

MINUTES OF MEDC REGULAR MEETING

October 15, 2024

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION

CALL TO ORDER

President Jeff Angelo called the meeting to order at 6:00 p.m.

Present: Jeff Angelo – President
Carol Langley - Treasurer
Wade Nelson – Board Member
Casey Olson – Board Member

Absent: Arnette Easley – Vice President
Ryan Londeen – Secretary
Dan Walker – Board Member

Also Present: Gary Palmer, City Administrator
Dave McCorquodale, Director of Planning & Development

PUBLIC FORUM

No public comments were made.

REGULAR AGENDA

1. Approval of the August 20, 2024 MEDC Regular Meeting Minutes.

Motion to approve the minutes as presented was made by Casey Olson and seconded by Wade Nelson. **All in favor. (4-0).**

2. Consideration and possible action on a grant request for the 2024 Wreaths Across America as submitted by Rebecca Huss.

Presentation of the Wreaths Across America grant request by Rebecca Huss and discussion with the Board about the importance of the City's historic cemeteries and the role efforts like this play in preserving them. It was clarified and agreed between the Board, staff, and applicant that the grant was to be a reimbursement grant as had been done in past years.

Motion to approve the grant request for Wreaths Across America for \$853.00 as presented was made by Casey Olson and seconded by Carol Langley. **All in favor. (4-0).**

3. October MEDC Financial Report.

Carol Langley, Board Treasurer said the financial report was in order and there were no issues of note to mention.

Motion to approve the October Financial Report was made by Casey Olson and seconded by Wade Nelson. **All in favor. (4-0).**

4. September Financial Report.

Carol Langley, Board Treasurer said the financial report was in order and there were no issues of note to mention.

Motion to approve the September Financial Report was made by Casey Olson and seconded by Wade Nelson. **All in favor. (4-0).**

5. Discussion only on the concept of the City engaging in public-private partnerships for development initiatives.

Gary Palmer said he and Wade Nelson had a brief conversation about public-private partnerships (P3's) and wanted to share the idea with the Board to get feedback and direction. Wade gave an overview of the concept of cities partnering with developers and other private entities on projects that advance the City's goals (examples included providing parks, public buildings, and facilities, etc.). Gary Palmer added that P3's are beneficial when there is a need to share project risk/liability on a project. Wade Nelson noted there were several existing developers who were stakeholders in the City and who expressed interest in having a conversation with the City about potential projects that would be suited to a P3 framework. The Board consensus was to research the topic more and present information at an upcoming meeting before the end of the year. Possible resources include TML legal advice, our City Attorney, and Texas A&M. Wade Nelson agreed to contact Brad Stafford, former Navasota City Manager to invite him to share his perspective and experience on downtown redevelopment efforts. After the Board gains a better understanding of P3's, next steps include initial discussion with developers and stakeholders.

No formal action was taken.

6. Discussion on licensing certain city businesses to sell City of Montgomery trademarked merchandise.

Gary Palmer said he had asked the City Attorneys for a draft trademark licensing agreement and guidance related to using the City's "Birthplace of the Texas Flag" trademark but was still waiting on it. Gary Palmer discussed ideas with the Board that included the City producing merchandise for resale by downtown merchants. While providing for quality control, a limiting factor is lack of staff resources and space to store merchandise waiting to be distributed. Also discussed was limiting city involvement to the licensing agreement and allowing merchants to produce their own merchandise with city branding. Considerations such as types of merchandise suitable for city branding, limiting approved vendors to make merchandise, and exploring local vendor options were discussed. Discussion was also had about allowing the use of the City seal for merchandising efforts. Dave McCorquodale agreed to check with the City Attorneys on considerations for use of the City seal and on trademark renewal. Jeff Angelo agreed to connect with local vendors who might be able to produce merchandise. Gary Palmer agreed to talk with downtown merchants to get feedback on the types of products that would have the highest potential to sell in their stores.

No formal action was taken though the item was understood to be coming back with updates at an upcoming meeting.

BOARD INQUIRY

Carol Langley commended Rebecca Huss on her efforts on the Quilt Walk. Brief discussion was had on ensuring that an After-Action-Report was done for this and other events to identify what elements could be improved at future events, what to keep, and what to change.

Gary Palmer provided an update on the new Events Coordinator, Stephanie Johnson, who will be starting on October 23rd.

Discussion was had on the upcoming regular meeting schedule. Gary Palmer reminded the Board of the Joint Meeting of City Council, P&Z, and MEDC on November 19th which is the next regular meeting for MEDC. With the upcoming Thanksgiving and Christmas holidays, it was determined that a Special Meeting would be needed. The 12/17/24 Regular Meeting would be cancelled in favor of a Special Meeting to be held on 12/2/24, the first Monday in December.

ADJOURNMENT

Motion by Carol Langley and seconded by Wade Nelson to adjourn at 6:53 p.m. **All in favor. (4-0).**

Submitted by: _____
Diana Titus, Deputy City Secretary

Date Approved: _____

Jeff Angelo, MEDC President