



**City of Montgomery
Montgomery Economic Development Corporation
Regular Meeting Minutes
July 15, 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 June 17, 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
Carol Langley, Treasurer
Casey Olson, Commission Member

Absent: Ryan Londeen, Secretary
Wade Nelson, Commission Member
Dan Walker, 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.

PUBLIC HEARING

3. Convene into a Public Hearing for the production of a short form video documentary, corporate profile and commercial segment to be used for the promotion of tourism and economic development in the City.

President Angelo convened the Montgomery Economic Development Corporation into a Public Hearing at 6:01 p.m.

Speaking For: None
Speaking Against: None

President Angelo reconvened the Montgomery Economic Development Corporation into a Regular Meeting at 6:02 p.m.

4. Convene into a Public Hearing for the purchase of 0.2458 acres of land located at Montgomery Townsite 03, Blk 16.

President Angelo convened the Montgomery Economic Development Corporation into a Public Hearing at 6:02 p.m.

Speaking For: None
Speaking Against: None

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

REGULAR AGENDA

5. Consideration and possible action on a Resolution of the Montgomery Economic Development Corporation approving a project and expenditure for production of video promotional material with Pioneer Production Services, LLC.

President Angelo explained this item is for the Montgomery Economic Development Corporation to consider a resolution to approve a \$29,300 expenditure for a promotional video produced by Pioneer Production Services, managed by actor Dennis Quaid, to highlight Montgomery's businesses, education, and community features. The project aims to create a short documentary with national reach, used for marketing and promotional purposes, with the rights to the finished video owned by the City. City Secretary Ruby Beaven explained the approval process involves a motion passed by the council, but it must wait for City Council approval scheduled for July 27th, and the signing of contracts should only occur after passing the council readings to avoid legal challenges. Budget considerations include the 10 percent limit on marketing expenditures within the annual budget, with potential impacts on future funding if delayed.

Motion: Vice President Easley made a motion to approve Resolution 2025-01, a Resolution of the Montgomery Economic Development Corporation approving a project and expenditure for production of video promotional material with Pioneer Production Services, LLC. Commission Member Olson seconded the motion. Motion carried with all present voting in favor.

6. Consideration and possible action on a Resolution of the Montgomery Economic Development Corporation approving a project and expenditure for the purchase of 0.2458 acres of land located at Montgomery Townsite 03, BLK 16 in Montgomery County, Texas.

The Commission briefly discussed Montgomery Economic Development Corporation moving forward with approving Resolution for the purchase of approximately 0.2458 acres of land at Montgomery Townsite, Block 16, with a proposed cost of \$230,000. The expenditure is considered a surplus item, with available funds and projected surpluses in this year's budget, so no immediate budget amendment is required. Once approved, the plan is to present it at the upcoming July 22nd City Council meeting.

Motion: Commission Member Olson made a motion to approve Resolution 2025-02, a Resolution of the Montgomery Economic Development Corporation approving a project and expenditure for the purchase of 0.2458 acres of land located at Montgomery Townsite 03, BLK 16 in Montgomery County, Texas. Vice President Easley seconded the motion. Motion carried with all present voting in favor.

7. Consideration and possible action on the Regular Meeting Minutes June 17, 2025.

Motion: Vice President Easley made a motion to approve the Regular Meeting Minutes June 17, 2025. Commission Member Olson seconded the motion. Motion carried with all present voting in favor.

8. Consideration and possible action on a request for a non-budgeted purchase of six tablets for MEDC Commission members.

President Angelo stated that MEDC is seeking approval to purchase six Surface Pro tablets for commission members, with an approved expenditure limit of up to \$7,000. The need for new technology stems from outdated equipment and the necessity for separate devices to handle city business securely. City Secretary/Director of Administrative Services Beaven addressed the Commission about the request for six tablets for commission members and gave an update on quotes from Amazon and an IT company ranged from approximately \$5,300 to \$8,300, with a request to approve up to \$7,000 to accommodate potential unforeseen costs.

Motion: Vice President Easley made a motion to approve a request for a non-budgeted purchase of six tablets for MEDC Commission members in an amount not to exceed \$7,000.00. Treasurer Langley seconded the motion. Motion carried with all present voting in favor.

9. Consideration and possible action to approve the MEDC FY2026 Annual Budget.

Finance Director Maryann Carl addressed the commission to discuss the MEDC FY 2026 Annual Budget with a key change reflecting the removal of a \$200,000 transfer to capital, which was reallocated to downtown development. The proposed budget was presented, reviewed, and supported by the Council during last night's workshop, and now it will be posted for a 30-day public comment period before final adoption scheduled for September 10th.

Motion: Commission Member Olson made a motion to approve the MEDC FY2026 Annual Budget. Vice President Easley seconded the motion. Motion carried with all present voting in favor.

10. Update – Wayfinding Project

Code Enforcement/Planning Administrator Corinne Tilley addressed the Commission to give an update on the Wayfinding Project. She shared the good news that the City was able to get approved sign locations and mounting systems, and agreements with the county are in place. The project cost has which was previously quoted at \$2 to \$1.5 million has come down to \$1.172 and potentially can be trimmed to an estimated \$900,000, with further negotiations and detailed reviews planned to ensure the signs meet specifications and are

cost-effective. Discussion continued among the Commission Members and staff about considering bidding out the project to approve pricing, with a consensus to seek additional bids through government-vetted vendors to ensure competitive pricing.

BOARD INQUIRY

Vice President Easley highlighted a concern about the ongoing issues with property maintenance and blight, emphasizing the need for proactive efforts to encourage property owners to clean up and improve neglected areas, especially on the north end of town. Discussion held among the Commission and staff as they considered strategies such as sending notices of violation, placing liens on properties that cannot be paid off, and potentially re-zoning areas to incentivize development or cleanup. The consensus was to bring these concerns to City Council, suggesting they consider ordinances for vacant and substandard buildings, and to explore ways to enforce codes more effectively, including outreach and possibly public surveys or engagement.

CLOSING AGENDA

11. Items to consider for placement on future agendas.

Future agenda items include an update on the wayfinding project and an engineering update on the downtown Montgomery project, with plans to review progress and timelines to ensure readiness for a January start.

12. Adjourn.

Motion: Council Member Langley made a motion to adjourn the Regular Meeting of Montgomery Economic Development Corporation at 6:57 p.m. Vice-President Easley seconded the motion. Motion carried with all present voting in favor.

APPROVED:

Jeff Angelo, President

ATTEST:

Ruby Beaven, City Secretary