



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

October 21, 2025 at 6:00 PM
Montgomery City Hall – Council Chambers
101 Old Plantersville Rd. Montgomery, TX 77316

NOTICE IS HEREBY GIVEN that a Regular Meeting of the Montgomery Economic Development Corporation will be held on **Tuesday, October 21, 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.

PUBLIC HEARING

The Montgomery Economic Development Corporation will receive comments from the public on the below listed item(s) only. Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Hearing portion of the meeting must sign-in to participate prior to the meeting being called to order.

- [3.](#) Convene into the Public Hearing on the project to fund the design, fabrication, and installation of wayfinding signage within the City of Montgomery.

CONSENT AGENDA

All Consent Agenda items are considered to be routine by Board and will be enacted by a single motion. There will be no separate discussion on these items unless a Board Member requests an item to be removed and considered separately.

- [4.](#) Consideration and possible action on the Regular Meeting Minutes September 16, 2025.
- [5.](#) Consideration and possible action on the recommendation for Dan Walker, Casey Olson, and Wade Nelson to be recommended for reappointment to serve in two-year terms of office that expires December 31, 2027.

REGULAR AGENDA

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

- [6.](#) Consideration and possible action to approve a resolution of the Montgomery Economic Development Corporation approving a project and an expenditure not to exceed eight hundred

fifty thousand dollars (\$850,000) for the design, fabrication, and installation of wayfinding signs.

- [7.](#) Consideration and possible action authorizing the City Administrator to sign a contract with the selected sign contractor (LED Partners) for signage related services, contingent upon City Council approval of the associated expenditure.
- [8.](#) Presentation and discussion regarding the revised scope of work for the Downtown Streetscape Project.
- [9.](#) Consideration and possible action regarding the termination of Ardurra/Kimley Horn contract.
- [10.](#) Consideration and possible action regarding a request by staff for a special meeting in November to discuss the budget and expenditure item for the redesigned streetscape project.

ECONOMIC DEVELOPMENT REPORTS

- [11.](#) Discussion and possible action on the Financial Report for August 2025.

EXECUTIVE SESSION

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

12. 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 551.074 Personnel Matters - Economic Development Assistant Director Position

13. 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 551.074 Personnel Matters - Economic Development Assistant Director Position

BOARD INQUIRY

Pursuant to Texas Government Code Section 551.042, Montgomery Economic Development Corporation members may inquire about a subject not specifically listed on this Agenda. Responses are limited to the recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

CLOSING AGENDA

14. Items to consider for placement on future agendas.
15. 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: **October 15, 2025 by 4:00 p.m.** and remained so posted continuously for at least 3 business days 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: 10/21/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Convene into the Public Hearing on the project to fund the design, fabrication, and installation of wayfinding signage within the City of Montgomery.

Recommendation

This is for public hearing.

Discussion

No discussion.

Approved By

City Administrator

Brent Walker

Date: 10/14/2025

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: October 21, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on the Regular Meeting Minutes September 16, 2025.

Recommendation

Staff recommend approval of the meeting minutes, as presented.

Discussion

Please see the accompanying minutes:

Regular Meeting Minutes of September 16, 2025.

Approved By

City Administrator	Brent Walker	Date: October 10, 2025
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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

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: October 21, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on the recommendation for Dan Walker, Casey Olson, and Wade Nelson to be recommended for reappointment to serve in two-year terms of office that expires December 31, 2027.

Recommendation

Staff recommend MEDC to make a recommendation to City Council for Dan Walker, Casey Olson, and Wade Nelson to be recommended for reappointment to serve in terms that expire December 31, 2027.

Discussion

The Montgomery Economic Development Corporation Bylaws allows for seven members appointed by the City Council for staggered two-year terms of office to serve on the Board of Directors for the Montgomery Economic Development Corporation.

Currently, Jeff Angelo, Arnette Easley, Carol Langley, and Ryan Londeen were appointed to serve in terms that expire December 31, 2026.

Currently, Dan Walker, Casey Olson, and Wade Nelson were appointed to serve in terms that expire December 31, 2025.

Approved By

City Administrator	Brent Walker	Date: October 10, 2025
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Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: 10/21/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action to approve a resolution of the Montgomery Economic Development Corporation approving a project and an expenditure not to exceed eight hundred fifty thousand dollars (\$850,000) for the design, fabrication, and installation of wayfinding signs.

Recommendation

Staff recommend approving the Resolution to approve a project and an expenditure not to exceed eight hundred fifty thousand dollars (\$850,000) for the design, fabrication, and installation of wayfinding signs.

Discussion

This agenda item is presented for the MEDC to formally approve the project and fund the expenditure for the Wayfinding Project, not to exceed \$850,000.

As discussed during last month's MEDC meeting, the Board gave approval to proceed with the Wayfinding Project, selected a vendor to carry out the work and approved to fund the project cost not to exceed \$850,000. Since then, a public notice was published announcing that a public hearing would be held today to allow for community input on the proposed expenditure.

Following today's hearing and the approval of the Resolution, the next step will be the approval of the funding by the City Council by Resolution, scheduled for November 10. At that time, the City Council will officially authorize the expenditure.

Approved By

City Administrator	Brent Walker	Date: 10/15/2025
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RESOLUTION NO. 2025 - XX

A RESOLUTION OF THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION APPROVING A PROJECT AND AN EXPENDITURE NOT TO EXCEED EIGHT HUNDRED FIFTY THOUSAND DOLLARS (\$850,000) FOR THE DESIGN, FABRICATION, AND INSTALLATION OF WAYFINDING SIGNS.

WHEREAS, the Montgomery Economic Development Corporation ("MEDC") is a Type B Economic Development Corporation, of the City of Montgomery, Texas (the "City"), organized and operated pursuant to Chapters 501 and 505, Texas Local Government Code; and

WHEREAS, the MEDC desires to undertake a project for an expenditure not to exceed eight hundred fifty thousand dollars (\$850,000) for the design, fabrication, and installation of wayfinding signs; and

WHEREAS, the MEDC has held a public hearing concerning the Project in accordance with the requirements of Section 505.159 of the Texas Local Government Code; and

WHEREAS, the MEDC finds that the Project will enhance navigation, promote local businesses, and improve the overall visitor experience within the City.

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

1. **THAT**, the recitals set forth above are found to be true and correct.
2. **THAT**, the Project and the Contract for the expenditure not to exceed eight hundred fifty thousand dollars (\$850,000) for the design, fabrication, and installation of wayfinding signs are approved subject to receiving the authorization of the Montgomery City Council pursuant to Section 505.158 of the Texas Local Government Code.
3. **THAT**, the City Administrator of the City of Montgomery, Mr. Brent Walker, is authorized to sign any and all documents necessary to effectuate the purchase of the wayfinding signs by the MEDC.
4. **THAT**, this Resolution shall be effective immediately upon its passage.

PASSED, APPROVED, AND ADOPTED by the Board of Directors of the Montgomery Economic Development Corporation on this the 21st day of October, 2025.

MEDC

Jeff Angelo, President

ATTEST:

Ruby Beaven, City Secretary

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: 10/21/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action authorizing the City Administrator to sign a contract with the selected sign contractor (LED Partners) for signage related services, contingent upon City Council approval of the associated expenditure.

Recommendation

Staff recommends that the MEDC authorize the City Administrator to sign a contract with the selected sign contractor (LED Partners) for signage related services, contingent upon City Council approval of the associated expenditure on November 10.

Discussion

This agenda item is presented for the MEDC to formally authorize the City Administrator to execute a contract with the selected signage contractor (LED Partners) for services related to the Wayfinding Project.

This authorization will be contingent upon the official approval of the project expenditure by the City Council, scheduled for November 10.

At this time, the final contract has not yet been provided, because staff is currently reviewing updates related to sign locations, types, and sizes at each site. These updates are also being reviewed for consistency with the City's broader branding initiative currently under discussion. While these details are being refined, staff confirms that the total cost will remain within the approved funding limit.

Since the MEDC now meets on a quarterly basis, approving this authorization at this meeting will help avoid delays and ensure that the project moves forward in a timely manner once council approval is received.

Approved By

City Administrator	Brent Walker	Date: 10/14/2025
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Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: 10/21/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Presentation and discussion regarding the revised scope of work for the Downtown Streetscape Project.

Recommendation

For presentation and discussion.

Discussion

The City Administrator and engineering staff will present a revised direction for the Downtown Streetscape Project (“the Project”).

The Project originally included proposed modifications to private properties adjacent to the project area (McCown Street).

Based on budget considerations and a reassessment of project priorities, the new scope eliminates any work that would affect or remodel private properties. The updated plan will instead focus exclusively on improvements within city rights-of-way, public infrastructure and city-owned properties, including enhancements to the Community Building.

Discussion items:

- The original scope and reason for the change
- Revised project boundaries and design elements
- Impacts on budget and timeline
- Next steps for implementation

Approved By

City Administrator	Brent Walker	Date: 10/15/2025
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Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: 10/21/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action regarding the termination of Ardurra/Kimley Horn contract.

Recommendation

It is recommended that the MEDC Board Members approve the termination of the contract to eliminate redundancy, reduce project costs, and fully utilize the services provided by the City's existing engineering team.

Discussion

As the planning and engineering responsibilities for the streetscape project are now being transitioned to our existing engineering team, the services of Ardurra/Kimley Horn are no longer required.

Approved By

City Administrator	Brent Walker	Date: 10/15/2025
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Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: 10/21/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action regarding a request by staff for a special meeting in November to discuss the budget and expenditure item for the redesigned streetscape project.

Recommendation

Staff recommends approval of the request for a November special meeting.

Discussion

Staff requests that the MEDC Board schedule a special meeting in November to review and discuss budgetary consideration and potential expenditure related to the redesigned streetscape project.

This meeting will allow for a focused discussion on funding, revised cost estimates, and timelines with the updated project scope.

Approved By

City Administrator	Brent Walker	Date: 10/14/2025
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Montgomery MEDC
AGENDA REPORT

Meeting Date: October 21, 2025	Budgeted Amount: n/a
Department: Administration	Prepared By: Maryann Carl

Subject

Discussion and possible action on the Financial Report for August 2025

Discussion

Attached is the financial report for August.

Approved By

City Administrator	Brent Walker	Date: 10/6/2025
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City of Montgomery, TX

Budget Report

Account Summary

For Fiscal: 2024-2025 Period Ending: 08/31/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 400 - MEDC						
Revenue						
400-00-41400-0000000 Sales Tax	865,000.00	865,000.00	80,805.65	877,442.09	12,442.09	101.44 %
400-00-45300-0000000 Events Revenue	7,000.00	7,000.00	0.00	8,298.66	1,298.66	118.55 %
400-00-46200-0000000 Interest Income	80,000.00	80,000.00	10,156.73	104,314.82	24,314.82	130.39 %
Revenue Total:	952,000.00	952,000.00	90,962.38	990,055.57	38,055.57	4.00%
Expense						
400-40-52100-0000000 Legal Fees	0.00	0.00	1,449.50	16,903.50	-16,903.50	0.00 %
400-40-52502-0000000 Legal Notices & Publications	0.00	0.00	156.00	156.00	-156.00	0.00 %
400-40-52505-0000000 Social Media Advertising	3,400.00	3,400.00	593.68	2,659.09	740.91	21.79 %
400-40-52512-0000000 Consulting/Professional Serv	254,164.00	254,164.00	0.00	6,379.99	247,784.01	97.49 %
400-40-52593-0000000 Historical Signage	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
400-40-53310-0000000 Brochures / Printed Lit	1,500.00	1,500.00	0.00	342.00	1,158.00	77.20 %
400-40-53410-0000000 Travel & Training	6,000.00	6,000.00	1,638.93	4,864.95	1,135.05	18.92 %
400-40-53425-0000000 Dues & Subscriptions	1,200.00	1,200.00	87.83	815.51	384.49	32.04 %
400-40-53451-0000000 Misc Expenses - Other	500.00	500.00	0.00	435.51	64.49	12.90 %
400-40-54110-0000000 380 Sales Tax Rebate	180,000.00	180,000.00	0.00	0.00	180,000.00	100.00 %
400-40-54115-0000000 Econ Dev Grant Prog	20,000.00	20,000.00	61.11	76,621.65	-56,621.65	-283.11 %
400-40-54210-0000000 Transfer Out - General Fund	187,354.00	187,354.00	15,612.83	171,741.17	15,612.83	8.33 %
400-40-54220-0000000 Transfer to Capital Projects	200,000.00	200,000.00	16,666.67	183,333.33	16,666.67	8.33 %
400-40-54410-0000000 Quality of Life - Events	76,000.00	76,000.00	838.87	60,988.29	15,011.71	19.75 %
400-40-55180-0000000 Land Acquisition	0.00	0.00	0.00	2,300.00	-2,300.00	0.00 %
Expense Total:	931,118.00	931,118.00	37,105.42	527,540.99	403,577.01	43.34%
Fund: 400 - MEDC Surplus (Deficit):	20,882.00	20,882.00	53,856.96	462,514.58	441,632.58	-2,114.90%
Report Surplus (Deficit):	20,882.00	20,882.00	53,856.96	462,514.58	441,632.58	-2,114.90%

Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

Group Summary

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance	
					Favorable (Unfavorable)	Percent Remaining
Fund: 400 - MEDC						
Revenue	952,000.00	952,000.00	90,962.38	990,055.57	38,055.57	4.00%
Expense	931,118.00	931,118.00	37,105.42	527,540.99	403,577.01	43.34%
Fund: 400 - MEDC Surplus (Deficit):	20,882.00	20,882.00	53,856.96	462,514.58	441,632.58	-2,114.90%
Report Surplus (Deficit):	20,882.00	20,882.00	53,856.96	462,514.58	441,632.58	-2,114.90%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
400 - MEDC	20,882.00	20,882.00	53,856.96	462,514.58	441,632.58
Report Surplus (Deficit):	20,882.00	20,882.00	53,856.96	462,514.58	441,632.58



City of Montgomery, TX

Item 11.

Detail vs Budget Report

Account Detail

Date Range: 08/01/2025 - 08/31/2025

Account		Name	Encumbrances	Fiscal Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining	% Remaining
400 - MEDC									
Revenue									
400-00-41400-0000000		Sales Tax	0.00	-865,000.00	-796,636.44	-80,805.65	-877,442.09	12,442.09	1.44%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor		Project Account	Amount	
08/18/2025	GLPKT05976	JE02407		Sales & Use Tax				-80,805.65	
400-00-45300-0000000		Events Revenue	0.00	-7,000.00	-8,298.66	0.00	-8,298.66	1,298.66	18.55%
400-00-46200-0000000		Interest Income	0.00	-80,000.00	-94,158.09	-10,156.73	-104,314.82	24,314.82	30.39%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor		Project Account	Amount	
08/31/2025	BRPKT01053	MEDC CheckingAugust In..		August Interest				-2,420.14	
08/31/2025	BRPKT01061	Texpool MEDC Reimburs...		August Interest				-997.85	
08/31/2025	BRPKT01062	Texpool MEDC August In...		August Interest				-5,895.36	
08/31/2025	BRPKT01065	Texpool MEDC Downto...		August Interest				-843.38	
Revenue Totals:			0.00	-952,000.00	-899,093.19	-90,962.38	-990,055.57	38,055.57	4.00%
Expense									
400-40-52100-0000000		Legal Fees	0.00	0.00	15,454.00	1,449.50	16,903.50	-16,903.50	0.00%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor		Project Account	Amount	
08/29/2025	APPKT01718	6953	36145	MEDC thru 05.31.2025	2928 - Johnson Petrov LLP			1,449.50	
400-40-52502-0000000		Legal Notices & Publications	0.00	0.00	0.00	156.00	156.00	-156.00	0.00%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor		Project Account	Amount	
08/13/2025	APPKT01702	810089261	36107	Public Hearing-video & land purchase	2610 - Houston Chronicle			156.00	
400-40-52505-0000000		Social Media Advertising	0.00	3,400.00	2,065.41	593.68	2,659.09	740.91	21.79%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor		Project Account	Amount	
08/01/2025	APPKT01734	07082025-SJ	DFT0000913	Mailchimp-Social Media Advertising	1548 - Card Service Center			41.84	
08/01/2025	APPKT01734	07082025-SJ	DFT0000913	Canva-Coffee mugs-48	1548 - Card Service Center			510.00	
08/08/2025	APPKT01750	08082025-SJ	DFT0000921	Mailchimp-Subscription for touris...	1548 - Card Service Center			41.84	
400-40-52512-0000000		Consulting/Professional Serv	0.00	254,164.00	6,379.99	0.00	6,379.99	247,784.01	97.49%

Detail vs Budget Report

Date Range: 08/01/2025 - 08/31/2025

Account		Name		Encumbrances	Fiscal Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining	% Remaining
400-40-52593-0000000		Historical Signage		0.00	1,000.00	0.00	0.00	0.00	1,000.00	100.00%
400-40-53310-0000000		Brochures / Printed Lit		0.00	1,500.00	342.00	0.00	342.00	1,158.00	77.20%
400-40-53410-0000000		Travel & Training		0.00	6,000.00	3,226.02	1,638.93	4,864.95	1,135.05	18.92%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account		Amount		
08/01/2025	APPKT01734	07082025-SJ	DFT0000913	TEDC-Dues&Subscriptions	1548 - Card Service Center			800.00		
08/08/2025	APPKT01750	08082025-SJ	DFT0000921	United Airlines-Tax Workshop-Lubbock-S.Johnson	1548 - Card Service Center			306.96		
08/08/2025	APPKT01750	08082025-SJ	DFT0000921	TEDC-Registration Tax Workshop-S.Johnson	1548 - Card Service Center			225.00		
08/08/2025	APPKT01750	08082025-SJ	DFT0000921	United Airlines-BEDC Conference-S.Johnson	1548 - Card Service Center			266.97		
08/29/2025	APPKT01718	116909	36136	June Luncheon-Economic Development	1829 - Conroe/Lake Conroe Chamber of Com...			20.00		
08/29/2025	APPKT01718	117482	36136	July Luncheon	1829 - Conroe/Lake Conroe Chamber of Com...			20.00		
400-40-53425-0000000		Dues & Subscriptions		0.00	1,200.00	727.68	87.83	815.51	384.49	32.04%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account		Amount		
08/01/2025	APPKT01734	07082025-SJ	DFT0000913	OpenAI-Chat GTP-AI closed-tax exempt form needed	1548 - Card Service Center			63.84		
08/08/2025	APPKT01750	08082025-MM	DFT0000921	Canva-Subscription Fees	1548 - Card Service Center			23.99		
400-40-53451-0000000		Misc Expenses - Other		0.00	500.00	435.51	0.00	435.51	64.49	12.90%
400-40-54110-0000000		380 Sales Tax Rebate		0.00	180,000.00	0.00	0.00	0.00	180,000.00	100.00%
400-40-54115-0000000		Econ Dev Grant Prog		0.00	20,000.00	76,560.54	61.11	76,621.65	-56,621.65	-283.11%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account		Amount		
08/29/2025	APPKT01718	07222025	36142	Mardi Gras Event	5615 - Harold & Heather Vines			61.11		
400-40-54210-0000000		Transfer Out - General Fund		0.00	187,354.00	156,128.34	15,612.83	171,741.17	15,612.83	8.33%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account		Amount		
08/31/2025	GLPKT06102	JE02450		Monthly MEDC Transfer to General				15,612.83		
400-40-54220-0000000		Transfer to Capital Projects		0.00	200,000.00	166,666.66	16,666.67	183,333.33	16,666.67	8.33%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account		Amount		
08/31/2025	GLPKT06102	JE02449		Transfer MEDC to Capital Proj				16,666.67		
400-40-54410-0000000		Quality of Life - Events		0.00	76,000.00	60,149.42	838.87	60,988.29	15,011.71	19.75%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account		Amount		
08/01/2025	APPKT01734	07082025-SJ	DFT0000913	GotPrint.com-Printing posters	1548 - Card Service Center			121.36		

Detail vs Budget Report

Account		Name	Encumbrances	Fiscal Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining	% Remaining
400-40-54410-0000000		Quality of Life - Events - Continued	0.00	76,000.00	60,149.42	838.87	60,988.29	15,011.71	19.75%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account		Amount	
08/01/2025	APPKT01734	07082025-SJ	DFT0000913	Thomas Printing-Digitally printed graphics/signs	1548 - Card Service Center			211.95	
08/01/2025	APPKT01734	07082025-SJ	DFT0000913	GotPrint.com-Printing posters	1548 - Card Service Center			158.84	
08/01/2025	APPKT01734	07082025-SJ	DFT0000913	Walmart-Montgomery water party...	1548 - Card Service Center			50.24	
08/08/2025	APPKT01750	08082025-SJ	DFT0000921	Uline-Vinyl Zip Bag-72 Ct	1548 - Card Service Center			183.93	
08/08/2025	APPKT01750	08082025-SJ	DFT0000921	Spotify-Music for Montgomery Water Party	1548 - Card Service Center			12.98	
08/08/2025	APPKT01750	08082025-SJ	DFT0000921	Hobby Lobby-QOL Glitter backdrop-LSSD Fall	1548 - Card Service Center			61.58	
08/11/2025	APPKT01687	6119348745	36117	PW LS Autodialers & tablets	4859 - Verizon			37.99	
400-40-55180-0000000		Land Acquisition	0.00	0.00	2,300.00	0.00	2,300.00	-2,300.00	0.00%
Expense Totals:			0.00	931,118.00	490,435.57	37,105.42	527,540.99	403,577.01	-43.34%
400 - MEDC Totals:			0.00	-20,882.00	-408,657.62	-53,856.96	-462,514.58	441,632.58	2,114.90%
Report Total:			0.00	-20,882.00	-408,657.62	-53,856.96	-462,514.58	441,632.58	2,114.90%

Fund Summary

Fund	Encumbrances	Fiscal Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining	% Remaining
400 - MEDC	0.00	-20,882.00	-408,657.62	-53,856.96	-462,514.58	441,632.58	
Report Total:	0.00	-20,882.00	-408,657.62	-53,856.96	-462,514.58	441,632.58	

MEDC Cash Analysis Report As of August 31, 2025

Claim on Cash Balances			Variance from
Account	Name	Balance	July
400-10100-00000	Claim on Cash - MEDC Fund 400	1,820,654.18	46,065.31
400-10110-00000	Claim on Pooled Investments - MEDC	2,123,599.03	7,736.59
Total Cash Balance		3,944,253.21	53,801.90

Bank Balances			Variance from
Account	Name	Balance	July
997-10640-00000	Pooled Inv - MEDC General	1,618,201.70	5,895.36
997-10641-00000	Pooled Inv - MEDC Reimbursement	273,897.21	997.85
997-10642-00000	Pooled Inv - MEDC Downtown	231,500.12	843.38
999-10640-00000	Pooled Cash - MEDC	749,056.36	2,420.14
Total Bank Balance		2,872,655.39	10,156.73

MEDC Cash Balance in General Pool	1,071,597.82	43,645.17
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TexPool Interest Rate for August 2025 was 4.26%