build the current structure on this lot in 1995.

The Gains gave it to the previous owners Darron Kirt and Emily Jones of Pecan Hill Florist Business. The Jones gave it to Anthony and Rebecca Noreiga, the current proprietors of this property. These precious and historic tokens were used as a claim ticket for horses, mules and wagons to be stabled.







8:38

2 Messages

Mural invoice

< Inbox

>

AM

Amy McCain

To: Tony Patrick N Noreiga >

8:28 AM

Mural invoice

Amy McCain Art

9365204393

3722 MYSTIC CIR

MONTGOMERY, TX 77356

Billed To

North Houston Art Gallery and Gift Shop

14259 Liberty Street

Montgomery, TX 77356

Date of Issue

03/01/2024

Invoice Number

00575

Amount Due (USD)

\$4,000.00

Due Date

03/31/2024

Description	Rate	Qty	Line Total
Mural	\$4,000.00	1	\$4,000.00
96" x 208" mural (outside)			
Subtotal			4,000.00
Tax			0.00
Total			4,000.00
Amount Paid			0.00
Amount Due (USD)			\$4,000.00

Terms

Accept:

-Cash

-Venmo - @Amy-McCain-1

-Checks made out to -Amy McCain

-Zelle 936-520-4393

23

Montgomery MEDC AGENDA REPORT

Meeting Date: March 19, 2024	Budgeted Amount: N/A
Department:	Prepared By: DMc

Subject

Consideration and possible action on a McCown Street Improvements Project update.

Recommendation

Staff recommends proceeding with OPTION A – making McCown Street a one-way street (northbound) between the Caroline and College Street intersections.

Discussion

Issue:

The McCown Street Improvements project consultant – Ardurra Group, Inc. (engineering) and Kimley-Horn (landscape architecture) – need direction on a design solution in order to move forward with the project work. Members of the design team will be at the meeting to discuss this item with the Board.

Analysis:

The design team presented a preliminary design for McCown Street to the MEDC on 08/21/23. In the Downtown Master Plan, McCown Street was proposed to have a mid-block plaza between College and Caroline Streets that restricted or eliminated car traffic in that portion of the street. The street plaza concept relied on gaining formal access through the Old Montgomery Steakhouse parking lot. Following the design update presentation, MEDC directed staff and consultants to pause the project until conversations with the owner of Old Montgomery Steakhouse affirmed whether the parking lot access could be settled. City staff met with the owner of OMSH and affirmed that his view had changed since previous discussions and he was no longer interested in partnering in a shared solution on the project. Given the change in project parameters, a clearer set of options presents itself for decision and MEDC Board direction:

OPTION A (attached)

Make McCown Street one-way between Caroline & College Streets. This solution devotes less space to vehicles (one lane instead of two) and provides more pedestrian space (10-12' total width). Staff and consultants recommend proceeding with this option.

OPTION B (attached)

McCown Street remains two way (north and south traffic). Staff and consultants do not recommend this option.

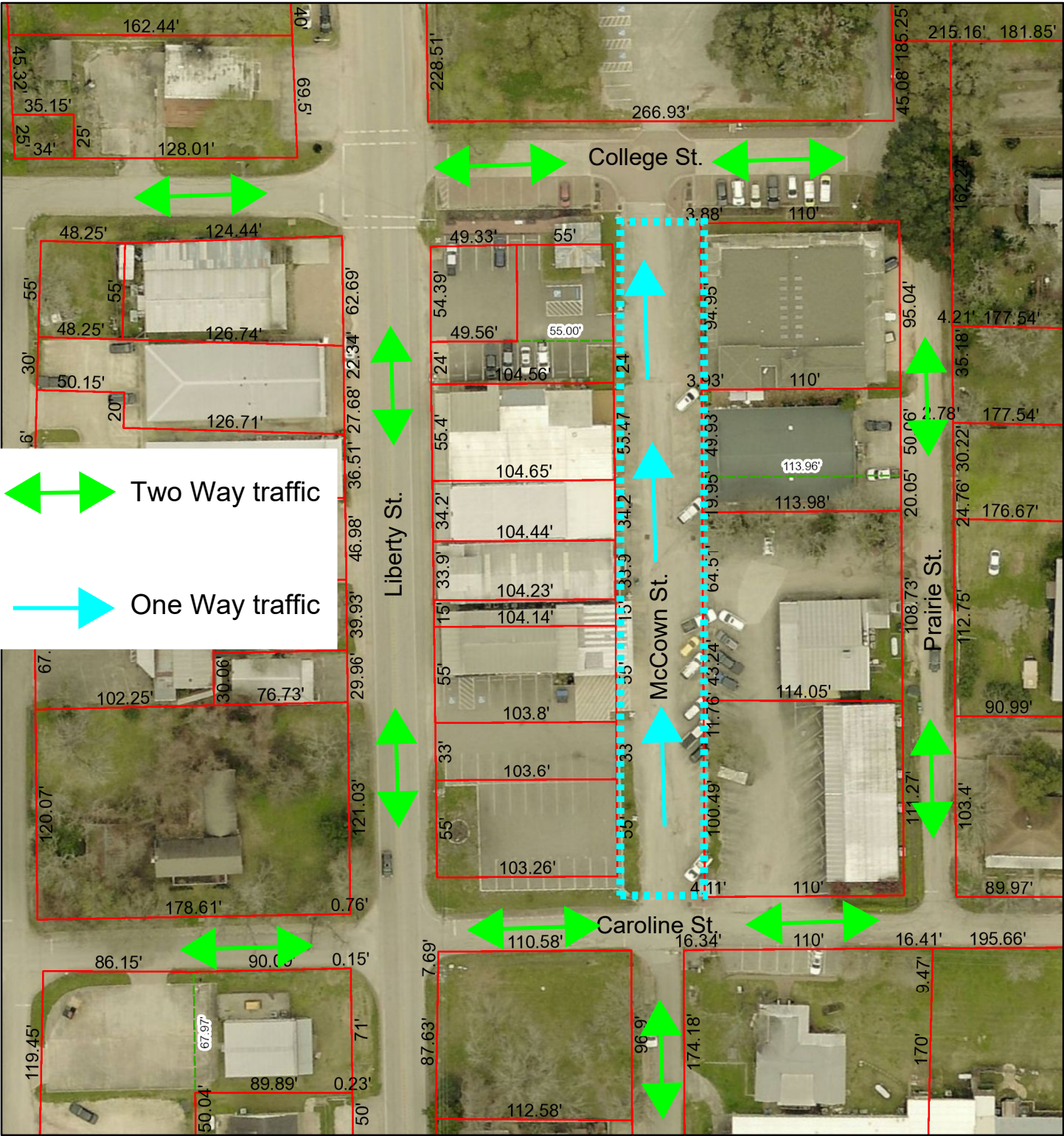
Conclusion:

Enhanced paving within the street can be incorporated with both options as originally intended. Street closures can be done the same way as they are currently done for events.

Approved By

Assistant City Administrator	Dave McCorquodale	Date: 03/15/2024
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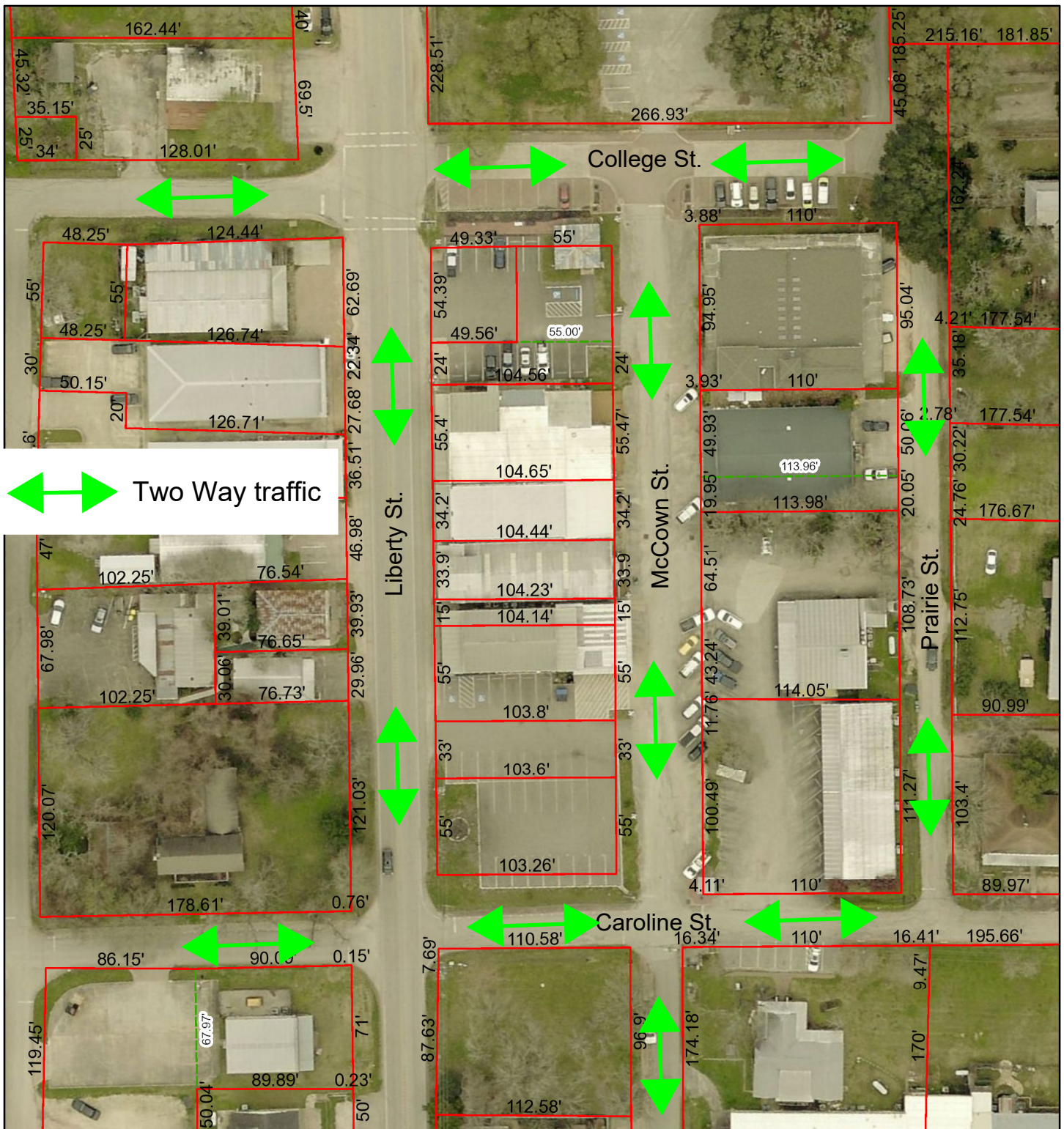
OPTION A



March 19, 2024 MEDC Agenda Packet Materials

OPTION B

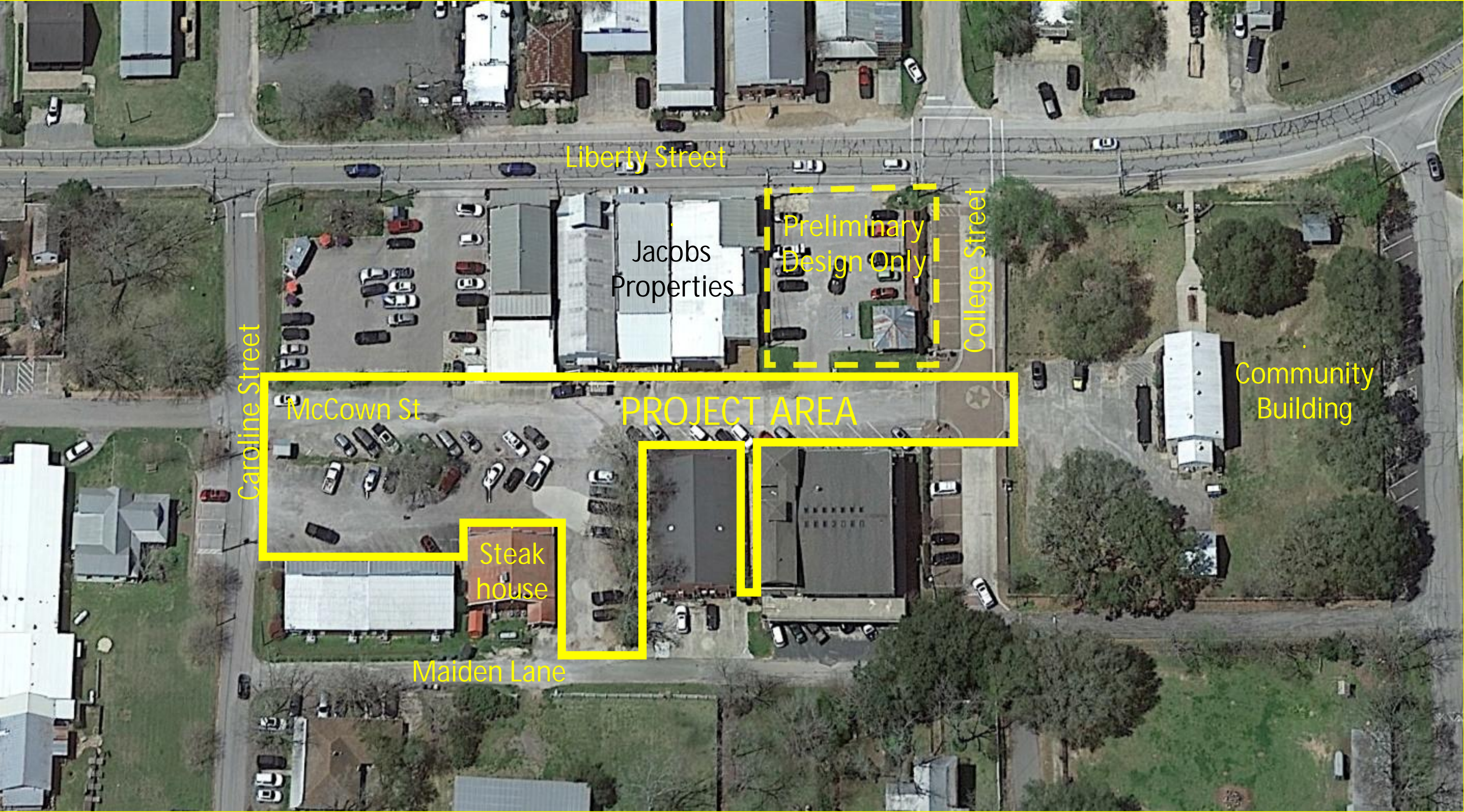
Item 4.



March 19, 2024 MEDC Agenda Packet Materials

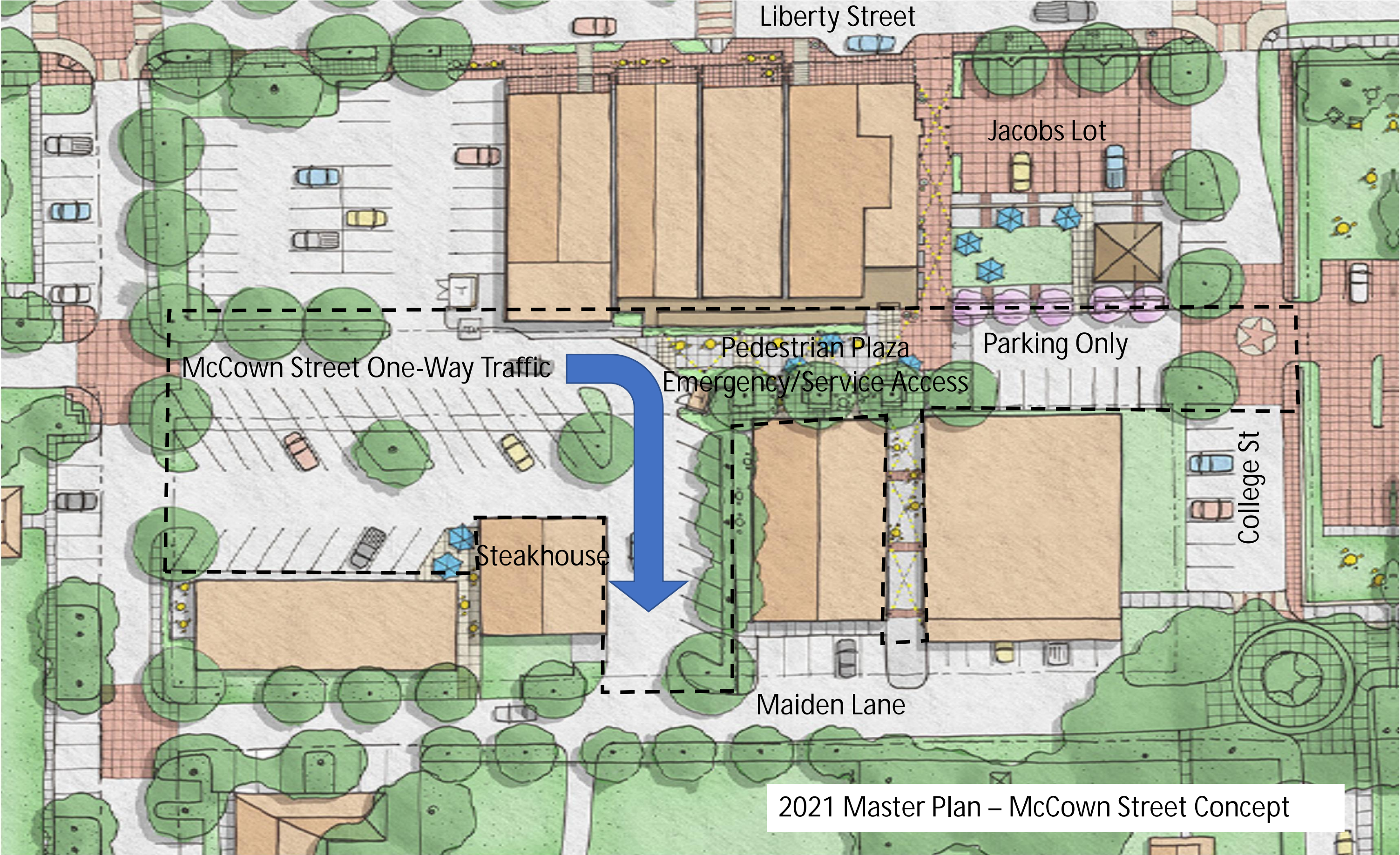
CITY OF MONTGOMERY
MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION
McCown Street Improvements
Preliminary Design
August 21, 2023



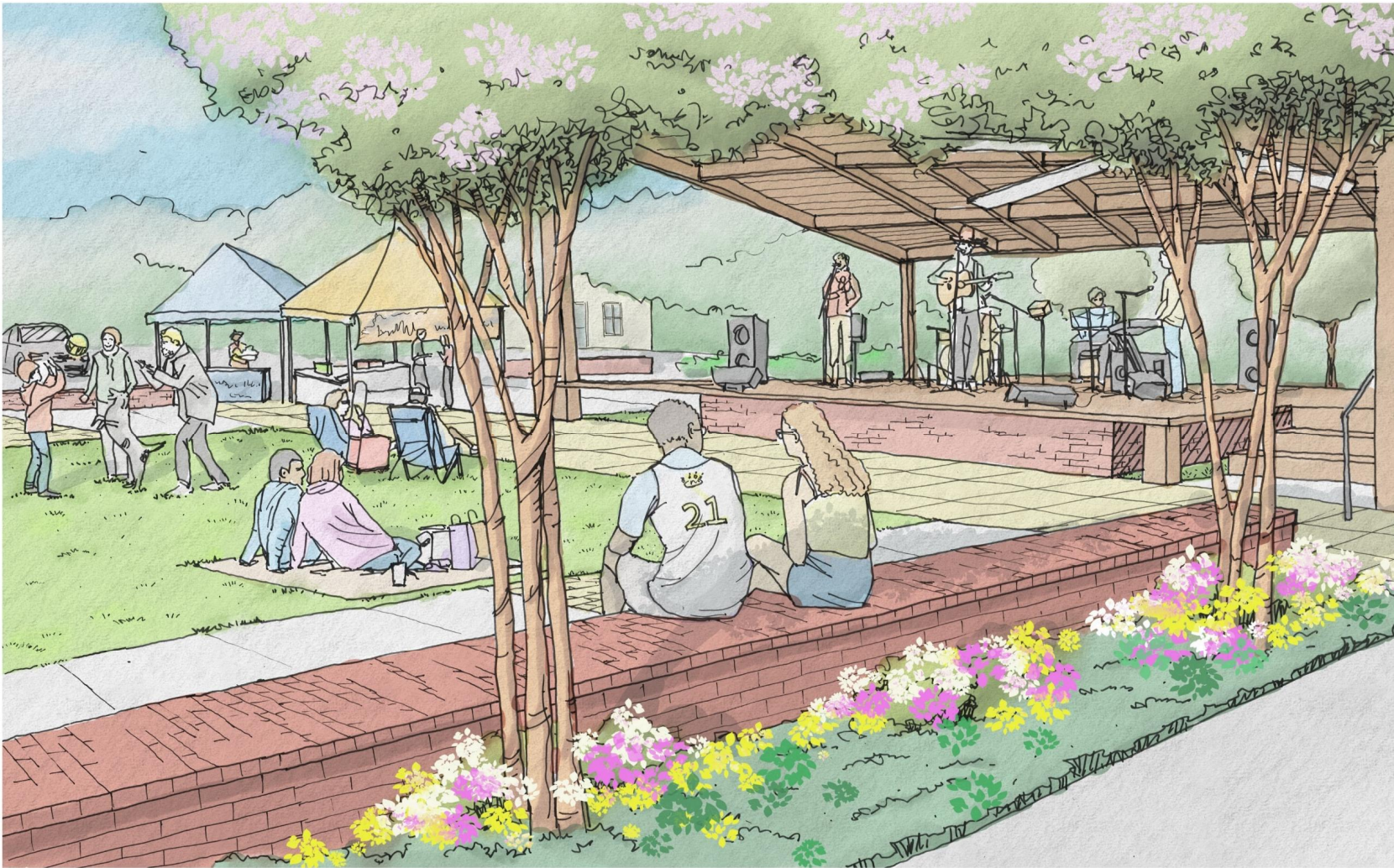


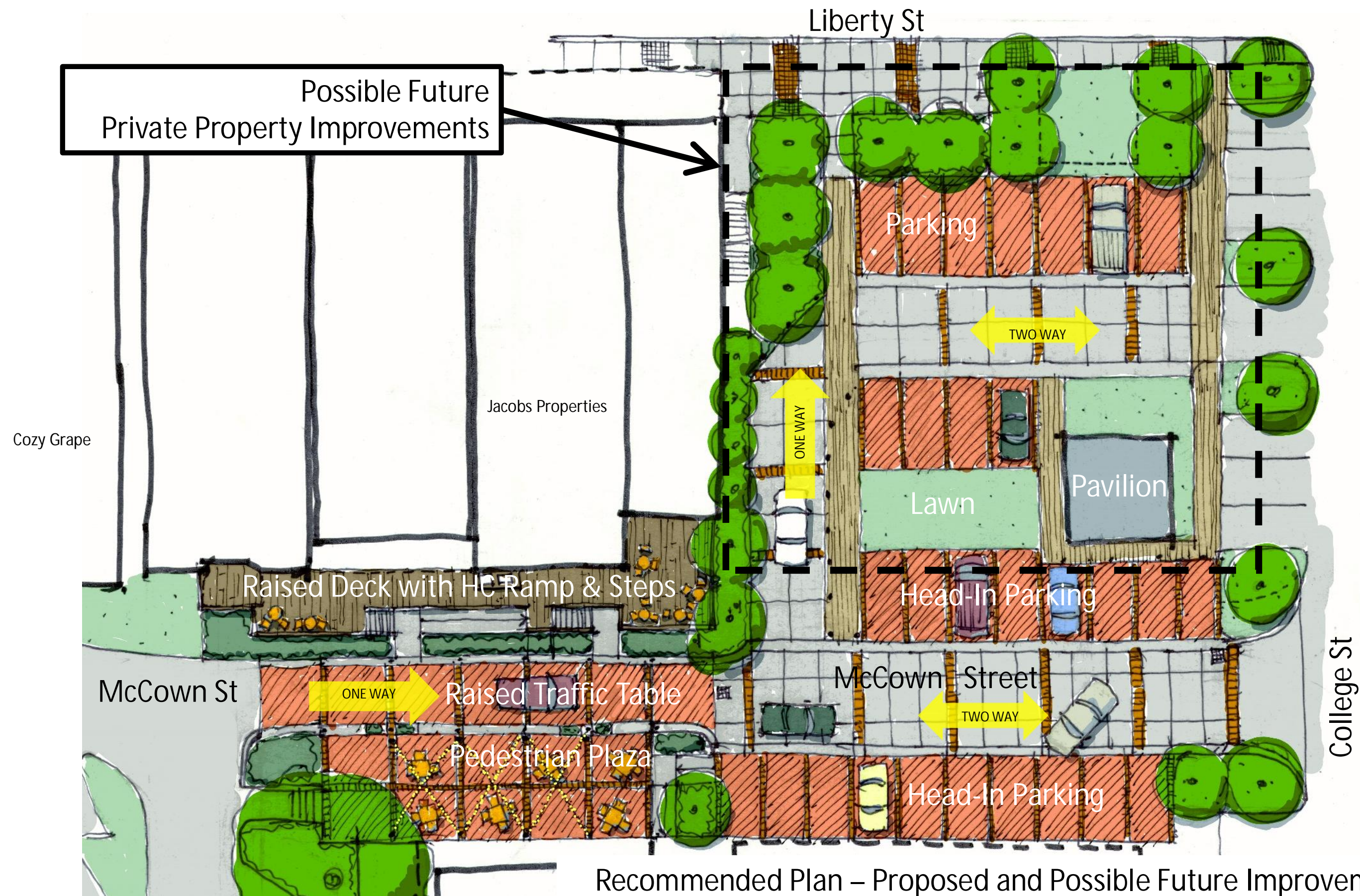






2021 Master Plan – McCown Street Concept





Recommended Plan – Proposed and Possible Future Improvements

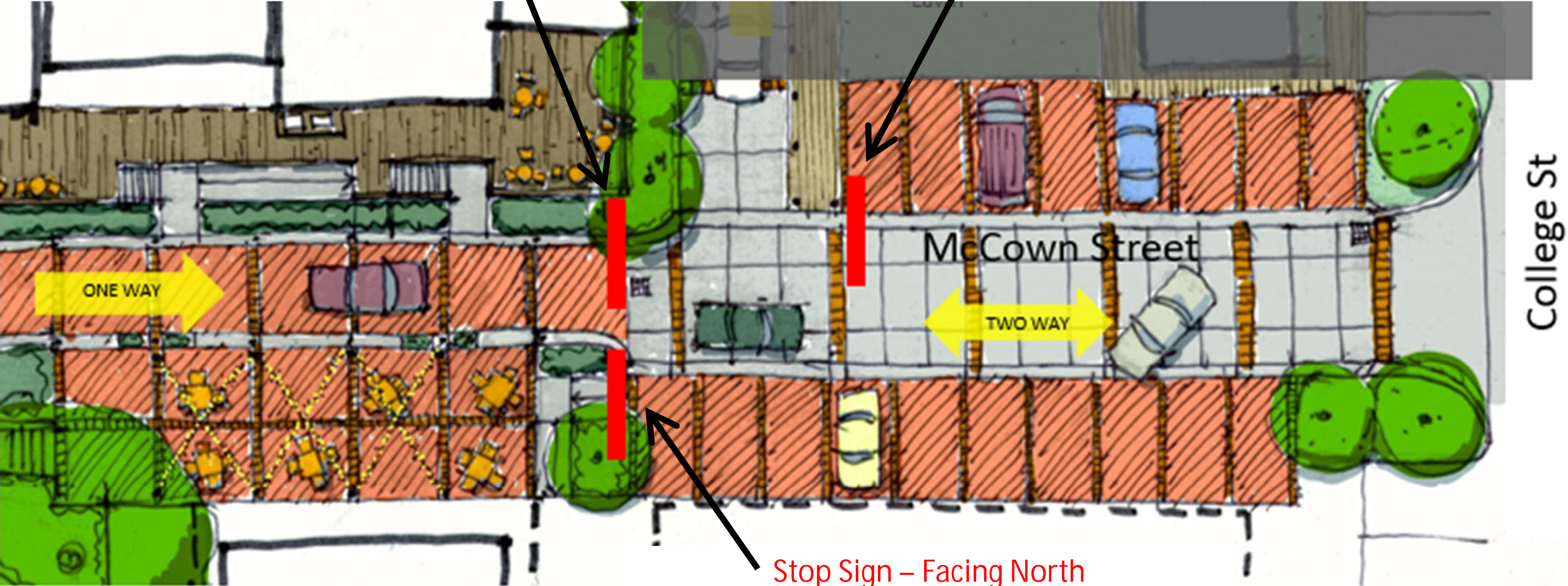


Private Property Improvements
Not Included

Recommended Plan – Included Improvements – North Area

Do Not Enter – Facing North

Stop Sign – Facing North



Stop Sign – Facing North

Traffic Control – North Area

MINUTES OF ANNUAL AND REGULAR MEETING

August 21, 2023

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION

CALL TO ORDER

Vice President Jeff Angelo called the meeting to order at 6:02 p.m.

Present: Jeff Angelo – Vice President
Carol Langley - Treasurer
Ryan Londeen - Secretary
Byron Sanford – Board Member
Dan Walker -Board Member

Absent: Wade Nelson – Board Member

Also Present: Dave McCorquodale, Assistant City Administrator
Diana Cooley, Deputy City Secretary

CALL TO ORDER

OPEN PUBLIC COMMENT

No public comments were made.

APPROVAL OF MINUTES

2. Update presentation of the McCown Streetscape Improvements Project.

Mr. Jim Patterson gave his presentation on the McCown Streetscape Improvements Project. Mr. Patterson showed a visual piece of the recommendation of the north portion. Mr. Patterson said they looked at maintaining full time access through McCown Street going northbound only and using Maiden Lane as a one-way southbound street. Mr. Patterson said one way to visualize it is to compare it to a city center in Houston where there is a pedestrian and car environment with nice paving and no curbs along the side with the main street running north/south through the city center which serves as a temporary pedestrian space but also accommodates cars going at a slow speed with a raised traffic table in place which presents itself as more of a parking lot environment than a street. Mr. Patterson showed where McCown Street would be a two-way street including improvements along private property as a preliminary design to see how it could all work someday and how it could all function as a pedestrian, festival space. Mr. Patterson said within the right of way and a little on the private property, this would accommodate what would be a raised deck including ramps and steps. Mr. Patterson said the raised deck is basically a raised platform. Mr. Patterson said there needs to be some type of traffic control and the traffic engineers looked at the plan and although they have not yet done detail design, they feel it is a viable approach especially at low speeds.

Mr. Patterson said they felt the advantages would be it maintains a simpler and easier to understand roadway pattern where people can continue to go northbound on McCown and have a one-way southbound on Maiden since it is a narrow street.

Ryan Londeen said the original scope was no one-way traffic along McCown Street as it was just for emergency vehicles only. Ryan Londeen asked if the one-way street from McCown Street up to Liberty Street was an add on that they had to account for the traffic flow or will that always be needed there. Mr. Patterson said no it would have a turnaround spot. Ryan Londeen said he liked the raised traffic table but there could be a safety conflict with the vehicles and pedestrians. Ryan Londeen asked how does one make sure kids are not playing in the street and a vehicle drives on it because he knows it is a street. Mr. Patterson said there are several ways to create awareness. Mr. Patterson said one way would be to create a change in the pavement and add elements such as planters and flowers along the way or maybe even adding railings. Byron Sanford said there are some cities at particular times of the day that close the area completely off and have their night time activities. Ryan Londeen said maybe it is something they close off unless the property owners are being difficult. Mr. Patterson said it does allow you to manage it the way you want to. Mr. Patterson said the only downside that might be from a traffic engineers perspective is that people would be getting used to it being one way and then causing confusion about what to do.

Ryan Londeen asked if the steakhouse owner is not interested to collaborate with them. Dave McCorquodale said the steakhouse owner is open to it.

Cheryl Fox asked how many parking spaces does this delete. Mr. Patterson said fifteen parking spaces. Cheryl Fox said it is a real concern to the businesses there as there is not much parking downtown. Mr. Patterson said during the Master Plan they learned there is more of a perception of a parking problem when they compare it to the distance we all walk to an HEB or something similar as parking is available. Mr. Patterson said when we go downtown we all expect to park very close to the place we are going.

Ryan Londeen asked if they are losing 15 parking spaces. Ryan Londeen said he does not like the idea of it because there is nothing down there in his opinion and he would rather go the other way.

Dan Walker asked if the steakhouse area is wide enough to facilitate a road through there. Mr. McCorquodale said for one way it would be. Mr. Patterson said it could even be two way if you did not have parking but you cannot have a two way street and parking.

Mr. McCorquodale said one of the challenges with the concept from the Master Plan of the parking on the north end, in the sketch shown currently there is a dead end parking lot without a turn around and that is part of what the traffic engineers were saying could be an issue.

Byron Sanford said the steakhouse owner is not a fan of the dumpster in the corner. Mr. Patterson said that will not be the future home of the dumpster.

Byron Sanford said it is his understanding the City has tried many times to repair McCown Street and asked what the solution is to properly repairing it. One of the traffic engineers said the area is recorded to see what the base and condition of the soil is and then they would create a proposal of what needs to be done and if

it is concrete pavement, exactly how thick it needs to be. Ryan Londeen said they will look under the pavement, see the condition of the soil, and know what to do.

Mr. Patterson said in regard to the material being used, they wanted to first make sure everyone agreed with the direction they were heading. Mr. Patterson said they would work with Mr. McCorquodale concerning recommendations for materials and look at options in which to provide pros and cons of each and cost implications for it. Mr. Patterson said all options will need to comply with city roadway design standards.

Mr. Patterson said in regard to the overall plan, it was mentioned maybe they do not want to allow traffic to go through there. Mr. Patterson said if they developed it the way it was shown then you have the ability to manage it the way you want to. Ryan Londeen said he is more open to it if they have an agreement with the steakhouse. Mr. Patterson said then your hands would not be tied. Mr. McCorquodale said the steakhouse owner did express a willingness to sell it to the City. Mr. McCorquodale said if they are going to reroute all of the traffic they want it to be a right of way. Mr. McCorquodale said it is fair to the owner because we do not want him to pay the property taxes on a city street. Mr. McCorquodale said they have not had conversations on this to be able to get into the details of it.

Mr. McCorquodale said with the City controlling 213 Prairie Street there is opportunity for on street parking with a dozen spots behind the steakhouse for parking and even if the property were to go back on the market it would behoove the City to create some on street parking on the west side of that lot. Byron Sanford said perhaps include parallel parking behind there and clean up the entire area which is very unattractive.

Mr. Patterson said what you have seen is a concept at this point. Mr. Patterson said they are ready to move ahead to detail design but they do not want to move forward until everyone is comfortable with the direction they are going.

Byron Sanford said for Beaumont and other cities at five o'clock and beyond is when most business is going to happen and that would be the time to be able to close that section off. Byron Sanford said creating an atmosphere is also a part of this plan and it makes no sense to him if they are still going to run traffic through that section. Mr. McCorquodale said to Byron Sanford's point they could take the materials and keep the design with the materials of the street on the southern end and be able to have more flexibility where it feels like an extension of that to give them the opportunity to close that down and test drive it a bit.

Ryan Londeen said they could shut that down during the wine festival and each street would get shut down. Mr. Patterson said it could be to still have the public right of way that covers almost the entire parking bay so you could do that and still have the freedom to manage it to be open to traffic or not since it would be the City's right of way.

Byron Sanford asked if the west part of McCown Street will need to be raised all the way across. Mr. Patterson said they are not raising the street and that the roadway stays relatively the same. Mr. Patterson said it is essentially a shared deck along those buildings.

Cheryl Fox asked what are they going to do from McCown Street to SH-105. Mr. McCorquodale said right

now that is out of the project scope but that would be the next step in whether there will be access all the way to SH-105 or do they want to close that off. Mr. McCorquodale said the Master Plan did propose closing it at SH-105 from John Butler south. Mr. McCorquodale said the primary goal was on SH-105 being able to have a right hand turn lane north on Liberty Street, but with the location of McCown Street there is no room without the access.

Byron Sanford said ideally if they could work the right of way on the SH-105 idea is where they might be able to pick up some spots. Byron Sanford asked if it is possible if it is closed off to have some more spots there.

Mr. Patterson said during the Master Plan they included a budget for all the different projects in the Master Plan and since then they have already experienced incredible construction market escalation and so is sure they will already be budget challenged. Mr. Patterson said originally in the Master Plan it did not include treatment of the pavement in this area.

Mr. McCorquodale said the assumption back then was this would get repaved with asphalt and put on hold long enough to see if they could pave it as part of this project but not try and repave the entire street but come back a year later when they would have the funding to do so. Byron Sanford said they would need to take this in three phases over three years. Mr. McCorquodale said there are some opportunities but they are not at the point if they really dug into it to figure out what they can afford. Mr. Patterson said in addition to pavement there will be storm drainage and raised traffic table issues in which they would coordinate with the drainage engineers to make sure that is accommodated.

Mr. McCorquodale said if the Board has an idea now certainly share it or if you want to wait and think on it and then follow up with him, he can relay the message.

Mr. Patteson answered additional questions relating to turning left on College Street.

Mr. McCorquodale asked if the Board has any direction or if they want to sleep on it and follow back up.

Jeff Angelo said no one is jumping at moving forward so maybe they should have a discussion and decide if they like this design or want to see additional changes.

Ryan Londeen said they added a through street which was somewhat there before which they already agreed on and now they have a turning lane on McCown Street. Ryan Londeen said the only thing different is less tables on McCown Street which is fine and less trees.

Jeff Angelo asked if they need to get a buy in from Wade before a decision is made. Mr. McCorquodale said Wade is open to it. Ryan Londeen said they should try and see where that conversation goes before they decide anything.

Byron Sanford said they should consider a phase I, II, and III and work with the busiest traffic area first which is around the steakhouse and solve that area first even if it means temporarily closing it down at certain times of the day. Byron Sanford said the other part of the plan is at least two or three years away.

Byron Sanford said if they were to focus on anything that would be it.

Jeff Angelo asked how will that affect the businesses where the plaza area is going to be and how will people get to those businesses. Byron Sanford said they would need to regulate it how they see fit.

Discussion continued regarding the plaza area, resurfacing, the right of way, and the timeline these phases would take. Ryan Londeen asked if they would be resurfacing everything with the project area. Mr. Patterson said that was the intent. Ryan Londeen said they would be separating it out in two phases with resurfacing in one phase and pedestrian parking in phase two so it would be more manageable from a fund standpoint. Byron Sanford said he is wanting to do resurfacing on the busiest part of town. Mr. Patterson said from the construction standpoint they could have two phases, but from the design phase no matter what they do, the drainage needs to begin before repaving. Ryan Londeen said they need to hear a recommendation as far as doing the parking area first. Jeff Angelo said they need to decide if they can get the go ahead to continue with the design phase. Mr. Patterson said whatever they draw they could do it in one, two or three phases.

Ms. Lori Sanquidulce with CSE Inc. said one concern with McCown Street is there is the bowl effect so when they go through and they redesign the drainage which has to tie into pavement design, it will elevate the roadway and is a reconstruction of the entire street. Ms. Sanquidulce said if you try to break it you will have tie in issues. Ryan Londeen asked if they can do it in phases. Lori said it would be more difficult because the drainage is in the middle. Ryan Londeen asked if they could see them putting this into two phases from a drainage perspective. Ms. Sanquidulce said as of right now no because it all drains south.

Ryan Londeen said he thinks they need to put this on pause until they see if there is any momentum in getting the right of way for the steakhouse and negotiate a deal with the steakhouse.

Mr. Patterson said he thinks it would help if they could tell them how they want traffic to go one way or the other and if they need to pause to reach a level of comfort in their decision that is fine. Ryan Londeen said they want the traffic to go east which was preferred and in the original plan.

Jeff Angelo said for the purpose of this visit they can pause it for now and get back to them with a decision. Mr. McCorquodale agreed and said to put the direction of the project on hold until the Board follows up.

CONSIDERATION AND POSSIBLE ACTION:

1. Approval of meeting minutes for May 15, 2023.

Motion to approve the May 15, 2023 meeting minutes was made by Ryan Londeen and seconded by Dan Walker. All in favor. (5-0)

3. Review and discussion of the proposed FY 2023-2024 MEDC budget.

Mr. McCorquodale presented the high points of the budget and reviewed line items separately.

Montgomery MEDC

AGENDA REPORT

Meeting Date: March 19, 2024	Budgeted Amount: \$0
Department:	Prepared By: DMc

Subject

Consideration and possible action on an on-street parking concept for the southern portion of McCown Street on MEDC-owned property.

Recommendation

If the Board wants to prioritize funding and developing the project, staff recommends a motion to provide formal direction to staff to develop cost estimates and preliminary design.

Discussion

Issue:

Casey Olson requested an on-street parking concept for the southern end of McCown Street be brought to MEDC for discussion and action.

Analysis:

This item is new to staff and the first step is for the MEDC to consider whether the Board would like to move forward. No firm details are yet known, but staff has provided several attachments to aid the Board's discussion:

- Google street view looking north up McCown from SH105. New parking would be on the left.
- Select pages to from the adopted Downtown Master Plan for reference.
- Survey of the MEDC-owned corner lot.
- Example cost estimates of a recent on-street parking concept on Maiden Street in downtown—both concepts were very similar in size and scope of work.

The attached documents provide context and a preliminary expectation for what this project will involve. Given the monetary size and involvement of public streets, the project will require City Council approval if the MEDC wants to move forward.

Conclusion:

Discuss whether you want to move forward with the project to develop a formal cost estimate and plan. Staff recommends providing direction in the form of a motion.

Approved By

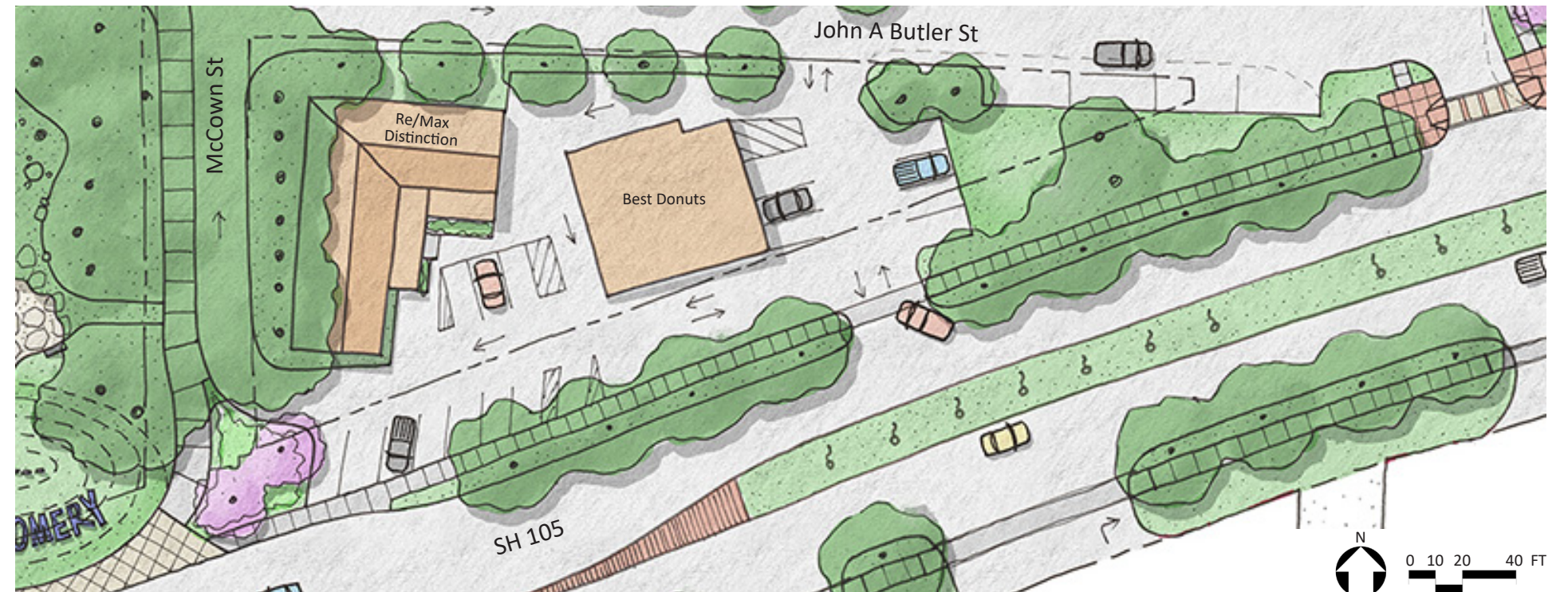
Assistant City Administrator	Dave McCorquodale	Date: 03/15/2024
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At McCown Street & SH105 intersection looking north. Proposed on-street parking would accommodate +/- 13 new spaces require removal of +/- 10 trees along street (most/all of what is seen on the left side of the street in the image below), installation of +/- 175 linear feet of storm sewer with inlet drains, and a sidewalk in front of parking spaces to discourage people from exiting their parked cars and walking in the street.





McCOWN STREET ACCESS



SH 105 is lined with driveways and minor street intersections, adding to visual clutter and congestion. TxDOT has asked Montgomery to consider eliminating minor intersections near the Liberty Street and SH 105 intersection, which may also reduce cut-through traffic.

- McCown Street closed at SH 105
- Add sidewalk and landscape along McCown to improve visibility and connection into Downtown
- Retain driveways to businesses along the highway
- Enhance John A. Butler Street to provide parking and landscaping, plus improved access to businesses
- Add sidewalk, street trees and lights along SH 105

SOUTH DOWNTOWN GATEWAY ★



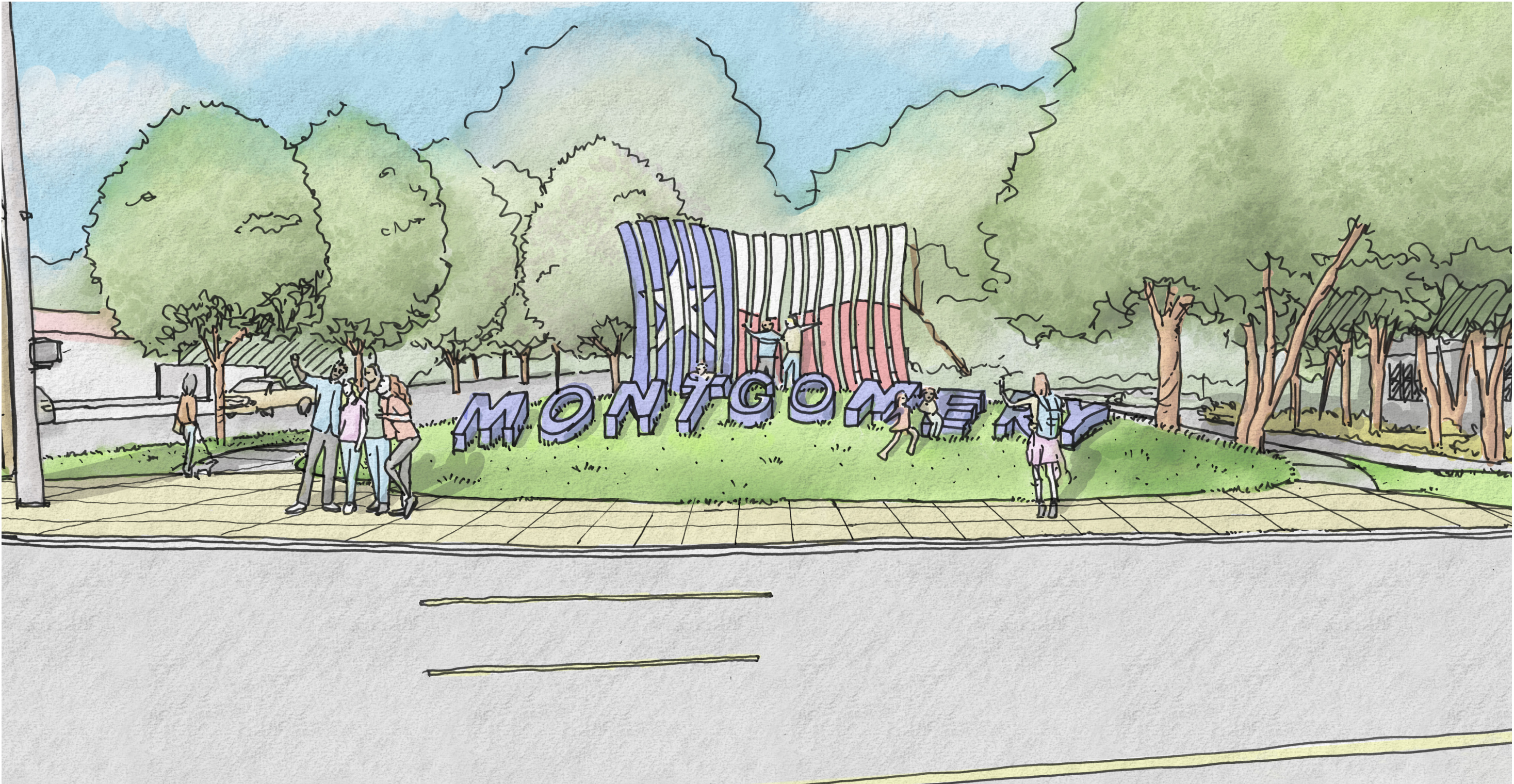
The northeast corner of SH 105 and Liberty Street provides an opportunity for a highly-visible landmark to welcome visitors to Historic Downtown and publicly celebrate Montgomery heritage. Known as the Virginia Adams lot, the City has leased the property and operates a digital welcome sign. With its large trees and open lawn, the property is also a potential location for a public park.

- Acquire the property
- Create a unique gateway landmark, highly-visible to drivers and compelling to visitors
- Develop a public park to encourage visible outdoor activity and provide a pedestrian anchor at the south end of Downtown
- A variety of approaches are possible. Two example options are included on the following pages.

SOUTH DOWNTOWN GATEWAY - OPTION ONE ★

- A large Texas Flag sculpted from brightly painted steel 'ribbons' visible from SH 105 and an engaging photo-op.
- A quiet park with gathering spaces and shady seating provides a welcoming green image to Downtown and serves as an anchor to the south end for special events.





SOUTH DOWNTOWN GATEWAY - OPTION TWO ★

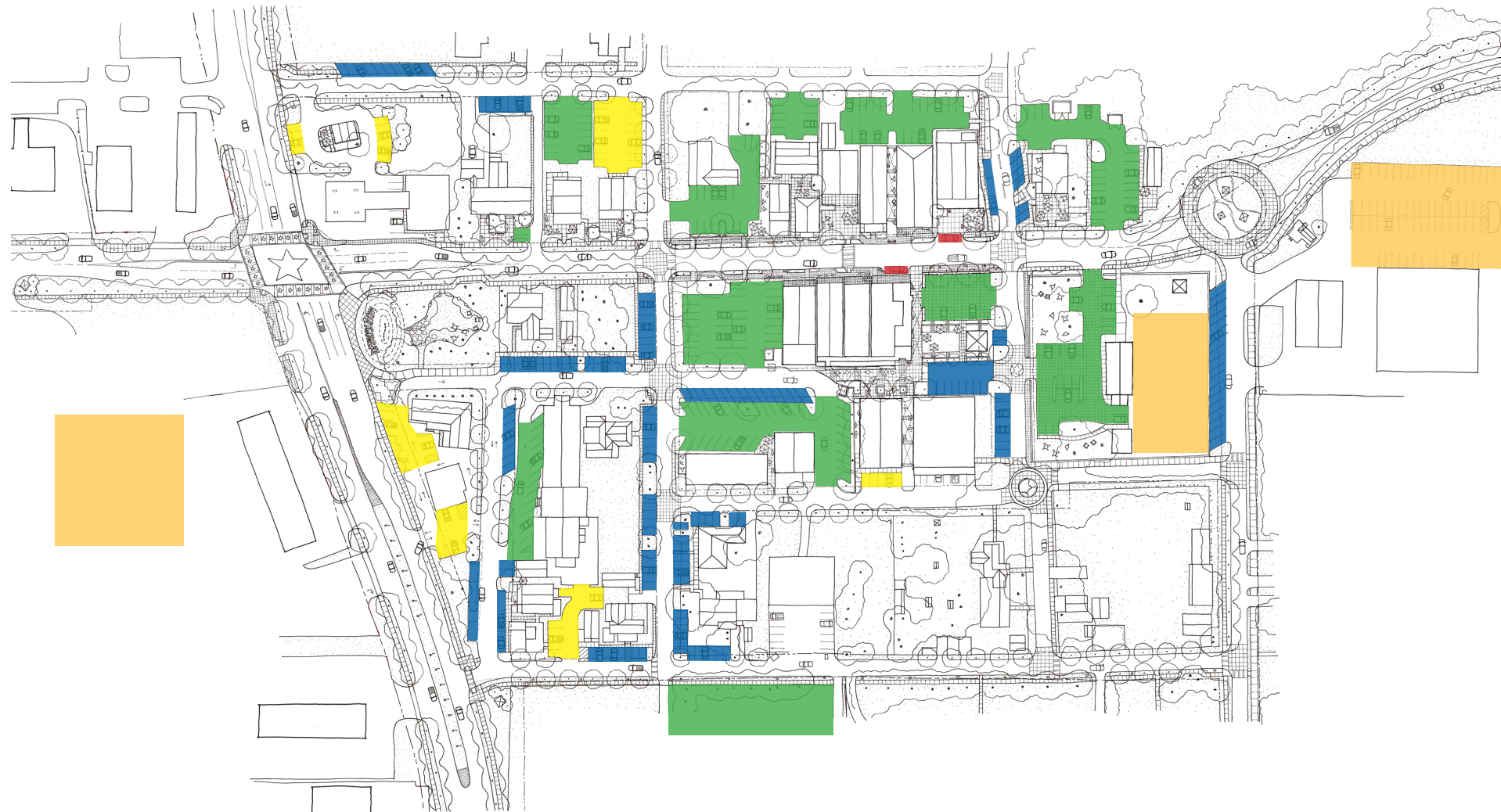


- Relocated historic buildings or houses could provide an excellent setting for retail or hospitality and extend the character of Historic Downtown to the intersection.
- Pedestrian plaza spaces between the buildings offer shady seating and visitor gathering space.





DOWNTOWN PARKING SOLUTIONS ★



- 15 Minutes Parking
- Shared
- After Hours Shared
- Overflow Event Parking
- On-street Parking

Safe, convenient parking is essential to the success of every downtown shopping district. This has been a central issue throughout the planning process, with a variety of options considered. Safety, walkability, sidewalk amenities and walking distances were carefully studied and balanced. The design team consulted with TxDOT about on-street parking along SH 105 and FM 149. Key aspects of the recommended solution include:

- Easily accessed, attractive off-street parking, distributed throughout Downtown.
- Montgomery has a tradition of public-private cooperation. A shared-use parking system will provide ample spaces convenient to all. Comprehensive public-private parking strategies should be explored further.
- On-street parking will be available on secondary streets with low traffic volume. The design team determined that traffic volume on Liberty Street would cause safety and traffic flow problems if on-street parking was permitted. Parking along the street would also preempt sidewalk enhancements and gathering spaces.
- Remote large parking lots should be used for shuttle service for events. City to discuss with property owners and development agreements.

Notes:

- 1) Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (TX83-CF).
- 2) This survey is based in part on a Metes and Bounds description of even date.
- 3) The subdivision of this tract of land maybe in violation of City / County codes and or regulations for the subdivision of land. Owner should verify such with respective governmental authorities.
- 4) This plat of survey has been performed with reliance upon title examination and abstracting performed by Stewart Title Guaranty Company under G.F. number 2233845 with an effective date of June 23, 2022. This surveyor has not abstracted the subject tract.

Montgomery Historical Society
Charter Number 407581
Called .25 Acre
C.C.F.N. 8411306
R.P.R.M.C.T.

Fnd. 5/8" I.R.
Controlling Monument
SEC 0.25 Acre

Fnd. 1/2" I.R. (Bent)
SWC 0.25 Acre

(.25 Acre Deed Call: N89°49'E, 110.00')
N87°11'52"E 109.86'

Wood Fence

Farm to Market 149

(A.K.A. Liberty Street) (50' R.O.W.)
Vol. 391, Pg. 304, Vol. 391, Pg. 317,
Vol. 285, Pg. 47 & Vol. 289, Pg. 331 D.R.M.C.T.
Vol. 5, Pg 105 C.C.M.M.C.T.
C.C.F.N. 99100003 R.P.R.M.C.T.

(.9628 Acre Deed Call: North)
(.0011 Acre Deed Call: N02°18'19"E, 165.80')
N02°38'21"W 165.81'

Overhead Electric

Meter Loop
Power Pole

0.467 Acre

Out of Virginia Lee Adams
Called .9628 Acre
C.C.F.N. 2006-139772
R.P.R.M.C.T.

S02°37'40"E 176.34'
(.9628 Acre Deed Call: South)
Line For Directional Control

McCowan Street
(City Maintained)

Fnd. 5/8" I.R. w/cap
"Glezman R.P.L.S. 4627"
North Corner 0.011 Acre
Fnd. 5/8" I.R. w/Aluminum
"Tx Dot" Disk Bears
N57°58'02"E, 0.22'

Power Pole

N57°29'52"W
57.18'
(.0011 Acre Deed Call:
N57°15'15"W, 57.43')

Fnd. 5/8" I.R. w/cap
"Glezman R.P.L.S. 4627"
East Corner 0.011 Acre

Fire Hydrant

Electric Box

Brick Sign

S67°34'03"W
67.02'
(.9628 Acre Deed Call: S70°06'W)

State Highway 105
(A.K.A. Eva Street) (80' R.O.W.)
Vol. 243, Pg. 581 & Vol. 248, Pg. 335 D.R.M.C.T.
Vol. 5, Pg 29 C.C.M.M.C.T.
C.C.F.N. 99100003 R.P.R.M.C.T.

POINT OF BEGINNING
Fnd. "X" in Concrete
Controlling Monument
SEC 0.9628 Acre
North: 10135604.0730
East: 3758241.5300
Fnd. 5/8" I.R. w/Aluminum
"Tx Dot" Disk
N22°47'38"W, 0.91'

LAND SURVEY
0.467 ACRE OF LAND
THE JOHN CORNER SURVEY, A-8

MONTGOMERY COUNTY, TEXAS REF: _____ MAP RECORDS
Scale: 1" = 30' Date: August 5, 2022

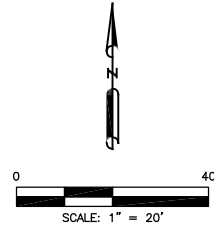
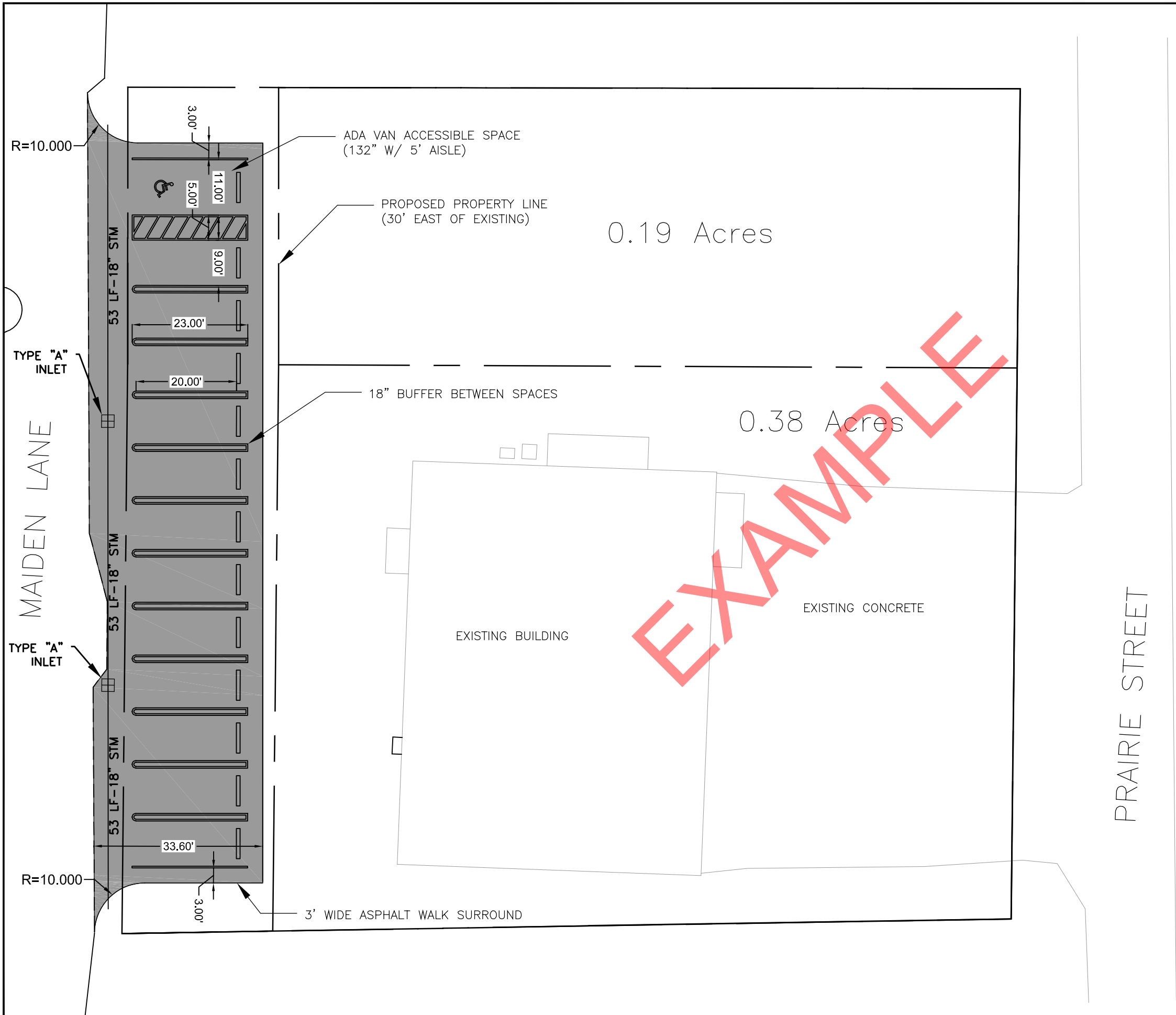
To: Montgomery Economic Development Corporation and
Stewart Title Guaranty Company, Exclusively

I hereby state that this drawing is a true representation
of a ground survey made under my direct supervision.

Taren Hanks
Taren Hanks
Registered Professional
Land Surveyor No. 6787



GF# 2233845 File # 22-B-78 AC Book LL Pg -
JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
T.B.P.E.L.S. Firm No. 10112200 (936) 756-5266 Fax (936) 756-5281
All rights reserved Copyright 2022 Jeffrey Moon & Assoc., Inc. ©



LEGEND:	
	PROPOSED ASPHALT PAVEMENT (592 SY)

TOTAL NUMBER OF SPACES = 13
W/ WHEEL STOPS AND
ASPHALT SURFACE

WGA
CONSULTING ENGINEERS
WARD, GETZ & ASSOCIATES, PLLC
TEXAS REGISTERED ENGINEERING FIRM F-9756
2500 Tanglewilde, Suite 120
Houston, Texas 77063
713.789.1900

PROJECT 00574-900

**ON-STREET PARKING
PROPOSAL
213 PRAIRIE STREET
MONTGOMERY, TX 77356**



**Maiden Lane Parking Lot Option
Drainage and Paving**

10/13/2023

Preliminary Engineer's Estimate

ITEM	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
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UNIT A: STORM WATER POLLUTION CONTROL

1.	Enforcement and Maintenance of TPDES - Requirements for Duration of Contract	1 LS	\$ 850.00	\$ 850.00
2.	Stabilized Construction Access	1 EA	\$ 1,500.00	\$ 1,500.00
3.	Concrete Truck Washout Area	1 EA	\$ 550.00	\$ 550.00
4.	Reinforced Filter Fabric Fence	240 LF	\$ 5.00	\$ 1,200.00
5.	Move-in and start up including all permits, performance and payment. (includes clearing & grubbing)	1 LS	\$ 2,000.00	\$ 2,000.00
6.	Sodding for erosion control	115 SY	\$ 10.00	\$ 1,150.00
SUBTOTAL, UNIT A			\$ 7,250.00	

UNIT B: ASPHALT PAVING

1.	Construction Staking and As-Built Services Allowance	1 LS	\$ 5,000.00	\$ 5,000.00
2.	ON-SITE Disposal for pavement Excavation within lot as shown on Grading Plan (including proofrolling, hauling & spreading excavation, compacting fill to 95% ASTM D698)	246 CY	\$ 10.00	\$ 2,460.00
3.	OFF-SITE Disposal for existing asphalt pavement within lot.	31 CY	\$ 45.00	\$ 1,395.00
4.	Furnish and Install 2.5-inch Asphalt with 12" Base and 6" Subgrade, Complete in place	592 SY	\$ 90.00	\$ 53,280.00
5.	Signage and Striping	1.0 LS	\$ 5,000.00	\$ 5,000.00
6.	2' Sawcut with removal of material	168.0 LF	\$ 100.00	\$ 16,800.00
7.	Lighting and Electrical	1.0 LS	\$ 10,000.00	\$ 10,000.00
SUBTOTAL, UNIT B			\$ 93,935.00	

UNIT C: STORM SEWER

1.	18" RCP ; COMPLETE IN PLACE	156 LF	\$ 250.00	\$ 39,000.00
2.	Type "A" Inlet; COMPLETE IN PLACE	2 EA	\$ 3,500.00	\$ 7,000.00
SUBTOTAL, UNIT C			\$ 46,000.00	

UNIT A: STORM WATER POLLUTION CONTROL	\$ 7,250.00
UNIT B: ASPHALT PAVING	\$ 93,935.00
UNIT C: STORM SEWER	\$ 46,000.00

SUMMARY

SUBTOTAL	\$ 147,185.00
Contingency (15%)	\$ 22,077.75
Engineering, Surveying, Geotech (20%)	\$ 33,852.55
TOTAL ENGINEER ESTIMATE (Unit Items and Eng/Surveying/Testing Costs)	\$ 203,115.30

Montgomery MEDC AGENDA REPORT

Meeting Date: March 19, 2024	Budgeted Amount: N/A
Department:	Prepared By: DMc

Subject

Consideration and possible action on: A RESOLUTION OF THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION PROVIDING FOR THE TIME AND PLACE FOR REGULAR MEETINGS OF THE BOARD OF DIRECTORS.

Recommendation

Adopt the Resolution to hold regular meetings on the 3rd Tuesday of each month.

Discussion

Issue:

Consider changing MEDC regular meetings to the 3rd Tuesday of each month (currently 3rd Monday).

Regulations:

Section 3.5 of the MEDC bylaws: The Board of Directors may provide for regular meetings by resolution stating the time and place of such meetings. The meeting shall be held within the City of Montgomery, Texas, at the principal offices of the corporation or at such other location as the Board of Director may designate.

Analysis & Conclusion:

The city holds four public meetings per month. The P&Z meets on the 1st Tuesday, City Council meets on the 2nd and 4th Tuesday, and the MEDC meets on the 3rd Monday. Staff recommends changing MEDC's meeting schedule to align with other city meetings. Benefits of moving the regular meeting to Tuesdays include:

- Avoidance of federal holidays: January and February meetings fall on federal holidays each year.
- Consistency: having all city meetings on the same day of the week provides clarity to applicants and the public, in turn increasing transparency through predictability.

Approved By

Assistant City Administrator	Dave McCorquodale	Date: 03/12/2024

RESOLUTION NO. R-24-XXXX

**A RESOLUTION OF THE MONTGOMERY ECONOMIC
DEVELOPMENT CORPORATION PROVIDING FOR THE TIME AND
PLACE FOR REGULAR MEETINGS OF THE BOARD OF DIRECTORS.**

WHEREAS, the Montgomery Economic Development Corporation currently holds a Regular Meeting on the 3rd Monday of each month at 6:00 p.m. at Montgomery City Hall; and

WHEREAS, the Montgomery Economic Development Corporation deems that holding regular meetings on the 3rd Tuesday of each month is in the best interest of the City of Montgomery, Texas, and its citizens by providing consistency with other City public meeting schedules.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF MONTGOMERY, TEXAS:

- 1. THAT** Regular Meetings shall be held on the 3rd Tuesday of each month.
- 2. THAT** Regular Meetings shall be held at 6:00 p.m. at Montgomery City Hall.

PASSED AND APPROVED this the 19th day of March, 2024.

Jeffry Angelo, MEDC President

ATTEST:

Nicola Browe, City Secretary

APPROVED AS TO FORM:

Alan P. Petrov, City Attorney



101 OLD PLANTERSVILLE ROAD, MONTGOMERY, TEXAS 77316

Telephone: (936) 597-6434

Events of February & March 2024

Below you will find an update on February and March events of 2024.

Date	Event Name	Hours	Estimated Attendees	Admission Fee	Vendors	Other
2/24	Lone Star Street Dance	6pm to 10pm	400+	\$0	0	Event was originally scheduled for 2/10.
3/07	Spring Sip & Stroll	4:30 to 7:30	50	\$0	10	New location was being tested.
3/09	Texas Flag Celebration Montgomery Tree Giveaway	9am to 12pm	300	\$0	1	Texas A&M Forest Services and the Library were part of the event.
3/14	Spring Sip & Stroll	4:30 to 7:30	50	\$0	10	Event moved to original location.
Upcoming Events						
3/16	Movie Night at the Park	@sunset	100-200	\$0	1-2	Postponed to April 20 th due to bad weather
3/23	Montgomery Community Garage Sale	9am to 12pm	800-900	\$0	40	Sold out all 40 spots with people from Montgomery and surrounding areas.
3/23	Montgomery Music & Mudbugs	1pm to 10pm	Estimating 3500	\$30	-	Will updated next month
3/30	March 4 Our Military	9am to 1pm	100-150	\$50	0	Will updated next month
3/30	Church of Montgomery Easter Car Hop	2pm to 4pm	Estimating 200	\$0	2	Will updated next month

Mayor, Byron Sanford

Councilmembers: Carol Langley; Casey Olson; Sara Countryman; Cheryl Fox; Stan Donaldson



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2023/2024 Event Budget

Internal Planning Budget	Actual Budget Spent	Remaining Budget	Quality of Life - Event Categories
\$19,000.00	\$3,442.80	\$15,557.20	Unallocated Events
\$1,000.00	\$443.61	\$556.39	Events Equipment
\$2,000.00	\$1,000.00	\$1,000.00	Contests / Prizes
\$3,000.00	\$0.00	\$3,000.00	Neighborhood Water Party
\$700.00	\$582.95	\$117.05	Texas Flag Celebration
\$4,000.00	\$2,959.50	\$1,040.50	Light up Montgomery
\$12,000.00	\$11,054.06	\$945.94	Christmas Parade
\$4,000.00	\$3,100.00	\$900.00	Montgomery Quilt Walk
\$3,500.00	\$2,986.00	\$514.00	Movie Night
\$22,000.00	\$12,139.96	\$9,860.04	Snow in Historic Mont TX
\$3,000.00	\$2,800.00	\$200.00	Trick or Treat Historic Montgomery
\$500.00	\$0.00	\$500.00	Quality of Life - Ruck for Veterans
\$74,700.00	\$40,508.88	\$34,191.12	

Mayor, Byron Sanford

Councilmembers: Carol Langley; Casey Olson; Sara Countryman; Cheryl Fox; Stan Donaldson

MOVIE NIGHT

2024 Movie Nights at Cedar Brake
Park starting at sunset.
April 20th
May 25th
June 15th
September 21st
October 19th
November 16th



Join us 2024 movie nights, a family-friendly installment in #HistoricMontgomeryTX's free outdoor movie series at Cedar Brake Park sponsored by the City of Montgomery.



MONTGOMERY COMMUNITY GARAGE SALE

Saturday, March 23, 2024
From 9am to 1pm
Montgomery Community
Building
14420 Liberty St.
Montgomery, TX 77356



Montgomery Community Garage Sale

City of Montgomery will be hosting 2nd Community Garage Sale! Come down and enjoy a nice day in Historic Downtown fill of shops and restaurants.



Item 7.



CITY OF MONTGOMERY EVENTS

Join the excitement of our vibrant community events and dive into thrilling historical adventures!

Contact information



(936)597-6719



events@ci.montgomery.tx.us



<https://www.montgomerytexas.gov/>



YOU ARE CORDIALLY INVITED

SIP & STROLL

VISIT HISTORIC
MONTGOMERY

14420 Liberty St.
Montgomery TX, 77316
From 4:30pm to 7:30pm



Spring Schedule

March 07th
March 14th
March 28th
April 11th
April 25th
May 9th
May 16th
May 23rd

Spring Sip & Stroll

Join us on Thursday's this Spring to kick off Sip & Stroll in beautiful, historic downtown Montgomery! You'll find fantastic handmade products, food vendors, amazing shops and local restaurants/bars.

Spring Sip & Stroll will be on for 8 weeks 4:30 to 7:30pm.

Annual Montgomery Tree Giveaway & Annual Texas Flag Competition

Item 7.

The City of Montgomery in conjunction with William Goodrich Jones State Forest - Texas A&M Forest Service will be hosting a tree giveaway!

Will be giving away 500 trees, species:
Bald Cypress, Cherry Bark, Water Bark

Competitive Montgomery residents and business owner will be decorating. The top 3 best in commercial and residential will be announced during the Montgomery Tree Giveaway.

#BirthplaceOfTheTexasFlag

Annual Montgomery TREE GIVEAWAY!



Saturday, March 9th
From 9AM to 12PM
14420 Liberty St.
Montgomery TX 77356

Available trees:

- Bald Cypress
- Cherry Bark
- Water Bark



#HistoricMontgomeryTX



City of Montgomery, TX

Budget Report

Account Summary

For Fiscal: 2023-2024 Period Ending: 02/29/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 400 - MEDC							
Revenue							
400-00-44110-0000000	Sales Tax Revenue	1,100,000.00	1,100,000.00	145,705.90	599,134.73	-500,865.27	45.53 %
400-00-44230-0000000	Interest Income	60,000.00	60,000.00	8,400.82	43,881.41	-16,118.59	26.86 %
400-00-44300-0000000	Events Revenue	7,000.00	7,000.00	2,455.00	2,455.00	-4,545.00	64.93 %
	Revenue Total:	1,167,000.00	1,167,000.00	156,561.72	645,471.14	-521,528.86	44.69%
Expense							
400-40-46103-0000000	Public Infrastructure - Downtown D...	90,000.00	90,000.00	0.00	0.00	90,000.00	100.00 %
400-40-46104-0000000	Public Infrastructure - Utility Extens...	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
400-40-46107-0000000	Public Infrastructure - Transfer to C...	200,000.00	200,000.00	16,666.67	83,333.35	116,666.65	58.33 %
400-40-46111-0000000	Public Infrastructure - Streets & Sid...	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
400-40-46205-0000000	Business & Development - Sales Tax...	250,000.00	250,000.00	0.00	0.00	250,000.00	100.00 %
400-40-46206-0000000	Business & Development - Econ Dev...	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
400-40-46209-0000000	Business Development - Dntwn & C...	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
400-40-46303-0000000	Quality of Life - Events	113,200.00	113,200.00	645.06	39,463.41	73,736.59	65.14 %
400-40-46505-0000000	Marketing and Tourism - Brochures ...	4,000.00	4,000.00	0.00	29.85	3,970.15	99.25 %
400-40-46511-0000000	Marketing and Tourism - Website	6,500.00	6,500.00	0.00	1,055.84	5,444.16	83.76 %
400-40-46514-0000000	Marketing and Tourism - Social Med...	3,000.00	3,000.00	28.25	113.00	2,887.00	96.23 %
400-40-46515-0000000	Marketing and Tourism - Historical S...	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
400-40-46601-0000000	Administration - Transfers to Gener...	275,000.00	275,000.00	22,916.67	114,583.35	160,416.65	58.33 %
400-40-46603-0000000	Administration - Miscellaneous Exp...	500.00	500.00	0.00	580.00	-80.00	-16.00 %
400-40-46604-0000000	Administration - Consulting/Profess...	51,800.00	51,800.00	0.00	5,600.00	46,200.00	89.19 %
400-40-46607-0000000	Administration - Travel & Trainings ...	8,000.00	8,000.00	0.00	-410.00	8,410.00	105.13 %
	Expense Total:	1,167,000.00	1,167,000.00	40,256.65	244,348.80	922,651.20	79.06%
	Fund: 400 - MEDC Surplus (Deficit):	0.00	0.00	116,305.07	401,122.34	401,122.34	0.00%
	Report Surplus (Deficit):	0.00	0.00	116,305.07	401,122.34	401,122.34	0.00%

Budget Report

For Fiscal: 2023-2024 Period Ending: 02/29/2024

Group Summary

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance	Percent Remaining
					Favorable (Unfavorable)	
Fund: 400 - MEDC						
Revenue	1,167,000.00	1,167,000.00	156,561.72	645,471.14	-521,528.86	44.69%
Expense	1,167,000.00	1,167,000.00	40,256.65	244,348.80	922,651.20	79.06%
Fund: 400 - MEDC Surplus (Deficit):	0.00	0.00	116,305.07	401,122.34	401,122.34	0.00%
Report Surplus (Deficit):	0.00	0.00	116,305.07	401,122.34	401,122.34	0.00%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
400 - MEDC	0.00	0.00	116,305.07	401,122.34	401,122.34
Report Surplus (Deficit):	0.00	0.00	116,305.07	401,122.34	401,122.34

MEDC Cash Analysis Report

As of February 29, 2024

Claim on Cash Balances		
Account	Name	Balance
400-11111-00000	Claim on Cash - MEDC Fund 400	878,923.49
400-11201-00000	Claim on Pooled Investments - MEDC	1,976,788.41
Total Cash Balance		2,855,711.90

Bank Balances		
Account	Name	Balance
997-41110-00000	Pooled Inv - MEDC General	1,506,330.79
997-41120-00000	Pooled Inv - MEDC Reimbursement	254,961.76
997-41130-00000	Pooled Inv - MEDC Downtown	215,495.86
999-41100-00000	Pooled Cash - MEDC	751,260.39
Total Bank Balance		2,728,048.80

MEDC Cash Balance in General Pool 127,663.10



City of Montgomery, TX

Check Report

By Check Number

Date Range: 02/01/2024 - 02/29/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP MEDC-AP MEDC Account						
5343	Charles Mistic	02/22/2024	Regular	0.00	200.00	2510
5145	Kevin Smith.	02/22/2024	Regular	0.00	100.00	2511
4685	Timothy Bauer	02/22/2024	Regular	0.00	200.00	2512
1549	Card Service Center	02/26/2024	Regular	0.00	28.25	2513
1133	Amazon Capital Services	02/27/2024	Regular	0.00	125.11	2514
1133	Amazon Capital Services	02/28/2024	Regular	0.00	19.95	2515

Bank Code AP MEDC Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	8	6	0.00	673.31
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	8	6	0.00	673.31

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	8	6	0.00	673.31
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	8	6	0.00	673.31

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash - Operating	2/2024	673.31
			673.31