



**City of Montgomery
Montgomery Economic Development Corporation
Special Meeting Agenda**

August 07, 2025 at 6:00 PM
Montgomery City Hall – Council Chambers
101 Old Plantersville Rd. Montgomery, TX 77316

NOTICE IS HEREBY GIVEN that a Special Meeting of the Montgomery Economic Development Corporation will be held on **Thursday, August 07, 2025 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may view the meeting live on the City's website under Agenda/Minutes and then select **Live Stream Page (located at the top of the page)**. The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website.

OPENING AGENDA

1. Call meeting to order.
2. Pledges of Allegiance.

PUBLIC FORUM

The Montgomery Economic Development Corporation will receive comments from the public on any matters within the jurisdiction of the MEDC. Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Forum portion of the meeting must sign-in to participate prior to the meeting being called to order. Please note that the MEDC's discussion, if any, on subjects for which public notice has not been given, are limited to statements of specific factual responses and recitation of existing policy.

EXECUTIVE SESSION

Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code:

3. 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:

1. 551.072 Deliberations about Real Property regarding potential purchase of 213 Prairie Street.

4. 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.

1. 551.072 Deliberations about Real Property regarding potential purchase of 213 Prairie Street.

SPECIAL AGENDA

All items on the Special Agenda are for discussion and/or action.

5. Consideration and possible action on a Resolution of the Montgomery Economic Development Corporation calling a public hearing on the purchase of 0.68 acres, situated in the M. Corner Survey, Abstract 8, Montgomery County, Texas, and being all of a called 0.225 & 0.451 acre tracts as recorded under County Clerk's File No. 2012-109786, Real Property Records Montgomery County (RPRMC,TX), also known as 203 and 213 Prairie Street, Montgomery, Texas 77316 (the "Project").

CLOSING AGENDA

6. Items to consider for placement on future agendas.
7. Adjourn.

The Montgomery Economic Development Corporation reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices), and 551.087 (Deliberation regarding Economic Development Negotiations).

I, Ruby Beaven, City Secretary, the Undersigned Authority, do hereby certify that this notice of meeting was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: **August 1, 2025 by 4:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Ruby Beaven

City Secretary

This public notice was removed from the official posting board at the Montgomery City Hall on the following:

Date: _____ Time: _____

By: _____
City Secretary's Office
City of Montgomery, Texas

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodations.

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: August 07, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on a Resolution of the Montgomery Economic Development Corporation calling a public hearing on the purchase of 0.68 acres, situated in the M. Corner Survey, Abstract 8, Montgomery County, Texas, and being all of a called 0.225 & 0.451 acre tracts as recorded under County Clerk's File No. 2012-109786, Real Property Records Montgomery County (RPRMC,TX), also known as 203 and 213 Prairie Street, Montgomery, Texas 77316 (the "Project").

Recommendation

Staff recommend approval of the Resolution calling for the public hearing.

Discussion

The City of Montgomery is the owner of tract of land located at 203 and 213 Prairie Street, Montgomery, Texas 77316. The City and the Montgomery Economic Development Corporation have discussed a transfer of 0.68 acres, situated in the M. Corner Survey, Abstract 8, Montgomery County, Texas, and being all of a called 0.225 & 0.451 acre tracts as recorded under County Clerk's File No. 2012-109786, Real Property Records Montgomery County (RPRMC,TX) from the City to the MEDC. It is the intent that the City shall not receive any compensation for the transfer of the Property until the MEDC ultimately sells the Property; Pursuant to Texas Local Government Code Section 505.159, the MEDC shall hold a public hearing to authorize the purchase of the Property by the MEDC on August 19, 2025.

Approved By

City Secretary/Director of Administrative Services	Ruby Beaven	Date: August 01, 2025
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RESOLUTION NO. 2025-XX

A RESOLUTION OF THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION CALLING A PUBLIC HEARING ON THE PURCHASE OF 0.68 ACRES, SITUATED IN THE M. CORNER SURVEY, ABSTRACT 8, MONTGOMERY COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.225 & 0.451 ACRE TRACTS AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2012-109786, REAL PROPERTY RECORDS MONTGOMERY COUNTY (RPRMC,TX), ALSO KNOWN AS 203 AND 213 PRAIRIE STREET, MONTGOMERY, TEXAS 77316 (THE "PROJECT").

WHEREAS, the City of Montgomery (the "**City**") is the owner of tract of land located at 203 and 213 Prairie Street, Montgomery, Texas 77316 (the "**Property**"); and

WHEREAS, the City and the Montgomery Economic Development Corporation (the "**MEDC**") have discussed a transfer of 0.68 acres, situated in the M. Corner Survey, Abstract 8, Montgomery County, Texas, and being all of a called 0.225 & 0.451 acre tracts as recorded under County Clerk's File No. 2012-109786, Real Property Records Montgomery County (RPRMC,TX) (the "**Property**") from the City to the MEDC; and

WHEREAS, it is the intent that the City shall not receive any compensation for the transfer of the Property until the MEDC ultimately sells the Property;

WHEREAS, pursuant to Texas Local Government Code Section 505.159, the MEDC shall hold a public hearing to authorize the purchase of the Property by the MEDC on August 19, 2025; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF MONTGOMERY, TEXAS:

- 1. THAT** the facts set forth in the preamble above are true and correct.
- 2. THAT** the MEDC has discussed and agreed to accept the Property located at 203 and 213 Prairie Street, Montgomery, Texas 77316 from the City.
- 3. THAT** it is the intent that the City shall not receive any compensation for the transfer of the Property until the MEDC sells the Property.
- 4. THAT** a public hearing on the Project to consider the transfer of 0.68 acres, situated in the M. Corner Survey, Abstract 8, Montgomery County, Texas, and being all of a called 0.225 & 0.451 acre tracts as recorded under County Clerk's File No. 2012-109786, Real Property Records Montgomery County (RPRMC,TX), more commonly known as 203 and 213 Prairie Street, Montgomery, Texas 77316, from the City to the MEDC shall be held on August 19, 2025, at 6:00 p.m. in the City Council Chambers of City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, TX 77316.

5. THAT notice of the public hearing shall be published one time, in a newspaper of general circulation in the City, at least three days prior to the date of the hearing stating the time and place of the hearing.

PASSED AND APPROVED this the 7th day of AUGUST, 2025.

Jeffry Angelo, MEDC President

ATTEST:

Ruby Beaven, City Secretary

APPROVED AS TO FORM:

Alan P. Petrov, City Attorney