



**City of Montgomery
Montgomery Economic Development Corporation
Regular Meeting Minutes
June 17, 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
Ryan Londeen, Secretary
Carol Langley, Treasurer
Wade Nelson, Commission Member
Casey Olson, Commission Member
Dan Walker, Commission Member

Absent: None

2. Pledges of Allegiance.

President Angelo led the Pledge of Allegiance and Pledge of Allegiance to the Texas State Flag.

PUBLIC FORUM

Mr. T.J. Wilkerson, representing the Montgomery Memorial Cemetery Committee, is seeking assistance from the board to address plumbing issues at the cemetery, which is a historic site attracting visitors and educational groups, including Native American tribes and local scouts. They plan to connect to a water line that requires crossing under a road, with an estimated cost of \$6,500, and intend to improve the cemetery by adding facilities like a bathroom and beautifying the area, which has received donations such as a gazebo from a church. The committee aims to enhance the site's accessibility and historical significance, believing it will add value to the city, and will return with finalized costs for further assistance.

CONSENT AGENDA

3. Consideration and possible action on the Regular Meeting Minutes May 20, 2025.

Motion: Board Member Olson made a motion to approve the Regular Meeting Minutes May 20, 2025 as presented. Secretary Londeen seconded the motion. Motion carried with all present voting in favor.

REGULAR AGENDA

4. Update on ISCS event.

President Angelo presented the updates on positive developments within the community, including Monty's Well, successful ISCS conference attendance, emphasizing strong leasing activity, redevelopment interests, and a focus on experiential retail and technology integration, reflecting industry trends. Additionally, the recent Antiques Festival at Grace Point was highly successful, with engaging social events, excellent sales, and effective marketing, notably through branded cups and social media coverage. While Community Events Coordinator Stephanie Johnson was absent, her insights from ISCS point to ongoing growth and revitalization efforts in Montgomery, aligning with broader economic and community engagement goals.

5. Updates on community events May 2025.

President Angelo presented the updates on the community events, despite a rainy start, Monty's Well proved to be a vibrant and successful addition to Montgomery's calendar, the Antique Festival made a return after a few years and drawing enthusiastic participation, full parking lots, and a lively atmosphere. The Saturday event was particularly notable for its beauty and sophistication, reflecting strong community engagement at the Lone Star Street Dance which maintained its popularity despite some heat issues, continuing to attract large crowds and embodying the town's small-town charm. Overall, these events highlight the community's resilience and enthusiasm, with Stephanie Johnson's leadership being recognized as a key factor in their success.

6. Update on Downtown Streetscapes Project.

Zach Timms, Assistant Project Manager, WGA stated the downtown streetscapes project is progressing toward finalizing the layout and costs, with focus on repaving and drainage improvements, particularly around McCown Street and the property owner's parking lot. Discussions include securing easements for event-only access, potential repaving costs, and legal agreements to ensure long-term access even if the property is sold, emphasizing a cohesive parking layout that accommodates both city and business needs. Timelines are tentatively set for fall finalization and construction between December and early June, depending on additional information and property owner coordination. The project aims to enhance downtown infrastructure while balancing property access, and future updates will include detailed scope and legal arrangements, with ongoing consideration of wayfinding signs and other enhancements.

7. Consideration and possible action on setting the meeting time for the MEDC Budget Workshop scheduled for July 09, 2025.

The MEDC budget workshop is scheduled for Wednesday, July 9th, 6:00 PM, with consensus from the board to confirm this timing. Despite initial concerns about potential

conflicts with church activities, especially on a Wednesday night, it was clarified that many church programs, like youth activities, typically wind down during the summer, making the proposed time suitable for most. The board has agreed to proceed with the 6:00 PM slot on July 9th for the workshop.

Motion: Board Member Olson made a motion to set the MEDC budget workshop for July 9, 2025 at 6:00 p.m. Vice President Easley seconded the motion. Motion carried with all present voting in favor.

BOARD INQUIRY

Mr. Wilkerson shared detailed research he previously left out indicating that the cemetery predates Montgomery, dating back to 1831, and highlighted its historical significance, emphasizing efforts to preserve and add to the community's rich history. His dedication and contributions to the City are highly valued, reflecting a broader vision of beautification and historical preservation, including comments on community development and the importance of enhancing Montgomery's cultural assets. The discussion underscores a strong community focus on honoring the past while promoting progress.

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. Section 551.072 Deliberations about Real Property for potential purchase of land.

At 6:25 p.m. President Angelo convened the Montgomery Economic Development Board into closed session pursuant to provision Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.072 Deliberations about Real Property for potential purchase of land.

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. Section 551.072 Deliberations about Real Property for potential purchase of land.

At 6:42 p.m. President Angelo reconvened the Montgomery Economic Development Board into an open session pursuant to provision 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 Olson made a motion to authorize the city administrator to negotiate on behalf of MEDC on the issue of the purchase of real property within the City of Montgomery. Secretary Londeen seconded the motion. Motion carried with all present voting in favor.

CLOSING AGENDA

10. Items to consider for placement on future agendas.

The board discussed a proposed budget amendment to purchase six new laptops for members who currently have none, excluding Casey who opted out; the expense is estimated not to exceed \$7,000, with potential additional costs for setup and software, which they plan to clarify and include in the next meeting. Additionally, they sought an update on the wayfinding signs, noting that they are still waiting on TxDot information, and planned to follow up with Miss Tilley and the relevant parties to push the progress forward, acknowledging that the signage project has faced delays, but remains a priority.

The board celebrated the excellent work President Angelo did designing the mugs with logos, which looked great, and discussed the possibility of ordering more for the City to distribute or sell to downtown businesses, suggesting a small sample order to gauge interest. Miss Carol Langley has already ordered a few, and plans are underway to order around 50 more for local businesses, with the idea that they might sell them. While this is not an official agenda item, they confirmed that they have a budget for such promotional items, and it could be a good opportunity to engage stakeholders during upcoming meetings by offering gifts, fostering community support, and business involvement.

11. Adjourn.

Motion: Council Member Olson made a motion to adjourn the Regular Meeting of Montgomery Economic Development Corporation at 6:49 p.m. Secretary Londeen seconded the motion. Motion carried with all present voting in favor.

APPROVED:

Jeff Angelo, President

ATTEST:

Ruby Beaven, City Secretary