

MINUTES OF REGULAR MEETING

November 15, 2021

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION

CALL TO ORDER

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

Present: Rebecca Huss – President
Arnette Easley – Vice-President
Ryan Londeen – Secretary
Byron Sanford – Board Member
Jeff Angelo – Board Member
Dan Walker – Board Member

Absent: Carol Langley – Treasurer

Also Present: Richard Tramm – City Administrator
Amy Brown – Events Coordinator
Chris Roznovsky (WGA) – City Engineer

OPEN PUBLIC COMMENT

No public comment.

APPROVAL OF MINUTES

1. Consideration and possible action regarding the minutes of the October 18, 2021 MEDC Regular Meeting

Motion to approve the minutes as presented was made by Byron Sanford and seconded by Jeff Angelo. All in favor. (6-0)

APPROVAL OF FINANCIAL REPORT

2. Consideration and possible action regarding the Financial Report through October 31, 2021

Presented by Richard Tramm.

President Huss inquired as to what the MEDC had paid Kroger and what the MEDC finally owed. Tramm said that it was a bit smaller than 2017 and a bit more than 2018. It includes Kroger and everything on the property.

President Huss said the gas is not included. Tramm said that's correct.

Angelo asked if the agreement with Kroger is 100% rebate on property tax and 45% on sales tax. Tramm said yes to the 100% but that's for the City. The sales tax rebate is roughly 45% but it is not explicitly stated that way in the contract.

Angelo asked if other development agreements are in place like the one with Kroger. Tramm indicated Shoppes of Montgomery has a similar incentive agreement. He said it is up to the MEDC and the City to negotiate the terms of the contract so that it is beneficial to the City. The City has other agreements in place that are property tax incentives.

Motion to approve the Financial Report through October 31, 2021 was made by Byron Sanford and seconded by Arnette Easley. All in favor. (6-0)

CONSIDERATION AND POSSIBLE ACTION

3. Consideration and possible action to cancel the Regular Meeting of December 20, 2021.

Presented by Richard Tramm. Suggests canceling the meeting due to its proximity to the Holidays.

Motion to cancel the Regular Meeting of December 20, 2021 was made by Ryan Londeen and seconded by Dan Walker. All in favor. (6-0)

4. Update and possible action on Entrepreneurship Partnership between the Montgomery Economic Development Corporation and Montgomery Independent School District

Presented by Byron Sanford. He presented a summary of an article. The information is closely aligned with what the school district is encouraged to do by the state to get school to work initiatives in place. These are long term goals, but schools are being held accountable for taking steps now. MISD has a desire to put a program in place. He had an initial meeting with businesspeople, parents, and city officials a little over a month ago to get things going. The feeling of the group was that this is a necessary idea to get kids into the workplace without taking on a lot of debt. Would like the city to make partnerships with businesses to get this

program going to teach kids working and entrepreneurship skills in order to cultivate the City's own workforce. It is hard to find help currently. Good help has shifted to technical skill jobs. Everything is technology driven now. From a return-on-investment perspective, construction, architecture, transportation, business, finance, engineering, medical, and computer / technology industries have the best returns. Need to target this information at the middle schools. College debt is a national problem. Working early fosters good work ethic and pride. When young people are trained and working early in life, you have a much healthier economic outlook by encouraging savings and reducing debt. The findings of the articles are that the college major is the most important decision. Not college and its alternatives. Elite institutions can pay off but not always. As college attendance and graduation rates increase, employers request higher educational requirements even though the underlying skills required for the job have not changed. College graduates take jobs away from non-college graduates. In summary, the City should find ways to encourage kids to go to work as soon as possible. This can be done with connections to civic clubs, local businesses, and partnerships with the schools. Suggested getting business owners together with Middle schoolers to help create vision with the younger kids. City needs to work closely with the school district as there may be a shared interest.

Angelo said the MISD superintendent is heavily invested in this idea. Angelo sees his own staff as his greatest asset and it is a gift to get good people to work. He wants them to be well trained but coming out of high school they have no understanding of how to handle money. And not everyone is supposed to be college bound. Why incur college debt when you could invest that into your own work? He wants to invest in those people who want to be experiential learners.

Londeen asked what is the next action item on this? Is partnering with the school the next step? Angelo said the wheels of government run a little slow. This is a 1-to-3-year project. The action item is cultivating a list of entrepreneurs who want to say yes to this and help. It's a matter of getting the money in the pockets of those who can build the facilities. Sanford said the MEDC may want to earmark money to invest into this program. Angelo said they are at the mercy of ISD since they have the kids and the vision. It's about building a relationship with them so that the MEDC is aligned with their goals and vision. The MEDC can then partner with them. They are very much on board and the demand is there.

Londeen suggested developing a list of goals for the next 1 to 3 years to measure success. Angelo said finding out that the ISD has the same vision was goal one and it's a good start. He agreed on developing a list of goals and suggested starting small. Need to figure out who is willing and able to support and how can the MEDC support it.

Londeen asked if this would focus on the industries specific to Montgomery including tourism and service. Angelo said that's the low hanging fruit. Getting to the 7th graders introduced to what they may want to be when they grow up before they start making decisions is important.

Easley asked how the program would be funded. Angelo said it would be a combination of funding sources such as the MEDC and corporate donations and sponsorships. It also depends on what field you are talking about.

Walker said you need some goals and timelines established and then run it like a business. Angelo thinks there is synergy to get started before the school district gets started. However, he could use some input from others.

Walker asked if the school district has buildings and facilities to put training equipment in. Sanford said no. Angelo said that is the roadblock right now. If the MISD does it, there is much more oversight. It doesn't mean the MEDC can get something started. Sanford said there was not a consensus on the number of facilities. He suggested it be one place, but it will need to be massive. The MISD has a big vision, but it will require a big budget.

Angelo asked if the school admin building has a fully functioning kitchen. That could be started as a satellite. Angelo said there is a lot to be worked out including who gets in and who doesn't, curriculum, facilities, teachers, etc.

Walker said this concept is being used a lot already it's about selling it to a new area. Angelo said you need to get a bunch of the local businesses together to pull it off.

Easley said you need capital to get it started and suggested soliciting companies for donations. Sanford said he is taking the civic angle and reaching out to civic organizations who may be interested in helping.

Angelo said the labor market is such that it is difficult to find workers. The City may need to grow its own work force. Agreed that a play book is needed.

Huss suggested getting a series of how-to classes (social media, graphic design, marketing, finances, etc.). Getting volunteers from local businesses and entrepreneurs will help develop relationships. It will be a first step to a bigger program.

Angelo asked if the MEDC has access to a contact for the top business leaders in the community. Suggested hosting a round table. Sanford said a round table with business leaders is needed.

Angelo how-to classes would be helpful. People don't know what they don't know. Huss said don't keep businesses volunteers to just Montgomery. The MEDC could reach outside the local community to Conroe, The Woodlands, etc. Suggested reaching out to organizations like Leadership of Montgomery County to get contacts throughout Montgomery County.

Angelo said it goes back to goals and a lot doesn't seem to get done month to month.

Easley suggested getting literature together to get information about the program out to local businesses to get them to volunteer. Angelo said there's no doubt local businesses will want to get involved. It's a matter of getting them to carve out time to volunteer since they are busy running a business.

Easley suggested vetting criteria for the kids such as demonstrating desire to get into the program.

Sanford suggested perhaps the task is of this group is to get local businesses together to volunteer their time to teach that the school can then use to support their program. This will be a benefit to businesses to help them build their own work force. It's necessary to have a close relationship with the school to know what they are doing and thinking.

Angelo said there are all types of businesses in various industries in the community that could be brought into the program. Walker mentioned that the training may even be in those specific shops.

Angelo said there are other organizations like this. Maybe the group should start there. Londeen agreed. Finding out what other models are out there would be a good start. It would be worth doing the research to see what is working. The first goal can be to find a similar program and develop a model from that program for Montgomery.

Angelo said it needs more buy in. The word needs to get out and coming from the MEDC will have a big impact. Having a proven model in place will help even more with buy-in.

Tramm suggested having a separate meeting with Sanford, Angelo, and himself to get decide on next steps. There are at least three distinct things to be discussed further. Some may be best led by MISD while others by MEDC. Angelo said the MISD is working at a slower pace.

Londeen suggested on top of doing research into other programs to use as a model or perhaps hire outside help such as a consulting service that specializes in putting something like this together. Sanford said he would investigate it.

Huss said that you need to realize that there are things outside the budget or availability of the MEDC. Need to focus on the things the MEDC can do and do it well whether its meeting with businesses, student tours, etc. At least until the MISD gets the ball rolling on their program.

Angelo said that this is almost a proof of concept for the MISD.

Huss said getting the big commercial business leaders on board may help get the bond issue passed due to them employing kids in the community and having that connection to their parents.

Moved on without action.

5. Consideration and possible action to amend the Bylaws of the Montgomery Economic Development Corporation

Presented by Tramm.

Angelo asked if it this is a simple rewording of the bylaws? Tramm said not exactly. The language in the bylaws is confusing and is not being followed exactly, in practice. The intent of the statute and the practice has been to have the members serve two-year terms to follow state statute. Huss mentioned that the bylaws are technically illegal, but the MEDC has been working in accordance with the law.

Sanford asked if the change in the bylaws will change anything in practice. Tramm said no.

Tramm mentioned that this will not take effect until City Council approves it.

Motion to amend the Bylaws of the Montgomery Economic Development Corporation to conform to two-year terms was made by Byron Sanford and seconded by Jeff Angelo. All in favor. (6-0)

6. Discussion and consideration to set date for the January 2022 Regular Meeting and the 2022 Annual Meeting of the Montgomery Economic Development Corporation.

Presented by Tramm.

Huss asked if the Tuesday after the scheduled meeting is a free day to use the chamber. Tramm said yes.

Sanford asked if this would be fusing two expected meetings into one. Tramm said yes. The MEDC is required to hold an annual meeting which is typically held in January. The business of that meeting includes a review of the last year, establish goals for the current year, annual financial report, electing board officers, or any other annual business items.

Londeen said he had another commitment on the 18th.

Angelo asked why it can't be left on the Monday the 17th. Tramm said he's okay with that. In the past there was confusion about there being a meeting on a holiday.

Huss said if you schedule it for the 17th, the MEDC still needs to schedule the annual meeting.

Motion to set date for the January 2022 Annual Meeting for January 17th in conjunction with the 2022 Regular Meeting was made by Jeff Angelo and seconded by Byron Sanford. All in favor. (6-0)

7. Consideration and possible action regarding Houston-Galveston Area Council (HGAC) and possible future grant opportunities.

Presented by Tramm.

Huss asked about the footprint of the HGAC. Londeen said it's all the counties around the Houston region.

Huss asked if the Texas Department of Agriculture funded it. A representative from Gunda Corporation chimed in and said they get their money from multiple sources. It is not necessarily their pot of money. They are the grant administrator, essentially. They are given the money by the State or Federal government depending on the program.

Huss asked how the ranking and politics works for the HGAC. Gunda said it depends on the type of grant you are going after. There are different opportunities depending on how they are presented at the time and what fund it's coming from.

Sanford asked if representation on a regular basis helps with getting access to grants. Gunda said they are pretty good about spreading the wealth. Gunda mentioned they have a lot of committees including drainage, transportation, etc. Having a representative attend the meetings does help build relationships and keep the City abreast of grants coming out.

Sanford volunteered his time to help represent the City at HGAC. Huss said it would be helpful to watch how grant funding goes through HGAC and become knowledgeable of that process. Gunda said it will give the City an opportunity to network with the people who are doing the evaluating for the grant funding along with the tips and tricks for getting selected in grant funding. There are people who will help with the grant application process.

Huss indicated that Sanford spending time down at the HGAC meetings would be worthwhile. Sanford suggested attending the meetings and start introducing himself to various members.

Roznovsky and Gunda explained that having more information and planning done on a project better positions the City for funding on the specific project. Huss asked if the City has too many plans going on at once, does it hurt. Gunda said no, not necessarily. Having plans that have been through some vetting will be beneficial. Mentioned it would help to partner with others—like Precinct 2 or TxDOT—such as on projects like SH-105.

Londeen asked if the City has specific needs that it needs help with funding. The grants typically need something tangible with planning and costs. Tramm mentioned that is one of the purposes of the downtown improvement plan. Londeen mentioned that typically you need more information than that such as benefits and costs. These can be developed in separate drainage study or water and sewer study, and he is not sure if the City has done any master plans for that purpose. If not, it may be beneficial to do those studies. Roznovsky said a water master plan, sewer master plan, drainage master plan, and a mobility plan have been done. The water and sewer plans are going through an update currently. Drainage master planning on the large watershed scale is not in place.

Londeen said for drainage related stuff, the beauty contest is centered around social vulnerability and income levels which for the City of Montgomery would be focused on the north side of the City. Also, the large amounts of topography in the City means the flooding issues aren't as bad as say in Harris County. While funding opportunities do exist, it will probably be narrowly focused to the north side of the City. He is not sure if you'd ever get grant funding for projects downtown. Huss said that drainage at the high point of the City should not be the biggest concern. Tramm agreed that there are some criteria for funding the City will not meet, but it doesn't mean there are not some grants the City will not qualify for. There is a lot of costs for the elements lined out in the downtown redesign. Not all of those elements need 100%

outside funding but in targeted areas where grant funding may be available, the City should try to find them.

Huss said that it would be great if Sanford is interested in learning more about HGAC and better position the City internally and externally. Sanford agreed. He would like to get to know what the real needs are so that he can be better focused on the meetings.

Tramm noted that the meetings are near the Galleria area. He said it would be good to reimburse his expenses. He would also be willing to go to some of the meetings as well. Londeen said the intent is to be down there and get to know people, so it makes sense to support that by reimbursing expenses.

Motion that the MEDC reimburse Mr. Sanford for any expenses related to HGAC was made by Jeff Angelo and seconded by Arnette Easley. All in favor. (6-0)

8. Consideration and possible action regarding additional grant opportunities for future projects.

Presented by Tramm.

Huss asked if Gunda knew of other grant writers other than Grant Works. Gunda said yes, there are quite a few. Angelo asked who wins the most. Gunda said they all do well.

Huss said for the most part their fees are paid for by the grant they receive. Tramm said they are not paid unless they perform.

Tramm said they provide advisory services. There is the Texas Mainstreet program which helps provide an economic strategy for volunteers supporting downtown revitalization and historic preservation. If Montgomery wants to pursue that program, it already has a strong and distinct historic identity. There are 90 cities in the program.

Angelo asked if Conroe was in the program. Tramm said yes. Angelo asked if Montgomery could be accepted. Tramm said yes. Application period will end in July.

Angelo asked what the benefits are. Tramm said they provide ties to companies that meet certain designations. They will help give advice with respect to economic revitalization. Main points include economic vitality, design, organization, and reaching out to volunteer groups, and promotion of the community.

Angelo asked if the Mainstreet program would be applied via a grant writer. Tramm said it'd be something the City would do. It costs \$600 annually.

Tramm said there is another group called the Texas Downtown Association, but he doesn't know much about it.

Tramm said that the Mainstreet program does require a full-time staff person to carry on the mandates. This would be something that begins January 2023 so there's a long lead up.

Actual application to the Mainstreet program will come back to the board at a later point.

9. Consideration and possible action to convert the contracted Event Coordinator position to a fulltime staff position and amend the annual budget to fund the position.

Presented by Tramm.

Sanford said he is having trouble getting behind. There are a lot of things that are immeasurable. People need to see infrastructure improvements with their tax dollars. The City is facing 10 to 15 million dollars' worth of infrastructure that people are concerned about. He is concerned about the timing of this and is concerned as a City Council person as well about how the taxpayer's money is being spent. How valuable is it to have someone who is really working in a broader sense than an event coordinator. He would have a hard time justifying someone with that title. He loves the festivals and events, but the MEDC has to be responsible with the taxpayers money. He wants to make sure the big fish to fry is being taken care of. He has gotten some feedback from the tax payers and he just doesn't have a good feeling about it.

Easley suggested redefining and broadening the duties of this position. This person could also go after companies to market them to come here. The structure of the duties could be changed to incorporate the salary. Tramm said he does see other opportunities such as building a database of email addresses for all the downtown businesses to facilitate better communication.

Angelo said—based on the current pay rate of about \$13 per hour—the full-time salary should be \$28k, not \$52k. It seems excessive to triple someone's salary for the same type of work. He believes in paying someone what they are worth but you can't just triple someone's pay just because unless there is a different job requirement that would require that level of pay. He agrees with Sanford that the MEDC needs to be fiduciarily responsible. He is not even sure what the job description is and the MEDC needs to know what it is paying for. Tramm said the intent was not to pay them \$15,000 for 44 hours of work. It is a part time position of about 20 to 25 hours. Angelo said it's still a big jump in pay for the same work.

Angelo asked if it is a 1099 position or an actual staff position. Tramm said it would be a staff position with health and retirement benefits.

Londeen asked if it be kept as a contractor position and just up the hours? He has a hard time justifying a full time "party planner" which is how it would be perceived by the public. The City has a consulting engineer on contract. Having a full-time party planner on staff seems backwards.

Huss said the term "party planner" is denigrating what is going on. It's more of a business liaison than an event coordinator. It is also an interdepartmental coordinator taking a lot of work off

various departments. Angelo suggested having the City pay for the position then. Londeen said it sounds like a full job description is needed. Huss asked if you pay someone less than \$30k a year are you going to get a good person to fill the role who can represent the City well. You get what you pay for and that salary level does not get you an adult professional. Brown is working for the current pay because she cares about the City. Angelo said we are all volunteering to some degree though.

Londeen mentioned that this was initially pitched to help relieve staff but now it's being pitched as a full time position with additional responsibilities. A few months ago, the MEDC didn't have anyone. Huss said part of the reasoning is that the MEDC has increased the level of focus on events in the City. Angelo said he agrees but he is concerned about the optics of it all. Londeen said it is happening too quickly. It's still up in the air whether the City wants to have this many events. Tramm said there more people coming to the City and there are more events. These all bring business and revenue to the City.

Angelo said from an optics perspective, the MEDC needs a job description so that it can hold them accountable for whatever they are getting paid to do. You do want to pay people what they are worth, and you want good people in those position. Suggested an interim position where the position gets paid the same hourly rate but paid for the additional hours. Tramm asked what additional job description the MEDC is looking for in addition to what is presented in the agenda. Angelo said it's vague. Tramm said lots of job descriptions are vague.

Angelo said you if run the numbers on the current position, it's about \$14 an hour. Giving them 44 hours of work does not equate to \$52k. Tramm said it's not a \$14 an hour skill. Angelo said that's what the position is currently being paid though and it was agreed upon when the position was taken. He also doesn't understand why the MEDC is fully responsible.

Walker added that including benefits means the actual cost is above and beyond what is presented. Huss said the transfer would be the \$52k. Anything other than that would come out of the City's budget.

Walker said it would be hard to track labor for the City versus the MEDC. Angelo asked if there is any clear distinction of labor toward the City versus the MEDC. Tramm said—to date—has resulted in a lot less work for City staff with respect to coordinating events. Other Cities have a full-time paid staff position for managing the MEDC.

Angelo asked if he is advocating for this position? He doesn't want to put the staff in a position where they feel overwhelmed. Londeen said if staff is feeling overwhelmed, but the MEDC doesn't want to pay for a full time event's coordinator, then maybe the City needs to have less events. Are the events a priority? Angelo said some of the events are a waste of time. Londeen said it's hard to see the return on investments on something like this. He can't tell if some of the events really are a good return on investment. He'd need more tangible numbers on return on investment to support this position.

Tramm said the events are bringing in business and gave some examples. Angelo pushed back and said that's not always the case. Some of his worst days are during events. So, businesses are impacted differently.

Londeen said now the funding for all the events because we are paying to have someone manage them. It may be worth re-evaluating some of the events with the new dollar amount. Huss said some of the events do not have a quantifiable ROI but they do improve quality of life and market the city as a family friendly city. This will attract families to the city. Londeen asked if each event can have a line item for management so that it can be determined whether the quality-of-life improvement is worth the true price of the event. Huss said that's the kind of government activity that costs more than it's worth.

Londeen said he thought this stuff was being taken care of under the current position and pay. More hours at the same rate would not come out as the presented salary. The job description listed in the agenda is the job duties that were already understood to be taken care of with the current position. Tramm said this new position goes beyond what was presented before.

Easley suggested creating an interim position with a future position based on merit. Angelo agrees. He can't quantify what's been done. The role needs to be defined better and a way to quantify results. It'd be a \$36k position if you doubled the hours, not \$52k.

Londeen said it may be more of a question if it's worth all this money to do these events. Are the events a high priority to where they necessitate a full-time position and if the responsibilities are worth it. Maybe more research is needed to determine how much this position is worth. Angelo said he has two even coordinators. One of them who works 30 to 40 events a year and makes substantially less than 60k to 70k a year. Londeen suggested making a job description with comparable positions to private sector jobs.

Huss said the job description needs to include the main street coordinator position as well. The City obviously does not need a full-time position for that job.

Sanford suggested just continuing the interim the current rate with more hours and not name it the event coordinator. Make the job broader to include more tangibles to justify the job position.

Walker said some of the costs could be spread out too such as the City taking on costs.

Huss said the MEDC needs to be paying for work being done.

Angelo said the MEDC should pay them at the rate they are getting paid now and, in the meantime, develop a business-minded description of their duties so that they can be directed and have something to measure against.

Londeen said everyone has a person in mind for this position, but 5 years from now the position may be open again and the MEDC will need a very clear description of the duties.

Huss suggested calling the position MEDC director. Londeen said it has to have a job description that mirrors the name.

Londeen and Angelo reiterated the need for a clear job description.

Huss added that this person is also responsible for ensuring that the events go on per city ordinances and that the City's reputation is being protected.

Tramm said he will bring it back to the next meeting. In the interim, he asked for the support to move the contract to \$3,000 a month through the end of January 2022 to match the numbers of hours being worked.

Motion to amend the contract with the event coordinator to raise the rate to \$3000 a month for November, December, and January was made by Jeff Angelo and seconded by Dan Walker. All in favor. (6-0)

10. Consideration and possible action regarding collaboration with the City on the proposed Clepper Drive sidewalk construction.

Presented by Tramm.

Londeen asked for a reason why the sidewalks were not awarded. Tramm said they were not yet given a reason. Staff has a follow up conversation with TxDOT. The City has enough funds to fully pay for portions of the project. Their sidewalk ended at Bessie Price Owens. There is room for MEDC participation to extend the sidewalk further.

Londeen asked when the next opportunity for funding would be. Tramm said two years.

Walker asked if the sidewalks will be impacted by future road improvements. Tramm said the sidewalk would not interfere with it. Londeen asked if there were any utilities there. Roznovsky said that the scope has changed to reflect the long-term goal of a curb and gutter street with a wider 6 to 8 ft sidewalk one side and a 5 to 7 ft sidewalk on the other. The scope was changed to include pre-placed inlets with a swale between the sidewalk and road to account for the future grade change with the curb and gutter street. There is an existing water line, but the plan is to have the sidewalk go on top of it. Londeen asked if there is a plan to upsize the water line. Roznovsky said there isn't.

Huss asked if it was feasible to improve Clepper Street at the same time the sidewalks are put in. Tramm said that needs further consideration. If the MEDC agrees to support the sidewalk improvements, staff will coordinate with the engineer to decide how that will work with the road improvements including road crossings. He will then bring back the plan to the MEDC.

Walker asked how much funding would be needed from the MEDC. Tramm said somewhere between 35 to 50 thousand for the sidewalk only.

Londeen asked if improving Clepper was including everything that was presented in the master plan. Tramm that's a discussion that needs to happen between MEDC meetings with the Engineer. Roznovsky it will be helpful, as a first look, to determine the scope of where the sidewalk will be going.

Sanford restated from the agenda that this is a key component to connecting downtown.

Huss clarified that the scope is not to stop at Bessie Price Owens but to extend the sidewalk all the way to cross at Fernland. Sanford agreed.

Huss said connecting to 149 is less important.

Motion to collaborate with the City on the proposed Clepper sidewalk construction was made by Byron Sanford and seconded by Ryan Londeen. All in favor. (6-0)

ECONOMIC DEVELOPMENT REPORTS

11. City Engineer's Report

Presented by Chris Roznovsky.

Sanford asked about the food truck park. Roznovsky said that project has been put on hold indefinitely.

Londeen asked if the westbound turn lane is dead. Roznovsky said there is no action on that right now. Issues with ROW were never able to be worked out. There is a new Shipley's being proposed so that may change the issues.

Angelo asked if the new businesses are only Discount Tire and Shipley's. Roznovsky said there will be a feasibility study at the next council meeting for a brewery on Lonestar Parkway across from the sand pit.

Londeen asked if Porter Farms is feasible. Roznovsky said their biggest issues were access and how utilities get on and off the site. He is still moving forward with development. There will need to be variances for lot size, lot width, and compensating green space.

Londeen asked about MUD 179. Roznovsky was the JR Kent development. It has since switched hands to the same ownership as the Waterstone development.

12. City Administrator's Development Report November 2021

Presented by Richard Tramm

Amy Brown provided an update on events in the City.

Londeen asked if the City is working with the Historic Society on coordination for the Christmas event including marketing. Brown said yes. Huss said her experience from the marketing perspective has been uneven when working with the Society. Londeen said that coordination doesn't seem to have been great in the past. Huss explained various troubles in the past when trying to coordinate with the Historic Society. Brown said one of the benefits of the permits is that it makes the vendor establish a time for their event. The public assumes these are all City events, but they aren't.

Londeen said it'd be good if the MEDC handled all the sub-events during the Christmas event. Angelo encouraged further collaboration with the Historic Society. They may be difficult to work with, but their intentions are good and they have good ideas.

Angelo said it sounds like the events have been successful. He thinks there should be some advance planning with respect to the businesses. Having some advance notice and communication—perhaps hyper communication—with businesses would be helpful.

EXECUTIVE SESSION

13. Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code, in accordance with the authority contained in the following: a) Section 551.071 (consultation with attorney) and 551.072 (deliberation regarding real property).

Convened into executive session at 9:03 PM for the discussion of real property.

Convened back into public meeting at 9:21 PM.

14. CONSIDERATION AND POSSIBLE ACTION ON ITEMS FROM EXECUTIVE SESSION.

Dan Walker made a motion to authorize the MEDC President and City Administrator to enter into real property discussions and seconded by Byron Sanford. All in favor. (6-0)

BOARD INQUIRY

Huss would like to discuss looking at the MEDC sponsoring a TIRZ ideally along 149 and SH-105 to promote 2-3 story historic looking buildings with the bottom floor being sales tax generating and the top two stories either residential or office space. Will need to convince other taxing entities—like the MISD—that this beneficial to them. Tramm will coordinate with the Attorney and bring it back for further discussion. Huss suggested the attorney fees could be something the MEDC sponsors. Tramm said it'd be something that would need its own board. Huss said it would give the City control over what type of development is allowed in the City again.

ACTION ITEMS FOR FUTURE MEETINGS

<i>ACTION ITEM</i>	<i>ASSIGNEE</i>	<i>DUE DATE</i>

ADJOURNMENT

Motion by Jeff Angelo and seconded by Arnette Easley to adjourn the meeting at 9:27 p.m. All in favor. (6-0)

Submitted by: _____ Date Approved: _____

Richard Tramm, City Administrator

Rebecca Huss, MEDC President