Economic Development Corporation
Quarterly Meeting Minutes
April 21, 2026

OPENING AGENDA

1. **Call Meeting to Order.**

   The Economic Development Corporation Quarterly Meeting of the City of Montgomery was called to order by President Jeffry Angelo at 6:01 p.m. on April 21, 2026, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

   With Board Members present a quorum was established.

   Present: MEDC President Jeffry Angelo
   MEDC Vice-President Arnette Easley
   MEDC Treasurer Carol Langley
   Board Member Dan Walker
   Board Member Casey Olson
   Board Member Wade Nelson

   Absent: MEDC Secretary Ryan Londeen

2. **Pledges of Allegiance.**

   President Jeffry Angelo led the pledges of allegiance.

3. **Citizen Comments.**

   No citizen comments presented for this meeting.

PUBLIC HEARING

4. **Convene into a Public Hearing of a project proposed to be undertaken by the Montgomery Economic Development Corporation (MEDC) that the Corporation adopted a resolution to establish the Structure Relocation and Site Preparation Project (the "Project").**

   President Jeffry Angelo convened the Montgomery Economic Development Corporation into a Public Hearing at 6:03 p.m.

   Speaking For: None
   Speaking Against: None

   President Jeffry Angelo reconvened the Montgomery Economic Development Corporation into a Regular Meeting at 6:03 p.m.

REGULAR AGENDA

5. **Introduction of Kimberly Gonzalez, Economic Development Assistant Director.**

   Kimberly Gonzalez, the newly appointed Economic Development Assistant Director,

addressed the Board and provided a brief professional background, including an MPA from Texas A&M's Bush School and prior economic development work with the City of College Station and Brazos County, where she helped establish the county's first economic development office. She stated that her focus is on building effective structures and processes and connecting stakeholders, and she expressed enthusiasm about supporting the city's economic development efforts. Ms. Gonzalez also shared that she will schedule individual meetings with each board member and use a structured questionnaire to identify priorities, surface individual perspectives that may not arise in group settings, and help develop a shared vision moving forward. Board members offered supportive remarks regarding her approach and communication style, and the item concluded with the board expressing appreciation and formally welcoming her to the team.

6. **Consideration and possible action on the Special Meeting Minutes of February 17, 2026.**

Motion: MEDC Treasurer Carol Langley made a motion to approve the Special Meeting Minutes of February 17, 2026. MEDC Vice-President Arnette Easley seconded the motion. Motion carried with all present voting in favor.

7. **Consideration and possible action on the Special Meeting Minutes of March 17, 2026.**

Motion: Board Member Dan Walker made a motion to approve the Special Meeting Minutes of March 17, 2026. Board Member Casey Olson seconded the motion. Motion carried with all present voting in favor.

8. **Consideration and possible action on the Financial Report for Second Quarter of Fiscal Year 2026.**

It was noted that Finance Director Maryann Carlk was not present, and members indicated they had reviewed the financial information and found it to be in good order, with no significant questions or concerns. Attention was briefly drawn to the TEXPool interest rate and percentage applicable to the organization's funds for January through March, which members agreed is an item they like to monitor regularly. No issues were raised regarding checks or expenditures.

Motion: MEDC Vice-President Arnette Easley made a motion to approve the Financial Report for Second Quarter of Fiscal Year 2026. Board Member Wade Nelson seconded the motion. Motion carried with all present voting in favor.

9. **Consideration and possible action of a Resolution of the Montgomery Economic Development Corporation, requesting an expenditure not to exceed two million five hundred twenty-eight thousand dollars ($2,528,000) for the design and construction of improvements to the Downtown Improvements Project; and Providing an effective date.**

Zachary Timms, WGA Enginner, addressed the Board on the Resolution authorizing an expenditure not to exceed $2,528,000 for the design and construction of the Downtown/McGowan Street Improvements Project. Mr. Timms reported that Phase 1 roadway work would run from College to Caroline and that Phase 2 related to the community center site remains on hold pending the city's decision to remodel, renovate, or demolish the facility. An expanded scope was presented to include Phase 3 roadway improvements from Caroline to SH 105, with proposed traffic and streetscape adjustments to improve access and add landscaping while preserving driveway access for adjacent businesses. Site work for the north and south lots was also discussed, including grading and additional parking, a connection to Liberty Street/FM 149 to support downtown parking, and landscaping elements focused on a Liberty Tree and a separate monument sign item; relocation of the Rabon Fullen House and associated structural engineering were noted as separate contracts outside the

presented scope. The total estimate included civil, electrical, and landscaping components with a 20% contingency, and members discussed potential cost controls such as bidding landscaping as an alternate while prioritizing utilities (storm drainage, waterline upsizing, pavement replacement) and consistent brick/streetscape features. Funding capacity and cash-flow timing were reviewed, with expectations that construction would be phased and extend roughly 12 months, and staff indicated the action would set a maximum amount to proceed through design and bidding, with additional design decisions returning to the board and council. Staff noted, upon approval, the project would move forward for required public hearing and subsequent City Council readings.

Motion: Board Member Casey Olson made a motion to approve Resolution 2026-02, a Resolution of the Montgomery Economic Development Corporation, requesting an expenditure not to exceed two million five hundred twenty-eight thousand dollars ($2,528,000) for the design and construction of improvements to the Downtown Improvements Project; and Providing an effective date. MEDC Vice-President Arnette Easley seconded the motion. Motion carried with all present voting in favor.

10. Consideration and possible action on the Montgomery sign and star.

The board considered possible action on a proposed "Montgomery" monument sign and star feature for the downtown area and reviewed multiple design iterations, including straight and curved configurations, with discussion focusing on overall fit and visibility at the corner location. Members generally favored the curved option as the best aesthetic and spatial fit and discussed how the sign and star would function as a photo opportunity, including placement relative to the Liberty Tree and the use of gravel walkways to avoid excessive concrete around the tree. The group also discussed sign sizing and lighting, proposed flag displays, and potential inclusion of "Birthplace of the Texas Flag" on nearby seating walls or within the overall design. A related discussion addressed retaining digital signage and identifying an alternative location that would not clutter the monument area, with preliminary thoughts about placing a digital sign near the current sign location where electrical service is available. After confirming readiness to proceed due to manufacturing lead time, the board voted to approve Option C (the curved design) as the selected monument sign concept.

Motion: Board Member Casey Olson made a motion to approve design option C for the Montgomery sign and star. Board Member Dan Walker seconded the motion. Motion carried 5:1 with 1 nay by MEDC Treasurer Carol Langley.

11. Consideration and possible action on the landscaping of the south lot.

The board considered possible action on the conceptual landscaping plan for the downtown south lot and discussed that the site programming and final details will be refined during the design phase. Members reviewed key elements of the concept, including incorporating trees, gravel walkways, parking, and a star-themed feature with the Liberty Tree as a central focal point. Discussion included potential turf versus low-maintenance ground cover within the star area, irrigation and long-term maintenance considerations, and the ability to evaluate and specify materials later (including options such as decomposed/crushed granite versus gravel) with attention to cost and aesthetics. Members also requested clearer visualization through future 3D renderings and street-level views to confirm orientation, sightlines, and potential obstructions from nearby poles and electrical infrastructure, including views from SH 105 and the FM 149 intersection.

Motion: Council Member/Board Member Casey Olson made a motion to approve the general concept for the landscaping of the south lot . Board Member Wade Nelson seconded the motion. Motion carried with all present voting in favor.

12. **Consideration and possible action to schedule a Special Meeting to be held on May 19, 2026 at 6:00 PM.**

Motion: MEDC Treasurer Carol Langley made a motion to approve a Special Meeting to be held on May 19, 2026 at 6:00 PM. MEDC Vice-President Arnette Easley seconded the motion. Motion carried with all present voting in favor.

EXECUTIVE SESSION

13. **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 - 213 Prairie Street**

Item 13. Closed Session was not held during this meeting.

14. **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 - 213 Prairie Street**

Deliberations about Real Property regarding 213 Prairie Street was held in open session.
Item A Motion: No action taken.

CLOSING AGENDA

15. **Board Inquiry.**

No comments were made.

16. **Items to consider for placement on future agendas.**

Members discussed strengthening public communication regarding approved downtown improvements. Staff indicated plans to display project information downtown (including poster-board renderings and "coming soon"/project identification signage) so residents and visitors can understand upcoming changes. Members emphasized the need for more consistent outreach to encourage support for downtown businesses, and staff described plans for a regular newsletter and other updates. The discussion concluded with general agreement that improved communication would be a near-term focus.

17. **Adjourn.**

Motion: MEDC Treasurer Carol Langley made a motion to adjourn the Economic Development Corporation Meeting at 7:07 p.m. Board Member Dan Walker seconded the motion. Motion carried with all present voting in favor.

APPROVED:

Jeffry Angelo, President

ATTEST:

Ruby Beaven, City Secretary