



**Economic Development Corporation
Special Meeting Minutes
June 30, 2026**

OPENING AGENDA

1. Call Meeting to Order.

The Economic Development Corporation Special Meeting of the City of Montgomery was called to order by President Jeffry Angelo at 6:00 p.m. on June 30, 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
Board Member Dan Walker
MEDC Secretary Ryan Londeen
Board Member Casey Olson

Absent: MEDC Vice-President Arnette Easley
MEDC Treasurer Carol Langley
Board Member Wade Nelson

2. Pledges of Allegiance.

President Jeffry Angelo led the pledges of allegiance.

3. Citizen Comments.

No citizen comments presented for this meeting.

SPECIAL AGENDA

4. Consideration and possible action on the Montgomery Economic Development Corporation Special Meeting Minutes of May 19, 2026.

Motion: Board Member Dan Walker made a motion to approve the MEDC Special Meeting Minutes of May 19, 2026. MEDC Secretary Ryan Londeen seconded the motion. Motion carried with all present voting in favor.

5. Presentation and discussion of the Business Improvement Grant Guidelines by Kimberly Gonzalez, Assistant Director of Economic Development.

Kimberly Gonzales, Assistant Director of Economic Development, presented the Business Improvement Grant Guidelines. The MEDC's Business Improvement Grant Program in Montgomery provides financial support to local businesses for property enhancements, including facade, signage, general property, and landscaping improvements. Eligible businesses—both startups and established entities within Montgomery city limits—can apply for up to two grants per fiscal year, for an amount up to \$20,000. The program operates primarily on a reimbursement basis, requiring applicants to secure necessary permits and begin projects within 12 months of approval. A total of \$25,000 is allocated for the 2026-2027 fiscal year. The application process involves submission, review by the Economic Development Corporation, notification of approval or denial, and fund disbursement upon

verified project completion. The program aims to stimulate economic growth and enhance the commercial environment in Montgomery.

6. Presentation and discussion of the 213 Prairie Street Property regarding potential use options.

Kimberly Gonzales, Assistant Director of Economic Development, presented the potential use options for 213 Prairie Street property. The Montgomery FORGE Small Business Center proposal at 213 Prairie Street aims to create a dedicated space for small business growth and entrepreneurship in downtown Montgomery. The project, led by the City of Montgomery Economic Development Corporation, involves significant renovations including facade and interior upgrades, garage door replacements, restroom remodels and additions, entryway redesign, parking lot improvements, HVAC servicing, and landscaping, with an estimated total cost of \$350,000. Once completed, the center will offer competitive rental rates, priority access to business improvement grants, and specialized training to help entrepreneurs strengthen and sustain their businesses. The facility will feature three office spaces with projected annual rental revenues ranging from \$55,812 to \$69,768, depending on lease rates. The initiative is designed to foster community engagement, support local business growth, retain entrepreneurs, and revitalize the downtown area, ultimately contributing to job creation, economic diversification, and an expanded tax base. While there are considerations such as ongoing operational costs and resource requirements, the proposal positions the Small Business Center as a strategic investment in Montgomery's future, supporting sustainable economic growth and reinforcing the city's identity as a hub for innovation and entrepreneurship.

7. Presentation and discussion of the FY 2026-2027 MEDC Budget.

Maryann Carl, Finance Director, presented the FY 2026-2027 MEDC Proposed Budget and discussed revenue and expenses.

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

At 7:18 p.m. President Jeffry Angelo convened the Montgomery Economic Development Corporation into closed session pursuant to provision of Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.072 Deliberations about Real Property.

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

At 7:50 p.m. President Jeffry Angelo reconvened the Montgomery Economic Development Corporation into an 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.

Motion: Board Member Casey Olson made a motion to authorize the City Administrator to continue to negotiate on behalf of MEDC on real property located at 213 Prairie Street. MEDC Secretary Ryan Londeen seconded the motion. Motion carried with all present voting in favor.

CLOSING AGENDA

10. Board Inquiry.

No comments were made.

11. Items to consider for placement on future agendas.

No items to consider at this time.

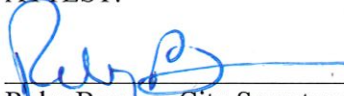
12. Adjourn.

Motion: Board Member Casey Olson made a motion to adjourn the Economic Development Corporation Meeting at 7:52 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

