



**City of Montgomery
Montgomery Economic Development Corporation
Regular Meeting Minutes
September 16, 2025**

OPENING AGENDA

1. Call meeting to order.

The Regular Meeting of Montgomery Economic Development Corporation was called to order by Jeff Angelo at 5:59 p.m. on September 16, 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
Dan Walker, Commission Member
Casey Olson, Commission Member

Absent: Ryan Londeen, Secretary
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.

REGULAR AGENDA

3. Consideration and possible action on the Regular Meeting Minutes August 19, 2025.

Motion: Vice President Easley made a motion to approve the Regular Meeting Minutes August 19, 2025. Commission Member Walker seconded the motion. Motion carried with all present voting in favor.

4. Consideration and possible action on the approval of the Chapter 380 Economic Development Incentive Agreement presented by BCS and authorize MEDC President to sign the agreement.

Zachary Timms, WGA, addressed the Commission to discuss the approval of a Chapter 380 economic development incentive agreement involving BCS Capital aimed at supporting infrastructure development for a commercial and multi-family project on approximately 30 acres. The agreement entails a \$4 million reimbursement from the City and MEDC, structured over 10 years, based on tax revenues from retail tenants, with a focus on extending water, sewer, and roadway infrastructure, including utility easements. Some City Council members express concern over the substantial financial commitment, noting that the City will bear significant costs upfront,

including paying for roads, retention ponds, and retaining walls, with minimal immediate revenue return. The agreement's structure is seen as a necessary mechanism to promote development, betting on future economic growth and tax revenue, though some members criticize the deal for providing extensive reimbursements and risking taxpayer money without guaranteed immediate benefits. The Commission is in agreement for approval of the agreement, optimistic that the development will be successful and beneficial for the City's growth, despite reservations about the financial risks involved.

Motion: Commission Member Olson made a motion to approve the Chapter 380 Economic Development Incentive Agreement presented by BCS and authorize MEDC President to sign the agreement. Treasurer Langley seconded the motion. Motion carried with all present voting in favor.

5. Consideration and possible action on a Resolution of the Montgomery Economic Development Corporation, establishing a regular meeting schedule and changing the meeting schedule from monthly to quarterly.

City Administrator Walker addressed the Commission on a resolution to change the regular meeting schedule of the EDC from monthly to quarterly, with meetings scheduled for the third Tuesday of January, April, July, and October at 6:00 p.m. The discussion highlights that communication has improved, especially with the upcoming full-time hire for the EDC, which will facilitate ongoing updates and engagement. Commission members expressed support for the reduced frequency, citing the ability to schedule special meetings if urgent issues arise, such as property agreements. The Commission consensus is in support of quarterly meeting, while meetings will be less frequent, they will still meet in October and remain well-informed through regular communication with staff.

Motion: Commission Member Walker made a motion to approve Resolution 2025-03, a Resolution of the Montgomery Economic Development Corporation, establishing a regular meeting schedule and changing the meeting schedule from monthly to quarterly. Vice President Easley seconded the motion. Motion carried with all present voting in favor.

6. Update – Wayfinding Project

Code Enforcement Officer and Planning/Zoning Administrator Tilley addressed the Commission to provide the update to the wayfinding sign project, with Tilley presenting three bids from different companies—Atlas Signs, FSG, and LED Partners. After reviewing the quotes, Tilley favors LED Partners due to their competitive bid of approximately \$948,270, their strong reputation with 155 five-star reviews, and their inclusion of a five-year warranty and breakaway signs, which are crucial safety features. Tilley notes that all three companies are willing to negotiate on sign materials, colors, and other details to meet quality standards. Tilley's recommendation is to engage LED Partners without exceeding their bid price. President Anglo stated MEDC is authorizing staff to move forward with the project at the bid quoted price of \$948,270.75. City Administrator Walker stated there is a possibility of negotiating a better deal, if feasible. The process involves selecting a vendor based on the bid and the project is ready to proceed.

7. Update – Downtown Streetscape

Zachary Timms, WGA, addressed the Commission to provide the update on the downtown streetscape project, with updates on scope revisions, including removing improvements to private properties such as shared access decks and the steakhouse drive parking lot, to streamline the project and ease easement issues. The discussion focused on timing for finalizing designs, utility work, and construction, aiming for a potential start around January or February. There is a strong consensus on improving parking and sidewalk infrastructure while considering options like using stamped concrete or pavers for cost-effectiveness and aesthetics. The conversation also considers the possibility of demolishing and rebuilding the community center building due to mold issues,

with suggestions to extend the slab and redesign it for a modern appearance, emphasizing collaboration with architects for a high-quality outcome. The discussion emphasized coordinating a meeting to align visions, costs, and design ideas, aiming to move forward efficiently and enhance the downtown area while balancing costs and community needs.

ECONOMIC DEVELOPMENT REPORTS

8. Discussion and possible action on the Financial Report for July 2025

Finance Director Carl presented the Financial Report for July 2025 indicating that overall financials look good, with no major issues. She notes an audit adjustment affecting the sales tax figures, specifically that sales tax collected in October and November pertains to the previous fiscal year, resulting in a remaining \$68,000 to be collected, covering August through November. The trend is slightly better than expectations, showing positive movement.

No action taken.

BOARD INQUIRY

Commission Member Olson addressed planning and funding strategies for upcoming projects and events, emphasizing the need to formalize the transfer of funds from the MEDC to support city events, especially larger, quality-of-life events like the Charlie Diggs event, which bring in revenue and community engagement. Staff plans to include this in the next budget cycle, with a focus on the street project to establish real costs before finalizing designs. There is also recognition of the importance of coordinating efforts, including a proposed meeting to align visions for the downtown streetscape and the community center area which could develop further. The conversation highlights appreciation for innovative thinking, the potential for expanding or redesigning existing properties, and gratitude for new communication devices.

CLOSING AGENDA

9. Items to consider for placement on future agendas.

No discussion was held on this item.

10. Adjourn.

Motion: Treasurer Langley made a motion to adjourn the Regular Meeting of Montgomery Economic Development Corporation at 7:11 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