



**City of Montgomery
Montgomery Economic Development Corporation
Regular Meeting Minutes
August 19, 2025**

OPENING AGENDA

1. Call meeting to order.

The Regular Meeting of Montgomery Economic Development Corporation was called to order by Jeff Angelo at 6:00 p.m. on August 19, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With the Board Members present a quorum was established.

Present: Jeff Angelo, President
Arnette Easley, Vice President
Ryan Londeen, Secretary (Arrived @ 6:06 p.m.)
Dan Walker, Commission Member
Casey Olson, Commission Member

Absent: Carol Langley, Treasurer
Wade Nelson, Commission Member

2. Pledges of Allegiance.

President Angelo led the Pledge of Allegiance and Pledge of Allegiance to the Texas State Flag.

PUBLIC FORUM

No citizen comments presented for this meeting.

CONSENT AGENDA

- 3. Consideration and possible action on the Regular Workshop Meeting Minutes July 09, 2025.**
- 4. Consideration and possible action on the Regular Meeting Minutes July 15, 2025.**

Motion: Vice President Easley made a motion to approve the Regular Workshop Meeting Minutes July 09, 2025.

Amended Motion: Commission Member Olson made a motion to amend the original motion to approve the Consent Agenda as presented. Commission Member Walker seconded the motion. Motion carried with all present voting in favor.

REGULAR AGENDA

- 5. Consideration and possible action to approve Quality of Live Events FY 2025-2026.**

Stephanie Johnson, Community Events Coordinator, addressed the Commission to discuss the Quality-of-Life Events for FY 2025-26. The dialogue centered around reassigning and restructuring the funding and management of quality-of-life events from the Economic Development Corporation (EDC) to the City, emphasizing that these events would continue but under different oversight aligned with the City's priorities and budgets. The conversation covered the importance of clarifying roles, streamlining processes, and ensuring community events remain supported without creating unnecessary red tape, with an understanding that further detailed planning and formal approvals would occur in subsequent meetings.

No action taken.

6. **Consideration and possible action on a Resolution of the Montgomery Economic Development Corporation calling a public hearing on the purchase of 0.68 acres, situated in the M. Corner Survey, Abstract 8, Montgomery County, Texas, and being all of a called 0.225 & 0.451 acre tracts as recorded under County Clerk's File No. 2012-109786, Real Property Records Montgomery County (RPRMC,TX), also known as 203 and 213 Prairie Street, Montgomery, Texas 77316 (the "Project").**

Item six pulled from the agenda.

ECONOMIC DEVELOPMENT REPORTS

7. **Discussion and possible action on the Financial Reports for May and June 2025**

Maryann Carl, Finance Director, addressed the Commission to present the May and June 2025 Financial Reports. A review of the financial reports for May and June 2025 was discussed, with positive feedback indicating that the revenue, including from new entities, is trending above projections—approximately 24% higher than last year, though one anomaly payment skewed the data. The board unanimously accepted the reports with a motion, reflecting confidence in the financial status.

Motion: Secretary Londeen made a motion to accept the Financial Reports for May and June 2025. Vice President Easley seconded the motion. Motion carried with all present voting in favor.

EXECUTIVE SESSION

8. **Closed Session**
Montgomery Economic Development Corporation will meet in Closed Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

- A. **551.072 Deliberations about Real Property regarding potential purchase of 213 Prairie Street.**

At 6:25 p.m. President Angelo convened the Montgomery Economic Development Corporation into closed session pursuant to provision Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.072 Deliberations about Real Property regarding potential purchase of 213 Prairie Street.

9. **Open Session**
Montgomery Economic Development Corporation will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.

A. 551.072 Deliberations about Real Property regarding potential purchase of 213 Prairie Street.

At 6:35 p.m. President Angelo reconvened the Montgomery Economic Development Corporation into open session pursuant to provision of Chapter 551 of the Texas Government Code to take any action necessary related to the executive session noted herein, or regular agenda items, noted above, and/or related items.

Item A Motion: Commission Member Olson made a motion to allow the President of the MEDC, Jeff Angelo, to sign an Interlocal Agreement for the conveyance of the property located at 213 Prairie Street Montgomery, TX 77356 to the MEDC. Commission Member Walker seconded the motion. Motion carried with all present voting in favor.

BOARD INQUIRY

The board inquiry section covered updates on various projects and ongoing issues, including the Wayfinding Signs and the difficulty in sourcing signs, with discussions on potential local fabrication options like Conroe, the importance of proper bidding procedures, and the possibility of local in-house sign production. It was emphasized that progress has been slow, and there's concern about delays affecting budgets and project momentum, with a plan to meet next week to review available options and expedite decisions. Additionally, discussions touched on easement agreements for McCown, the status of legal negotiations, and the need for timely follow-up with attorneys. The board reaffirmed the schedule of upcoming community events, deciding to continue with planned activities such as Trick-or-Treat, the Lone Star Street Dance, Light Up the Park, and the Halloween and Christmas parades, while discontinuing the snow party, and clarified that event management would remain under city oversight rather than the transfer of entities.

CLOSING AGENDA

10. Items to consider for placement on future agendas.

The discussion focused on ensuring updates are scheduled for the next agenda, particularly regarding two projects, with an emphasis on obtaining printouts and current status reports from Chris and Tilly. Additionally, there was a brief update on the status of communication equipment purchases, specifically computers or tablets ordered, which are delayed due to procurement challenges. The committee agreed to keep these items on the upcoming agenda to monitor progress, with no additional future agenda items suggested.

11. Adjourn.

Motion: Commission Member Walker made a motion to adjourn the Regular Meeting of Montgomery Economic Development Corporation at 6:52 p.m. Vice President Easley seconded the motion. Motion carried with all present voting in favor.



ATTEST:

APPROVED:

Jeff Angelo, President



Ruby Beaven, City Secretary