



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

May 20, 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, May 20, 2025 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

www.montgomerytexas.gov 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 . 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.

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.

- [3.](#) Consideration and possible action on the Regular Meeting Minutes March 18, 2025.
- [4.](#) Consideration and possible action on the Regular Meeting Minutes April 15, 2025.

REGULAR AGENDA

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

- [5.](#) Update – Downtown Streetscape Project
- [6.](#) Update – Wayfinding Project
- [7.](#) Consideration and possible action on the revisions to the approved marketing logo.
- [8.](#) Consideration and possible action on a grant request for the 2025 Freedom Fest. Not to exceed \$3000.

9. Consideration and possible action on a partnership agreement with Viewpoint with Dennis Quaid Studio Productions for city marketing/promotions and historical education.
10. Consideration and possible action setting a date for an MEDC Budget Workshop.

ECONOMIC DEVELOPMENT REPORTS

11. Financial Reports for March and April 2025

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

12. Items to consider for placement on future agendas.
13. 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: **May 20, 2025 by 5:00 PM** 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: May 20, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on the Regular Meeting Minutes March 18, 2025.

Recommendation

Staff recommends approval of the meeting minutes, as presented.

Discussion

Please see the accompanying minutes:

Regular Meeting Minutes of March 18, 2025

Approved By

City Secretary/Director of Administrative Services	Ruby Beaven	Date: May 16, 2025
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**Montgomery Economic Development Corporation
Regular Meeting Minutes
March 18, 2025 at 6:00 PM**

OPENING AGENDA

1. Call Meeting to Order.

The Regular Meeting of Montgomery Economic Development Corporation was called to order by Jeff Angelo at 6:01 p.m. on March 18, 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
 Ryan Londeen, Secretary (arrived at 6:05 p.m.)
 Wade Nelson, Commission Member
 Casey Olson, Commission Member
 Dan Walker, Commission Member

Absent:

2. Pledge of Allegiance.

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

PUBLIC FORUM

No comments at this time.

PRESENTATION

3. Presentation by BCS Capital Group on a proposed new multi-family and mixed-use commercial development on 32 acres, southeast of the intersection at CB Stewart Drive and Buffalo Springs Drive, and north of Eva Street.

Mr. Jack Burgher, Principal with BCS Capital Group said regarding their latest plan, a lot has transpired over the last week. They had a meeting with City Council last week and it was clear the offsite drainage plan they originally intended to do is not going to be feasible. Their seller is worried about potential future implications. There is also potential for TCEQ to get involved and the time table associated with that does not work for them or their tenants. What they have is our latest plan. They have not had a chance for an architect to drill down the actual site, so this is a bit of a make shift plan that gives the big picture. The

32-acre reserve has not changed. However, we are now adding on site detention which will take up approximately six and a half to seven acres. They really will not know until they do the drainage study. They have a class A multi-family development for the back which they know from the very onset with the City has been a very sensitive subject, so what they have done is brought in the Morgan Group, which is the best in class, owner, operator of class A multi-family out of Houston. We put together renderings of actual product, both interior and exterior of what it would look like and it is a quality product. It is the best looking product in Montgomery today. A similar product that is nearby is on SH-105, the fine development built across from the lake. We can send that address to you. We have academy and that is the biggest carrot we have to offer, not only for the City and what it provides, but from a sales tax, ad valorem tax situation. We have Academy to go in the middle and we are planning to build some restaurants and retail next to it and then we plus or minus five pad sites out front. Those pad sites will be heavily restaurant focused. We have Texas Roadhouse who has pretty much negotiated down the road. We are doing a deal with Magnolia right now under construction and they will do this deal over that deal, but we have to move because they have a deal basically agreed to, it is not signed, but we can move them over here which is sales tax dollars to the City.

Mr. Jonathan White, L Squared Engineering said we did a presentation before with Council and Planning & Zoning, so he is just representing more on the engineering side of things. We engaged with the City to conduct the feasibility study which did earmark some infrastructure projects that would have to be done to be able to serve this development including waterline infrastructure. I do believe it gets rid of one public lift station in town which will be a benefit. I think ultimately, there will be a loop of redundancy through the heart of town which potentially helps with future developments. When Buffalo Springs and Home Depot were put in, Buffalo Springs was improved from SH-105 with concrete pavement. The feasibility study did require they would continue that roadway improvement all the way around the corner to the back end of the future multi-family site. All those costs are getting added to everything. BCS Capital asked the City Council for some assistance in terms of a reimbursement agreement and also thought it would be good to present to EDC to see if there is any potential interest the EDC would have for potentially helping with some assistance. What they are looking for is providing all the up front costs of all this infrastructure. President Angelo asked who is looking to do that? Mr. White said we are.

Mr. Burgher said the goal tonight is to share the overall vision, but then to really get into the nitty gritty on how this is a net benefit. I would like it to be an open forum to discuss. It is not totally black and white. At the end of the day, it is a give and take. We are asking the City and EDC to help participate in this so we can put this project on. If the project is not enticing or it is not incentivizing for the City, then we might as well pack our bags. The goal here is to say how do we create a situation where it is a true win-win and add benefit to the City, to the constituents, and allows us to finance to be able to do it. That is where we are. We prepared a one pager that are conceptual numbers. The reality is we are going to get reimbursed. What we are proposing is getting a typical 380, getting reimbursed through accretive dollars, accretive sales tax, and ad valorem taxes that our property produces specifically. We are going to front all the capital improvement dollars. The

accretive dollars, accretive sales, and ad valorem tax that are coming from those assets, from those tenants. We are asking for a rebate of a piece of that over time. We have done this with different cities. We did this in Magnolia. We own the 51 acres next to HEB across from the high school in Magnolia. They wanted Texas Roadhouse really bad. We could not get to the Texas Roadhouse deal because you have to go put in a little over a million dollars just for their pad side alone and the city came through and said we want to turn this area over here into restaurants. Because originally, we were just doing a self-storage concept and a couple other medical groups that produce zero sales tax and said we will help you. We will give you \$2.3 million because what that is going to do is get Texas Roadhouse and now you are going to get three other restaurants and we are going to get plus or minus \$20 million of sales tax that we would not have gotten otherwise.

Secretary Londeen asked what is the public infrastructure part, the \$2.7 million? What does it consist of? Mr. Burgher said if you flip the page over you will see the side related cost right now. You have Buffalo Springs, the linear utilities, the impact fee, and the wastewater impact fee. Another big cost to us at the end of the day for us as a developer, it is math. It is a return on cost and the denominator that we are solving for is a net investment return (IR) to our investor. If we cannot achieve a plus or minus net 20 percent internal rate of return (IRR) to our investors, we just cannot capitalize the project. What we are asking for is basically we need \$4 million of help from somewhere.

Board Member Walker said now you have lost six acres to detention which in the development world is terrible, but it is real. When you do multi-family compared to a hotels, what is your capital return? What is higher? Mr. Burgher said hotel would be higher. Board Member Walker said you are saying class A apartment complex. What does that mean? Mr. Burgher said all things equal, a hotel is going to pay you more. They will pay you 18 to 20 bucks, but there are 30 acres. A multi-family is 13 acres. If you look at carrying costs and how do we afford to do this deal and carry 32 acres, the ability to go sell off the far northern portion to a group that is ready to go today, and we have a really good relationship with the owners of the Morgan Group, that derisks our position and allows us to then be able to afford to do the Academy. Without multi, we cannot buy the deal. Board Member Walker asked are these HUD subsidized type apartments? Mr. Burgher said no. It will be the highest rents in the market.

Secretary Londeen asked why are they improving Buffalo Springs? Is that a recommendation from City Engineer Roznovsky? City Engineer Roznovsky said that was in the feasibility and that was based on essentially the City did the same thing with Home Depot, get the adjacent park completed. This was taking it up to CB Stewart. Secretary Londeen asked on the back end? City Engineer Roznovsky said correct. Taking it up to and through the CB Stewart intersection. Secretary Londeen asked would not most of the vehicular traffic come from SH-105? Is that because the multi-family goes all the way up to Stewart? City Engineer Roznovsky said correct. Secretary Londeen asked what about the other developments that would be coming in along that road in the future? City Engineer Roznovsky said their shares are only on Buffalo Springs, so CB Stewart

intersection, not CB Stewart itself. They have a water line extension that covers along SH-105 in Buffalo Springs. The main thing there is we are concerned with water flow on Buffalo Springs. It was already close. What Home Depot ended up doing was they connected to both Gardener and Buffalo Springs for their fire flow, so adding in 13 acres of apartments, plus Academy and all the rest, were to reserve that fire flow, closing that waterline loop to help with that flow. It was the City's stance in the past of trying to get these roadway improvements funded, willing to participate, and cost share, and reimburse those, but at least give some upfront capital and get some of these roadway improvements done on these projects. Secretary Londeen said there is undeveloped land on the other so what is triggering the water again? Is it the fire flow from the commercial buildings? City Engineer Roznovsky said correct. Secretary Londeen asked they are triggering the need? Home Depot did not trigger it? City Engineer Roznovsky said Home Depot already had a water line on each side. The Milestone Development who developed the Home Depot property put water and sewer along SH-105 up Buffalo Springs to their property line. They also did Gardner Drive. Home Depot did Buffalo Springs and everything, so that was all done as one master plan. This master plan development that is over this 32 acres is doing the same thing, so getting the utilities in that are adjacent to the property for them to connect to. You mentioned the church. The church is extending the water line along CB Stewart to get over to Buffalo Springs to connect to that. Secretary Londeen said so we are requesting them to do these things for the development and then they are asking to pass that along over to the EDC essentially. The EDC is basically paying for City infrastructure to support this development. City Engineer Roznovsky said at the second February meeting the feasibility study was presented to Council and we went through the options, then to a Memorandum of Understanding (MOU). At the last week's meeting, there was a draft MOU presented for discussion at the Council meeting that was just what are the general terms of the MOU and how a development agreement would look. Now it is here to give you all the update on the presentation of what the development is, gauge your interest, and participating in the reimbursement. What that looks like is to be determined. It is not an approval item tonight. There are still a lot of steps to go. There is a workshop scheduled for Monday night to specifically dive into the MOU based on comments received from the last meeting and then also input.

Board Member Olson said the other thing that needs to be clarified is if MEDC does decide to do that, it has to be voted upon by the public. When we make an agreement from the EDC, the City does not have to, but the EDC does. City Secretary Beaven said that is correct. It is a 60 day waiting period. Board Member Olson said if we choose to use tax rebate or whatever from EDC, it is a public issue.

Secretary Londeen said the detention looks massive. Mr. White said we are going to have to detain the TxDot criteria. Secretary Londeen said he thought we were draining it east, but it all drains to TxDot? Mr. White said from what we have attempted to try to do with our plan A, which was getting it above Home Depot and sliding above Kroger, there was not really enough room to slide it onto Mr. LeFevre's property without getting it into Rampy Lake. So, that going through the existing and then downstream to Stewart Creek

and some of the infrastructure that we were going to try to plan for, there were some concerns about potential other jurisdictions and some timelines that would have really impacted this overall development and getting that secured. Now we looked at this option about additionally controlling our own destiny, not relying on offsite easement and offsite improvements and potential other jurisdictions that could get in the way of that. Those are just going to be triggered by it. Doing detention on site, which partial can go to Buffalo Springs, the other part can go to SH-105, however, everything goes to SH-105 and so we are having to detain the TxDot area. There is a drainage area right here across over right by this driveway that goes here. There is one water shed here, and another water shed that comes underneath Buffalo Springs here by that culvert, and you have the concrete line ditch that goes here. Everything ultimately goes to Stewart Creek. One way or the other, it is just how it gets there. When we are impacting and going to TxDot, we do have to drain to their criteria, with their maps that were done a long time ago and have not updated Atlas 14. Secretary Londeen said even at 6.5, it is still huge, so I would assume this would go down quite a bit. Mr. White said it would be the hope, but TxDot does not have the most favorable criteria in my opinion. Secretary Londeen said you would shore all these numbers up before we come to any agreement, so I assume the pond would go down and the price of the pond and the land would probably go down, so we would revisit these numbers once you get your drainage plan approved and we can actually see the true size and cost. Mr. White said I think within a couple of weeks we could probably have the size locked down. There was a lot of topography that we did to show a little bit larger space of some transitional grading. We have one that basically serves the multi-family tract and the other serves the Academy site and then all the pad sites. We are all building retaining walls along the front to elevate everything about five or six feet from the corner of Buffalo Springs and SH-105 just to get stuff to drain backwards in the drain. Secretary Londeen asked so you want to drain stuff back to the pump? You can drain to the TxDot right-of-way. Mr. White said there is not enough to be able to do that. We are going to have to drain part of the access road that will bypass, but if I bypass too much, I cannot restrict it. Secretary Londeen said I always like to see the numbers whenever you put them together. I am okay with providing some assistance, but I want to make sure the numbers make sense. Mr. Burgher said getting paid back over time, there is time, value, money, opportunity cost, so we want to shrink our detention as much as possible. Secretary Londeen asked if we have done a previous 380 with Kroger? President Angelo said that is the only one. Secretary Londeen said that was through the City. Did the EDC do this? President Angelo said no, EDC has never been involved. Board Member Olson said the EDC can, but it has to be voted on by the public. It all ultimately runs through the City. We have to agree if we want to do a portion of that 380 to give up a percentage of our cut for MEDC. We would vote on that and say yes, and that would get presented to the public. They vote on it and actually approve it. Council would have to approve their part of it. City Attorney Villarreal said Board Member Olson, I think there is a correction there. It is not voted on by the public. The public can petition the expenditure there. It is published in the newspaper and then there is a public hearing on the matter. Then it goes to Council, but there has to be a 60-day waiting period where any member of the public can petition the expenditure and they can

petition for an election. You do not have to approve the original expenditure, just members of the public have the right to petition for that election. Board Member Walker said if they do, obviously you have to hold an election or a bond. City Attorney Villarreal said correct. Secretary Londeen asked how many petitions triggers an election? City Attorney Villarreal said he believes it is 10 percent, but I would have to verify. Mr. Burgher said for us, whether it comes from EDC or the City, that does not really matter. The reality is we have a \$4 million deficit. We have Academy, they are publicly traded, they are in growth mode, and are ready to go. They can get this approved in April. Board Member Olson asked is Academy committed? Do you have a signed commitment? Mr. Burgher said yes, we have an letter of intent (LOI). We have to finalize the cycle. We keep changing the field a little bit with the detention, but they are like sales projections, came back good. They want to be here. Our hope, and what we have heard from some people is that Montgomery is excited about Academy. We have a deal that we can have the thing under construction by the end of the year. If we can pull this all off the way we want to, produce roughly \$1.377 million and a treated property tax and sales tax. That is going to take a few years to get fully stabilized and that is in perpetuity. We are looking at year 16 over \$2 million a year. If you look at the payback wherever the money comes in, \$4 million that is a three payment. It is going to keep going up in sales tax. It is a really good risk return profile for the City. We have a deal where we can go today. This is all predicated on Academy and we have Roadhouse. Secretary Londeen asked will they be coming in with some type of anchor? Can this development move forward without Academy or an anchor of some sort?

Board Member Walker said this detention area really bothers me about the loss of revenue. I do not know the history, but your original plan was to go east with it. Is that an issue that we would have to look at? Mr. Burgher said there is. Board Member Olson said I think the issue is they want us to pay for that line all the way over there. Board Member Walker said taking six acres out of this makes the cost of the development go way up. Board Member Olson said I think it is actually the same. They use the same numbers basically. They were asking for \$4 million the other night, and they are asking for \$4 million tonight. Mr. Burgher said no, let me explain that. When you go offsite it is a little more expensive, but you get a lot more land back. We are going to the seller asking for a price reduction for this onsite detention too and the City loses as Board Member Walker alludes to that affect because we are losing seven acres. The top portion we were going to try to do a hotel, so I do not know what kind of sales tax is generated from that, but there is some I believe. The bottom section was going to be all retail, restaurants. Secretary Londeen said I still think those detention ponds are way too big. It is not going to be that big so I want to see the numbers later. Mr. White said I roughly based it about six acres is where we are thinking, including transitional grading. Secretary Londeen asked even with all the topography out there? Mr. White said we are subject to TxDot. Mr. Burgher said we are looking at a situation where owners own this piece of land since 2005 I believe. They have got a low basis. If we do not do the deal, fine. It is going to sit there and no retail developer is going to be able to make good numbers when it is sold today. Now that could change in a year, two years, but right now Academy maxes out what they max out and the multi-family maxes out where they max out. I am not saying this site will not be developed. It absolutely

will be developed. It is in our opinion the best commercial reserve in the City of Montgomery. We have a deal ready to go today with what we think is attractive with Academy, Texas Roadhouse, and class A multi-family in the back. We just need a little bit of help.

Vice President Easley asked City Engineer Roznovsky with this development, how would this affect our current well water situation? I know we had a problem in the past. City Engineer Roznovsky said it is still tight. The design of the waste water expansion is underway. The engineer was selected for the new water plant so that negotiation is underway. The City just submitted \$22 million worth of projects and they were to get to the Water Development Board for funding. Those were approved which was the first step. To do a private information form, they make sure it meets their criteria. It was approved and now it is in the full application process. The biggest driver here is obviously, the multi-family. It is tight. All of our projections are conservative, but we are at a point where we have to continue to push to build these facilities. The City has gone through a couple different rain analysis. We met the financial adviser and he has come back with some recommendations on different funding sources to build the plants. The City has the permitting mostly completed and then the design work is underway.

Board Member Olson asked how many linear feet did we run from SH-105 to the improvement we did? City Engineer Roznovsky asked for the roadway? Board Member Olson said yes. City Engineer Vu said about 1,100. Board Member Olson asked how far is it from there to where we want to go? City Engineer Vu said it is about another 1,300 feet from where Home Depot stopped through this eastern intersection. Board Member Olson said so it is about the same distance. City Engineer Vu said exactly. Board Member Olson said and we did that for right around \$850,000. City Engineer Roznovsky said the total cost of both I only have them combined. The actual final cost was \$1.4 million. I think the 380 agreement listed a maximum cap of \$2 million. It came in at roughly \$1.4 million with the signal and the roadway. If I remember correctly, Home Depot put up a \$750,000 contribution and then the remainder was reimbursed through sales tax through a 380 agreement. Board Member Olson said that is when I talk about a partnership, that is a partnership. They pay for some, we pay for some, everyone is happy. You are asking us to pay for it all and that is not a partnership. That is just us paying for it all. A percentage I am willing to do, but to just say "We will help you develop this on a taxpayer dollar," a 16-year payback, that is a long time to get back to where "okay we are square." We have to remember just like the roads that are out there, they are less than 20 years old and they are all shot and we have to rebuild them. If we are putting all our money back to you building the first time, we will have no money to rebuild them. Mr. Burgher said well you are going to have nothing if we die, so you are going to have zero times a hundred. Board Member Olson said at this point in time, I am not worried about Montgomery growing. Mr. Burgher said no, I understand that if we go today and we produce \$1.37 million accretive tax dollars coming in, then how is that 16 year payment? Board Member Olson said that is because we do not get a penny of it until we pay you back. Mr. Todd said it does not take 16 years at that rate. 1.3 in the first year does not take 16 to get to four. That is stabilized. As fast as

we can get this done, you guys get 1.4. That is just an example of what the City gets. When we are long gone and paid back, in 16 years you are getting \$2.5 million or \$2 million. Mr. Burgher said back to your point about some of the things we are doing. Some of the things we are doing is going to benefit tracks that are not ours. Board Member Olson said I agree. Mr. Burgher said Buffalo Springs, the waterline extension. Board Member Olson said it is no different than the road we built already for it. City Engineer Roznovsky said just remember the other tools that are in play that are already in the City's ordinances. When a developer puts in a water line, they are allowed to collect a pro rata share, that cost from those future properties developed. That is what coins in with what others have done. That is a tool in the toolbox to help pay back that cost. If the City decides to eliminate lift station 12 to go the additional 500 feet or so across the frontage, that would be a City cost. We would pro rata share that because that is not directly affecting them. For the roadway improvements, the way that it was initially thought was most of this commercial traffic is not heading north, it is heading on SH-105, but the apartments were. I said when the apartments go, the roadway goes. So if the Academy comes first, that roadway cost can be deferred until that impact is there on that entity. Mr. Burgher said another thing I will mention is that activity leads to activity and no doubt, we love the City of Montgomery. We love Montgomery County as a whole. We believe and we have heard that Montgomery County is going to double in size over the next eight years, so the growth is tremendous. We are based out of Houston, but we have four big projects in Montgomery County, with this hopefully being forth. Mr. Phillip LeFevre has 120 acres on the other side. The goal here is a big picture goal and that is deals and development leads to development, and the amount of residential growth that has not even come online yet. There is a 120 acre site there with a beautiful lake. It is going to be different users, but there is a big picture for us here too. I do not want to sit here and say that this is going to lead to that for sure, but those are discussions we are having. We have big visions here for Montgomery and we understand we are asking for a lot, but we do think the benefit to the City is a win-win.

Board Member Olson asked the reason that you decided not to go east is the timeline? Mr. White said this is still an open option. I am not going to say it is a completely closed door, but can we do it without triggering other requirements and that is where it is going to take a little time. I know we submitted a feasibility for the drainage study, but there are some things we have to do on our side to make sure we do not trigger something. We do not want to do that. That would cause a delay in the development. Board Member Olson said my opinion on this is whichever one of these is going to be the best deal. I know the acreage is a big deal for tax income. It is a big deal for you guys to be able to sell off that acreage and not cover it up with water, but also just the cost of it. If our costs are similar, which it looks like you tried to make them dissimilar, this is why when he sat down I said, "Ryan these palms are gigantic look at this please." I know what a 10 acre pasture looks like and if I cover 60 percent of it with water that is a ginormous pond. Mr. Burgher said we need to talk about this issue because it is better to go offsite all things equal, but now we are going to trigger TCEQ. City Engineer Roznovsky said just so we are clear, our comments on that were not you have to do this. We are just saying if you are impacting the pond, you have to follow the rules that are out there. We are not saying you have to go and do this

extra step that is not required, but if you are impacting, if there is a concern, it just needs to be looked at. Mr. White said our study is a high level study. If they are okay with it and design it, and then we trigger TCEQ. They have very clear rules. We talked about if you do this, you are going to trigger this need for dam safety. We may not know that until we get into designs. The last thing we want to do is get a trend report and we go into design and we have a survey and more information. We realize the design concept did not work. I have actually got to do this and I come back to him and say, I have to take six or seven acres out of your property. Mr. Burgher said Phillip called after the meeting and said I am worried. He said if I own 112 acres, I am worried TCEQ is going to get involved. Board Member Nelson asked are you all doing everything you can to avoid going to Rampy Lake? Mr. Burgher said it is still an option. Board Member Nelson said obviously you do not want to go there if you do not have to because the dam structurally is probably not sound for attaining additional water. You do not want to trigger that if you do not have to. If you can go all TxDot that is perfect. Secretary Londeen asked could you just drain it? Mr. Burgher said that is where we are. It says the seller is like we are too concerned about that piece and that piece and get TCEQ. They said you have to figure out how to do it onsite. Board Member Nelson said there is a natural break on the tract. The north part goes to Rampy and the rest of it goes to TxDot. Mr. White said Buffalo Springs comes down, but the original drainage study from a couple decades ago, everything gets to Stewart Creek, so that is what we are trying to mimic and update with current criteria. Board Member Walker asked is there anything making you have to go east? Mr. White said not having to take away six or seven acres. Without us knowing, there is obviously a thin timeline to make this work, so we have to explore a few options. We have submitted a drainage study. They are committing to spend more dollars with me to submit an alternate drainage study, and then we figure out which one is the option. This is worst case. The best case is the other one as long as it does not trigger certain things that could take longer. Mr. Burgher said our goal is to get warm and fuzzy with the City, EDC and say high level, we want to make this happen. We are going to close the site. We are going to close the speculative and we are going to be the owners. We feel like once we become the owners, conversations become easier. We are no longer having to have a third party involved and that is the goal. Our goal is to close April 15th.

Treasurer Langley asked Monday night City Council meets to do what? City Engineer Roznovsky said there is a workshop to review what do we have, what are the other deals structured, and is this in line with those other deals. From this group tonight, it is are you interested in participating? It is not a commitment. It is just for the quarter cent of sales tax that the MEDC keeps after you take out the Crime Control and Prevention District. President Angelo said which is half our budget. City Engineer Roznovsky said 100 percent. Is that on the table to consider? Obviously, it has to come back to all of you. Is that to consider or is it off the table, so when Council is considering this at the workshop, should that even be part of the consideration? President Angelo said we can talk about that. We are going to have to probably put together a special meeting. Maybe we can come to the meeting on Monday and see if we can get some traction in the meantime.

Secretary Londeen said I do not have confidence in the numbers, so I would not sign any agreement until those numbers are firmed up. I do have a big concern on the City in general. We do not have water and sewer, so what is the point of bringing in a big box store if we then have to turn development away in a year because we do not have money to pay for water and sewer? We need to make sure we continue to provide water and sewer to our existing citizens and do not try to pull in a bunch of stuff and make all these agreements if we cannot even pay for our basic infrastructure. The optics of paying for impact fees just looks kind of weird, that we are waving impact fees. Mr. Burgher said we are just showing all the cost. Secretary Londeen said we are in the same boat as the City of Magnolia and the City of Conroe with water wastewater and waving impact fees. It looks bad optically for a developer, so I am really concerned about that. I am not a huge fan of box stores, but these are nice amenities for the City and obviously great tax revenue for the City. I do want to have a partnership, as long as it makes sense and the numbers make sense. Over the long term, it makes great sense. In the short term, we have some pressure of timing and funding. We have a lot of growth coming in that the City is not able to keep up with from a fiscal standpoint, so it is sensitive. Board Member Olson said that is the exact same thing I told Home Depot. It is affordability over the short term. Mr. Burgher said we could look at restructuring the whole deal and basically frontload it to you guys and we get paid later. At the end of the day you look at return on time standpoint, so it is like if we need to pay the City back quicker, we get our percentage later, it is just a bigger number. Because it is a short-term problem, we can just redo the math. Board Member Olson said whichever deal makes the most sense. Secretary Londeen said in looking at those numbers and then looking at the agreement, it does not make sense. High level, yes. I think we are all in agreement that we want to partner with you if it makes sense for the City and the special circumstances we are in right now. Mr. Burgher said we do not have a box. I am one of the three owners and we are privately held. We do not have boards on us so we want to get as creative as we can with you guys. As you can tell, we are invested emotionally on this. We want to see this through. This is a big deal for us and our company. Board Member Olson said to Secretary Londeen's point about the numbers, property tax is one thing, those things are estimable, but when you do not have actual agreements with the other. Mr. Burgher said totally, and I get that. The Academy deal we got that directly from them, what they are expecting. Texas Roadhouse, their average unit volume now is \$8.5 million and we can all agree that Montgomery is probably going to beat their average unit volume. What we are going to focus on is getting sales tax driven concept, so Raising Cane's is in the market. Their average unit volume in Houston is \$5 million. Board Member Olson asked what about Retail Strategies who we hired to get the businesses that we talked about? President Angelo said we just had a meeting with them yesterday. They were not aware of this deal and I did not even know about this deal. We were preparing for ICSC coming up in May and really looking at target businesses that we wanted to approach. Raising Cane's is great and all the ones you mentioned are first class additions to the City. Board Member Olson said we sat down with them and I know you guys had meetings with them about the businesses that we would like to see them go after. President Angelo said the number one was a boutique hotel and so that is what we have been focused on. A boutique hotel is a

great addition and Academy is a great addition. Mr. Burgher said you know the best way to get a boutique hotel? We pull off this development. We have 110 acres of the lake and that becomes more of a mixed use project with medical office buildings and hotels. President Angelo said we want people actually working in the City and that is not what is happening. Board Member Nelson said that is what is lacking. There is no labor force. President Angelo agreed and said that is why the boutique hotel makes sense and especially from a hospitality standpoint, but also like you said, putting some medical facilities in and other things like that. I am not a huge fan of the multi-development site, it is just that we are overbuilt in that area a little bit. Board Member Walker said that is their money guy though. Mr. Burgher said that is like the good with the bad. The multi makes it feel good. The worst piece sits behind everything. You cannot do retail back there as it is too deep. Board Member Nelson asked can they get creative though with not the traditional 15 acre multi-family, but 400 units? Mr. Burgher said they will. President Angelo asked who is they? Mr. Burgher said The Morgan Group. They are based in Houston. Board Member Nelson said something that Jack was talking about earlier was a project that is at Pine Lake and SH-105. It is on the hill above the lake. It is a good looking project. President Angelo said yes, I think having something a little bit more aesthetically appealing. Mr. Burgher said it is going to be the highest rent by far, so the people that are going to be living there are going to have to be able to afford it. It is going to be high end.

Board Member Nelson asked so Phillip is involved in all this, but what is his take on Texas Roadhouse coming to town because that 100 percent impacts his restaurant here? Mr. Burgher said he does not care. He said they are either going right there a mile away or they are going here. Mr. Burgher said Phillip said they are going to be here whether they are a mile away or not. He says too, they are different. I do not know what the plan is at Ransom's long term. He is moving. Board Member Nelson said yes, he is going to Anderson and is moving everything there. He sold his home, he wants to sell the restaurant, and he sold every piece of real estate he has.

President Angelo said thank you for presenting and we are excited about what you offer. These guys are very astute when it comes to the engineering side of things. I think it is important that we get some more perspective. We will talk amongst ourselves and see if we can figure out what we would need to make it feel comfortable.

President Angelo asked what about an entertainment venue like a Chicken N Pickle? Mr. Burgher said you mentioned Retail Strategies and we know those guys well. They work really well when the markets are small. This is not a small market. My background is in retail brokerage. I have represented national retailers for 15 years and we know all these guys. President Angelo said assuming you guys were to come in, you could link up our consultants with Retail Strategies and help find the right mixed use that would compliment Academy.

Board Member Olson asked can you present both options still with tighter numbers when you are here on Monday so we know which one is the best deal? Mr. Burgher said offsite yes. We would love to. Board Member Olson said he totally understands the loss of revenue

when you move six acres. I do think six acres is way too much for a pond, but even a loss of four acres is still a large deal. President Angelo said it is a mini Lake Conroe really when you think about it. It sounds like we have some wiggle room and we can work on that.

REGULAR AGENDA

4. Consideration and possible action on the Regular Meeting Minutes of February 18, 2025.

Motion: Treasurer Langley made a motion to approve the regular meeting minutes of February 18, 2025. Vice President Easley seconded the motion. Motion carried with all present voting in favor.

5. Consideration and discussion on funding a Beer Garden & Wine Walk event to be held May 2-4, 2025.

Special Events Coordinator Johnson said she met with Alison at Grace Point Homes and she would like to collaborate. I do not know that we have spoken before about a wine festival. I do not know that we could pull off a full-fledged wine festival with a short notice like this, but something like this in addition to the antique festival on the opposite side of the road is definitely doable. There is no budget for it, so we would have to go through the process of making that possible.

President Angelo asked Finance Director Carl do we not have a catch all event type budget thing happening? Finance Director Carl said that is part of the reason why we budget your event expenses as event expenses, and not individual events. There is a surplus in that for this exact type of thing. President Angelo said that is what I was thinking, so why do we need to go to Council for that? Board Member Olson said you do not. President Angelo said that is what I thought. Board Member Olson said this can be approved right here.

Treasurer Langley asked who is carrying the license for it? Special Events Coordinator Johnson said I will do a permit for it. It is an addition to the antique festival. Treasurer Langley asked if the antique festival is selling beer and wine? President Angelo said they are not. Special Events Coordinator Johnson said let us say Grace Point Homes will be hosting the beer garden, the whiskey bar, the cigar bar. Whoever is providing alcoholic beverages will have to have an off premise TABC license to cover them. If you go down the road to H Wines, they already have their TABC permit, so we start at Grace Point Homes and we go on down to H Wines and then to Rendy's. President Angelo asked does Grace Point Homes have an off premise license? Special Events Coordinator Johnson said no, they do not, but they have a great venue and a very inviting backyard. Board Member Nelson said we had a meeting about two months ago with Sarah Countryman and it was a collaborative meeting because Tom Cox, who is the owner of Grace Point wants to start rejuvenating festivals downtown and he is a big proponent of it. He is offering what we call the white house on Caroline, as a venue to kick this stuff off with the idea that it will grow bigger and get back to doing the wine fest which was a huge event and something that we should be capitalizing on. He is in the interim offering to provide his facilities to

do that, to get it kicked off in the short term with the idea that it would grow. Board Member Olson said the only permit that I see having to run through Council is going to be the special use permit for them to have because that property is not in our grid. If it is not listed in the chart, then it has to have a special use permit. Board Member Nelson asked from a private standpoint, can he not do it on his own? President Angelo said yes, he could do it on his own. Treasurer Langley said he could fund the whole thing on his own. Board Member Nelson asked so you are going to ask a guy that is providing the facilities to fund the whole thing? Board Member Walker said no, we are not. Treasurer Langley said if he needs a special use permit, it is going to take him too long. Board Member Nelson asked is it that important? Treasurer Langley said well it is an ordinance on the books. Board Member Nelson said then we will not do it this year again. Treasurer Langley said you can do it because you have people involved in it that know how to do things. Board Member Nelson said right. So let us let the guys that know how to do these things get the City out of the way. Treasurer Langle said no. You are not going to do that in my City. Board Member Nelson said no, ordinances stay involved. Treasurer Langley said you have really upset me. Board Member Nelson said so the City stays involved, the ordinances stay involved. Incentivize the people that want to help the City grow and the City to have festivals. Incentivize those people is all I am saying. President Angelo asked do we already have security for that event to the tune of around \$8,000? Special Events Coordinator Johnson said we will need additional security at Caroline, FM 149, and College. President Angelo asked Chief Solomon if that is correct. Chief Solomon said yes. Secretary Londeen said so we do not have a budget for this? Board Member Olson said yes we do. City Secretary Beaven asked Finance Director Carl you said that we had a cushion in that line item. Is there a \$6,000 cushion? Finance Director Carl said yes. City Secretary Beaven said okay because that is what this would mean. President Angelo said I do not think we should pay for musicians, for tables, chairs and that kind of thing. I would give them tables and chairs and whatever they want. I do not care about that, but I think security, maybe restroom facilities, are more citywide which is pretty much the bulk of the budget anyway. They need to have some skin in the game as well, plus they are making money off of the alcohol sales. Special Events Coordinator Johnson said not necessarily. If they bring someone in like Bar and Vines it will release them of that, but they would outsource that to probably Bar and Vines. President Angelo said because they do not have a permit for it. Special Events Coordinator Johnson said here is what I would ultimately like to do. Collaborate with as many local businesses as I can to bring in more of the wow factor so to speak. There are several breweries not too far from us. Get them involved. Get the wineries involved. President Angelo asked do we have time to market this and get the word out? Special Events Coordinator Johnson said the Antique Festival has its own audience. It may be a little less this year because it has been gone for two years. President Angelo said but it is still a lot of people though. It is one of the busiest weekends of the year for us. Board Member Walker said at one time it was pretty big. Special Events Coordinator Johnson said I think it has the potential. President Angelo said she sold out every booth. Special Events Coordinator Johnson said we pulled off six events when I got here in eight weeks, so I would imagine we could pull this one off. President Angelo said maybe we just offer

up to a certain amount to offset up to a certain amount like \$5,000 or something like that just to see if we can get some traction for it because if Grace Point is willing to put it up, this kind of stuff is definitely going to bring a different crowd. Special Events Coordinator Johnson said this is what your downtown people want. Board Member Nelson said the whole idea is to kick something off just to start. You hear from people constantly about why did Wine Fest leave? President Angelo said this is a chance to give us a taste of what the Wine Fest might feel like. Board Member Olson asked are you suggesting to do the security and restrooms up to \$4,000? President Angelo said yes. Board Member Olson said he is in agreement with that. The only thing I see this whole event would need is a special use permit and someone with an up to date TABC permit. President Angelo said he has one, but does not know if they want to use someone else outside like Bar and Vines. Special Events Coordinator Johnson said try not to limit it to just \$5,000 because there are other things. I have no budget for marketing or advertising. President Angelo asked if you ask for \$5,000 will they push forward? Board Member Nelson said I do not know, but I would imagine. Vice President Easley asked how much of that \$5,000 would be security? President Angelo said \$2,000. Special Events Coordinator Johnson said definitely. We already met with Joe on that. President Angelo said I think we have some budget to spend and we definitely need to start doing something. Special Events Coordinator Johnson said I know you did not think it was a good idea to hire bands, but sometimes these bands have their own audience. Board Member Walker said you hire bands because they have an audience. President Angelo said that is true. I am not saying that we do not hire them, but maybe Grace Point puts that money together and they can spend a thousand bucks on that. Board Member Nelson said I believe they generally get third party vendors in there correct? Special Events Coordinator Johnson said I do not know that we will for this. Alice and I just met on this last week. There is a possibility because I know some of the Masons want to collaborate with me on some events and do a grilling. There are a lot of different avenues we can look at. Board Member Nelson said for instance Krawfish Kai next door, they turn and serve drinks off the front porch. It is just beer and wine. Board Member Olson said but if you leave there it has to be taped and sealed.

Finance Director Carl said this is a non-budgeted event. At the beginning of the year, you may recall Dave had brought forward a list of events the previous events person had put together along with the estimate of what it was expected that the MEDC would spend for those events. As a result, there is a portion I am thinking is in the vicinity of \$10,000 for additional events that were not a part of that initial list. That gives you the ability to add something of this nature. If that is the case, it becomes a City event that is funded under the events line and it becomes an EDC event. I think what Board Member Olson is referring to is what you have done in the past with some events, like Mudbugs where you all have given the event organizer support for that. That comes out of that event line as well, but in that case you literally are pledging to pay for the security for that event so that is what he is going back to. There has to be a decision amongst you all as far as how you wish to proceed. Is this going to be an MEDC event that you are going to add and fund any component of that event, or is somebody else putting on the event and we are pledging to support them by way of security and restrooms? In any event, it is going to come out of

that events budget. There is a clear distinction on whether or not it is an MEDC event that is funded, or an event the MEDC supports. Board Member Nelson said it is no different than the Charlie Diggs scenario. Finance Director Carl said but that is different. The agreement with Mr. Diggs was to pay for the security and that agreement went a little bit further that there was additional proceeds. Board Member Walker said that was not a City function. We were just providing. Finance Director Carl said correct. The way that I understand what you all have done in the past is those type of events that you pledge to support, you do it for a period of three years and then at that point you are like, we got you off the ground, we got you started, and if you want to continue with it, go right ahead. President Angelo said that is correct. Finance Director Carl said but that is three years of support that you all get. President Angelo asked are we doing this for Grace Point or are we doing this for the City? Special Events Coordinator Johnson said I suggest that I do a special event permit. Each place fills out their own property use agreement. Everything will fall under the City's permit and this would be a partnership with Grace Point Homes and whoever else jumps in. President Angelo said this is an MEDC event. Secretary Londeen asked how much is it going to be? President Angelo said we are going to allocate whatever it takes up to \$6,000.

Motion: Board Member Olson made a motion to approve funding a Beer Garden and Wine Walk event to be held May 2-4, 2025 and MEDC to finance up to \$5,000. Board Member Walker seconded the motion. The motion carried with 5-Ayes and 1 Nay vote by Treasurer Langley. (5-1)

6. Consideration and Possible action on the proposed marketing logo.

President Angelo said on February 18th we had an agenda item consideration discussion of the proposed City marketing logo and official seal. Board Member Olson said it is not an official seal. It is a marketing seal. It is just a logo, not the seal. President Angelo asked do we have a seal? Board Member Olson said it is the corporate seal that is the official seal. This is just a logo from back in the day. President Angelo said okay that is more of an incorporated seal type that you get from the state. Special Events Coordinator Johnson said from what I understand, that is the only official approved logo for the City. Board Member Olson said the update from the Council meeting is none of them liked it. I actually proposed it, but I could not get a second. President Angelo said everybody on this board has seen the logo way in advance. Chief Solomon, City Secretary Beaven, Mayor Countryman, and Special Events Coordinator Johnson went through multiple iterations of it and everybody said that is great, let us move forward. And then it gets to Council and dies. Secretary Londeen said maybe you just need to coordinate with Mayor Countryman and Council Member Fox and see what they want. President Angelo said I did that. A logo is just a colorful branding tool. If we want to discuss this, the question is do we want to move forward with any kind of a marketing logo? Board Member Olson said Council was not against a marketing logo. They just did not like that one. Secretary Londeen said we like it. President Angelo asked what difference does it make if they like it or do not like it? Why is that important? Secretary Londeen said because they have to approve it. Secretary

Londeen said I suggest that it is going to have to be an individual effort. We are not going to be able to go back and forth. Someone is going to have to meet and just ask them. President Angelo asked what do they not like about it? Board Member Olson said the star in the middle of the state where it looked like we were the capital. Secretary Londeen said I think there is some confusion there because this is the only thing we approved. I listened to the Council meeting and there seemed to be some confusion. Board Member Olson said yes, because there were seven different ones in the packet. Special Events Coordinator Johnson said I did that because everything was talked about and discussed in MEDC. I wanted to give Council the book that showed them what we have now and then what they came up with. Secretary Londeen said I think it is too much information. Special Events Coordinator Johnson said I agree. President Angelo said we have three Council members present right now. What confused everybody and what can we do to unconfuse them? Treasurer Langley said there was way too many. President Angelo said it should have just been this one logo and that is it. Secretary Londeen said we need to send it back to City Council with the one logo that we approved and give them a chance to comment on it. President Angelo asked should we change something to make them feel better? Board Member Olson said to take the star off. Board Member Walker said because it looks like it is located in Austin. President Angelo asked would you rather move the star closer to Houston? Board Member Olson said I do not want the star there at all. President Angelo said okay, so just get rid of the star and make it Montgomery, Texas. Special Events Coordinator Johnson said it is not a logo that you are going to see on letter head. This is a logo I would like to have as a backdrop at the events that looks very nice, similar to the Texas flag. President Angelo said we have all of the original art. We can remove the star. We will change instead of saying City of Montgomery to just say Montgomery, Texas, Is that okay? Should it have a coma or no coma? Secretary Londeen said I think we maybe need to have a committee of EDC and the City to come up with what is going on because I like the logo, people do not like the logo, and no one is communicating, so we just need to get together. President Angelo said I think if you take the star out and put Montgomery Texas and resubmit it, we should do that. Special Events Coordinator Johnson said I think they want to see some options. President Angelo said I will do three different iterations of this logo. Secretary Londeen said you need to email them individually. President Angelo asked City Secretary Beaven if he can just send stuff out individually? City Secretary Beaven said I do not recommend it. President Angelo said we will table this and schedule a workshop. I will put together a small workshop with whoever has grievances about the logo and give them some different options.

Motion: Board Member Olson made a motion to table the proposed marketing logo. Board Member Walker seconded the motion. Motion carried with all present voting in favor.

7. Consideration and possible action on proposals for professional marketing logo.

Special Events Coordinator Johnson said based on the previous event person and looking at the budget, it looks like just the bare necessities were budgeted for events. When I was hired, I was told there is a need to really increase the value of our events, try to draw more

people in, engage with other businesses downtown, and really get the word out. I can tell you from my experience living here all of my life for 30 years, I never knew there was a business district downtown until I started working here and I live in Magnolia. That is the case for a lot of other people. How do we share our story? Traditionally, the way you market your events is through Facebook marketing. Looking at over time, there is really not a lot of engagement going on. There needs to be a social media campaign or professional marketing services. I know events very well, I do marketing, and I know logos, but it has been four years since I have done this. Things have changed. I think to really up the standard of the events, and really focus on the downtown business, the economic development, and what you have coming to the City, I think if you go with a professional marketing and advertising company they can do everything. I would still send them all the information. They would do some reels, come out and video our signature events, and take new images over downtown which needs to be updated as well. With that, I could sell sponsorships to the signature events. Right now there is no return on investment for someone to come in and give me \$10,000 for the Christmas event. President Angelo said because we do not have anybody marketing these events substantially. Special Events Coordinator Johnson said no. Nicole does with public works and I send her the information about the events, but this is like a full-time position. Where I come from, you have an events person and I do some of the marketing too, but they have a communications and marketing department who does nothing but that. I can do it, I know a little bit about it, but I am not up to date on it and it is very time consuming. I went out and got three proposals. President Angelo said we have talked to all these companies and interviewed them, but because of the amount it is going to cost to get a marketing firm involved, we have to send it out for RFP and Council is the one that has to make that choice. Secretary Londeen said I think it is a good idea. I have always thought we needed to have professional marketing firms to support us so I am for it. Board Member Olson asked what is the proposed cost that you have come up with? President Angelo said it varies. It depends on which group you go with and what type of media they are offering. It is about \$40,000 to \$45,000 a year. Secretary Londeen said just like with engineering, we select the firm, and then we hash out the scope of what we want them to do. President Angelo said it depends on the scope. Special Events Coordinator Johnson said for this year when we do our budget, we can put it on the budget for the following year. President Angelo said we do not believe we are going to be able to pull it off before October anyway, so we are just getting the ball rolling so Council and you guys all approve pushing forward so that our fiscal budget for next year has it in there that we have a professional marketing service. Secretary Londeen said the first thing is to submit an RFP. City Secretary Beaven said that is my recommendation that we go through the process of beginning the RFP because then it is going to have to go to Council for two readings with the resolution. You are going to go through the RFP process, then you are going to come back and say okay we want to proceed and that is the next step. It is going to be a process. I do not see it being finished before the next budget which goes into effect October 1st and budget process begins here in the next month or two. Special Events Coordinator Johnson said we would also do some highlights of downtown businesses and feature them on our Facebook page. That is how everybody is marketing

their business nowadays. As a matter of fact, we have a workshop coming up of collaborating and teaching businesses how to do reels and Tik Tok. President Angelo said marketing is everything. If people do not know you are there, they do not know you are there, so we are going to try and get a professional services company to highlight certain businesses downtown that are having remarkable success and see if we can draw more people into the area. Special Events Coordinator Johnson said not only that, but it will be search engine optimization (SEO) local. If you ever put in Montgomery in your phone and it comes up Montgomery, Alabama that is because they have SEO local. They spend dollars to get that up there, so we will become Montgomery, Texas automatically.

Secretary Londeen asked do we have to go to City Council for the RFP or we do the RFP and then later, whenever we are doing contract negotiations, we go to the Council then, or unless we do the budget? City Attorney Villarreal said you solicit proposals first and then once a contractor is selected, then because the expenditure is over \$10,000, then it goes to Council. You do not have to do competitive bidding like we do with the engineering related items because there is an exception under state law for advertising. Board Member Olson said we can bid it like a normal bid that way. Secretary Londeen said we already have three bids, so we do not need to go out for RFPs. City Attorney Villarreal said no. City Secretary Beaven said we talked about this. According to our policy, anything over \$25,000 for a non-budgeted purchase in excess of \$10,000 has to go to Council. It is on page 28 of your packet. Board Member Olson said we do not have to do the seal bid part. We need Council's approval to spend this money, but basically if we want to pick one tonight, we can say this is what we want, present that to Council and say we just want you to approve the budget to hire these folks. President Angelo said that is better. We do not have to wait then. Secretary Londeen said so we do not have to go off RFPs. We just pick the ones that you all selected. City Secretary Beaven said there is a \$50,000 threshold in exclusion of the \$10,000 non-budget of the \$25,000 internal policy that we have, there is a \$50,000 threshold and two of these will hit that \$50,000 or more and we are looking at trying to do a budget of \$75,000 because there is going to be additional services we may want to pick up from them, so the overall year budget is going to be more than \$50,000. We have to go for sealed proposal because of a \$50,000 threshold. Finance Director Carl said unless as City Attorney Villarreal was saying, this is an exclusion? City Attorney Villarreal said it is an exclusion. Finance Director Carl said I was unaware marketing services are an exclusion, I know engineering is. So the \$50,000 piece will be excluded? City Attorney Villarreal said yes, you do not have to competitively bid this contract. City Secretary Beaven said so then we do not have to go to Council for approval. Board Member Olson said that is right. President Angelo said we know which one we want, so can we go ahead and let them know? Secretary Londeen said we do not know. I have not even looked at it. President Angelo said we want Design Digital. Board Member Olson asked did they present packets to you? President Angelo said yes. Board Member Olson said the full packets should have been here.

Special Events Coordinator Johnson said it was going to just be a discussion and possible action on the proposal. On Friday we were having a lot of issues with Municode meetings.

All the attachments were uploaded, but for some reason they did not get into the packet. City Secretary Beaven said the management program malfunctioned on Friday and the company themselves eventually after about 5 hours rebooted their servers and got us up and going. We are still having issues with it as of today, trying to process another agenda.

Special Events Coordinator Johnson said one thing that sets Zion apart from the other one is they can do app tracking so they will have real time. When we have an event we can send messages out. President Angelo said they are going to actually have mobility tracking to know how many people came into the City. They are going to send up drones and verify counts. Special Events Coordinator Johnson said that is something that would have to be discussed with the police department before because there are certain things you can and cannot do. City Attorney Villarreal said my recommendation is wait until the next Council meeting and that is when we make the expenditure and then it goes to Council the following meeting. President Angelo said I am confused. Board Member Olson said so what we would do is put an agenda item on Council for a \$75,000 budget adjustment for media. Special Events Coordinator Johnson said we do not need that much, maybe \$30,000. President Angelo said we do not need that much for this year. Board Member Olson said just get the budget amended so that way we can pick who we want. City Attorney Villarreal said and then anytime the MEDC spends over \$10,000, you have to follow statutory process. You have to publish in a newspaper and then you have to have a public hearing at the MEDC meeting, and then it goes to Council. There is a process because we are spending over \$10,000 of MEDC funds. If it was under \$10,000, we are fine, but we need Council approval because it is over \$10,000 and the state law says you have to do A, B, and C in order to spend the money. It is better if we just table this until next month. That way we can go ahead and select the contract and then approve the expenditure with the resolution, and then it will go to Council and have the public hearing as well. That could happen at the next meeting, but we would need to call the public hearing tonight for that.

Treasurer Langley asked is it in the budget now for \$75,000? Special Events Coordinator Johnson said no. President Angelo said we would just have to have to do a budget amendment to get a marketing services company. Special Events Coordinator Johnson said if I could just get a little bit of money for marketing and advertising to get me through until our next fiscal year starts in October, I would be fine with that. It would be nice to do some business with Community Impact. President Angelo said we need some marketing money to be able to do something. Finance Director Carl said when your budget was put together there was not a great deal of cushion put in your budget. Your social media and advertising line where you had \$3,400 that was budgeted, those items based on historically what you have been doing, which you referenced putting the post out on Facebook, Mailchimp, and the Bitly subscription. All of those type of things are in there, so there is not excess money to the extent you all were talking about. My understanding is these agreements are anywhere from \$3,500 to \$4,000 a month, so we do not have that in here. With that being said, under your consulting and professional service line, you may recall when that item was put into your budget, a portion of that included an EDC consultant and that was something the previous city administrator had been a proponent of when you all had

considered last year looking at an EDC Director. The idea was that there might be a progression towards an EDC consultant and that is different than your Retail Strategies agreements. Those Retail Strategies agreements are already budgeted here under that consulting and professional services. I do not know the exact number for you this evening on what that was for the EDC consultant. President Angelo said it is \$254,000. Finance Director Carl said I am talking about specifically the EDC consultant. The portion of that \$254,000 that was reserved is not on this sheet. It is somewhere else broken down. Board Member Olson said it is whatever we decided the wages were for that director. Finance Director Carl said this is a consulting type professional service so there is a line item that can come from. Again, this expenditure I realize you are talking about \$3,400 a month, however, cumulative for that service for the year far exceeds the \$10,000. President Angelo said we are just looking to get by until October's budget where we will allocate, assuming that everybody is in favor. Finance Director Carl said you do not want to end up in a situation where you are piece meal things together and at the end of the period we have exceeded the amount that we need to be aware of, so keep that in mind as you move forward on this. President Angelo asked would you say use a portion of that just for advertising and consulting services? We will spend well less than that. Finance Director Carl said this is a learning experience for me as well because my previous EDC, we did not go through that \$10,000 every time we were spending money. This is different for me, but if EDC is going to spend cumulatively \$10,000 in marketing services for this year, we would need to go through the process for the posting. City Attorney Villarreal said if it is under \$10,000, then you are fine. President Angelo said I think we would for sure get under \$10,000 and we could pull that from the consulting budget is what you are saying. Finance Director Carl said yes, because there was specifically money that was budgeted in there for that EDC consultant that I do not see on the horizon. President Angelo said we will get it on the next budget, but in the meantime, you have budgeted money to be able to go out and get some marketing support. Special Events Coordinator Johnson said I want to give you some pictures of downtown and have someone video and start telling our story of where we are and where we are going.

President Angelo stated no action taken.

8. Consideration and possible action to reimburse Jeff Angelo for the branding kit development for a marketing logo in the amount of \$1,579.99.

Motion: Treasurer Langley made a motion to reimburse Jeff Angelo for the branding kit development for a marketing logo in the amount of \$1,579.99. Board Member Olson seconded the motion. Motion carried with all present voting in favor.

9. Discussion on Downtown Enhancement Project.

Special Events Coordinator Johnson said the property the City owns beside the Nat Hart Davis Museum and REMAX, there is the possibility of maybe making that into a green walking space. I do not think it would cost a lot of money and we would have to get some bids for that, but I know the City and MEDC are working on some really big projects for

downtown. I was thinking maybe some low hanging fruit that the downtown businesses will see and appreciate so they know we are making something happen.

Secretary Londeen asked have you talked to the Farmers Market? President Angelo said we did and they never come back with anything, even though we met with them. Secretary Londeen said my idea was to potentially put some gravel down for parking and then let the people at the Farmers Market come and set up on weekends to fill in the space. President Angelo said the problem is they are way bigger than that. Board Member Walker said it is pretty small. Secretary Londeen said I do not want to turn it into a park because the original plan for this area was to put some historic buildings and make it like it was part of the downtown plan. I do not want to start investing in this if it does not really follow that plan and there is maybe some other long-term plans we have for that whole stretch there. I just do not see making it look nice, yes potentially, but I do not want to put a lot of money into it. President Angelo said I think we could do some clean up around the electronic sign. All that needs to be landscaped. Secretary Londeen said not any expensive hardscaping. Special Events Coordinator Johnson said it was just a suggestion because in talking with the downtown businesses, they are like we do not see anything. They want to see something. Secretary Londeen said we had a big sign that said City of Montgomery. Special Events Coordinator Johnson said honestly, I would be happy with this workshop reel, a little bit of advertising, and maybe put the spotlight on them. Board Member Nelson said I am in agreement. That is a gateway to the City. As much as I hate Jack in the Box on the opposite corner, you have to do something to create some kind of vibe. Secretary Londeen said on the downtown master plan we had this block scoped out to do something with it. It was like a community center with a sign and some buildings, but it was not solidified. Is that what we want to go after? We have been focusing on other parts of downtown land, this always took a back seat. The question is, do we want to also look at that? President Angelo said well now that we have the land. Board Member Nelson said I think it is probably the most visible out of everything we do. You do not have to make a park out of the whole thing, but maybe concentrate at the major corner with signage. Secretary Londeen said I do not know what the next step is. Maybe having an engineer or architect lay out the lot per the downtown plan. Board Member Olson said that is what I was looking for was the plan. It used to sit in here on the desk for two years it laid right there. Secretary Londeen said it had landscaping and some park benches. It had three buildings, like informational buildings, but it was schematic. We would need someone to come in, lay it out, and design it, which would be an architecture or engineering team. Board Member Nelson said I think some low impact stuff where you are not dictating the use, but at the same time, dressing up the corner for curb appeal and the monument signage to be a part of that. Secretary Londeen said the next step I think would be if we were interested in doing that, is sending out requests for proposals for an architecture and engineering team to give us a design. Board Member Olson said part of the downtown plan, the original one, was that parking lot that we did the engineering on already that was designed for 12 to 15 spots. Then there was a park area with the sign. President Angelo asked Code Enforcement Officer and Planning/Zoning Administrator Tilley did we not already get estimates on what all that would cost? Code Enforcement Officer and

Planning/Zoning Administrator Tilley asked for the signage? President Angelo said yes, for the monument signs and everything else. Code Enforcement Officer and Planning/Zoning Administrator Tilley said the Wayfinding signage. Secretary Londeen said it was not for that side. President Angelo asked who would we get to do that? Secretary Londeen said we hire someone to lay it out for us. You get an architect to laid it out, they get an engineer to help design it all, and they lay out the whole site. From there we would then decide if we want to build it or not. My concern is we are kind of going signage, McCown Street, and now we have this thing. Let us focus on McCown, focus on Merje, and get this stuff finished. President Angelo said I think there is a heart for the park, we just do not have the money yet. We definitely do not have the design. I think we need to take some baby steps. Secretary Londeen said I think we need to wait until we finish some of these other big projects that we started. Let us finish what we started and then when we come around, we will have a bigger sales revenue or income stream coming in. We can then focus on this as a mix. Vice President Easley said I think until then, we should utilize a market. Secretary Londeen said no one has been interested and we have already looked around. President Angelo said we tried. We met with him and we even showed him the city owned building about maybe taking a look at that, and nothing. I do not think he thinks that we are big enough or we do not have enough space. There is nowhere to park for other people. Secretary Londeen said we are open to ideas for leasing it out to somebody who would really be able to improve that space. We just do not have any good ideas. I was thinking food trucks, but there is confrontation about food trucks and then do you want that to be the interest of your City? President Angelo said no. Secretary Londeen said I do not know who else would use it, but I am open to ideas of what we can use in the short term. President Angelo said maybe we table it until we can figure out a better solution. I think you are right about needing something. We probably have a budget for blight. I would assume we could get some general landscaping done around that area. We just need a landscaper. A&A Plants does great work. Secretary Londeen said we can lay some gravel down and make a little walking path. President Angelo said just make sure it is not something that is literally set in stone. Let us do it before it gets too hot. Board Member Olson said the other thing is there is no water there. You have to put some irrigation in to keep it alive. President Angelo said you can put succulents in. They will last forever. Secretary Londeen said we just need to get an irrigation meter. A landscape guy can do irrigation. Our suggestion is get a landscaper and tell us what it would take to get irrigation and some plants. Code Enforcement Officer and Planning/Zoning Administrator Tilley said make sure that we stay completely within our property, out of the right-of-way. President Angelo said Special Events Coordinator Johnson, the idea would be to get a landscaper to give us a budget for it, cleaning it up some, and some thumbnail drawings. Let us push it for next month. Special Events Coordinator Johnson said I will try my best to do that. I appreciate what you guys have approved.

10. Update and discussion on wayfinding signage.

Code Enforcement Officer and Planning/Zoning Administrator Tilley said first thing on the update is I wanted to schedule the team's meeting, at least the steering team. I spoke

with Mr. Swantak with Merje. He is asking maybe Monday or Tuesday morning next week and if you are all available, I will schedule this.

Code Enforcement Officer and Planning/Zoning Administrator Tilley said the other part I shared was what the budget proposal was that Merje had submitted back in February. They broke down the cost of fabricating the signs, the installation of the signs, and separated them in different phases on pages 64 and 65. Board Member Olson asked why is phase one four times more than phase two? Secretary Londeen said this is the phasing we came up with. We did one small center phase and then one big phase. President Angelo said the reason it was more was because in the first phase they all needed to be a part of that one group. The second phase were kind of tertiary, and the third was out of bounds, we may not even complete that. Code Enforcement Officer and Planning/Zoning Administrator Tilley said this is from last year. Secretary Londeen said I have no idea what the phasing plans were. That is why we came up with our own plan. President Angelo said maybe what we need to do is go back and highlight the areas that we talked about. Code Enforcement Officer and Planning/Zoning Administrator Tilley asked are you talking about the meeting we had recently? President Angelo said yes. Code Enforcement Officer and Planning/Zoning Administrator Tilley said we do not have that in phases like this. This was just an example of what the cost was. President Angelo asked could we go back and look at these identifiers and phase it out the way we discussed doing it? Secretary Londeen asked why not just send them the two phases? We had two phases. Can we just send that back to Merje and say does this makes sense and can you give us a call for it? Code Enforcement Officer and Planning/Zoning Administrator Tilley said we can do that. President Angelo said let us do that. Code Enforcement Officer and Planning/Zoning Administrator Tilley said that was just an example so that you knew that last year they did phase the project out.

Code Enforcement Office and Planning/Zoning Administrator Tilley said for the next page, just for your reference, they had recommended contractors if we needed the list of who was going to be able to fabricate and install. Secretary Londeen said it will be a competitive bid. City Engineer Roznovsky said it will be publicly advertised in the paper for two consecutive weeks and there will be a preview meeting to open sealed bids. It is in Merje's contract that they will handle the permitting and bidding. President Angelo said in our team's meeting we can confirm that with them and move forward. Code Enforcement Officer and Planning/Zoning Administrator Tilley said the team's meeting will just include Secretary Londeen, Board Member Nelson, and President Angelo.

Code Enforcement Officer and Planning/Zoning Administrator Tilley said the next item that Merje stated what we will need to do is the final review and sign off on the messages. Remember how you had the question of what kind of message we were going to have on certain signs because it was not set in stone yet what that message would be. We just have to decide on what kind of message. Secretary Londeen said I was a little confused about where we needed to solidify those messages. Are they going to tell us you need to come

up with verbiage? Is that what the plan is? Code Enforcement Officer and Planning/Zoning Administrator Tilley said yes. It shows it on the design packet.

Code Enforcement Officer and Planning/Zoning Administrator Tilley said the items on the list are what we need to fulfill with Merje. We need the final review to sign off on the messages, and we will do the TxDot review. I have sent a packet to Precinct One. I will get with their engineers and find out which signs. I have already sent the location, the signs, and detail of the sign, to see what permitting process we need through the County in order to place the signs along Lone Star Parkway. We just have to figure out a phasing plan and that is when we will get the budget finalization.

ECONOMIC DEVELOPMENT REPORTS

11. Report and update on Event Recap & Overview October 23, 2024 – March 3, 2025.

Special Events Coordinator Johnson said this is just a checks and balances of the first quarter of events we have had and what I have been working on. I am excited about where we are going. There is a lot going on.

12. Financial Reports for the period ending February 28, 2025.

President Angelo said last payment of the half cent sales tax is reflected in the attached reports for February 2025. It is a very large payment due to the Comptroller audit finding which is why the sales tax deposited this month is so much more than usual. As a result, MEDC has nearly reached its potential sales tax revenue for the fiscal year.

President Angelo asked Finance Director Carl to explain the accounting audit. Finance Director Carl said State Comptroller is constantly auditing sales tax. In sales tax payments that are made to the City, they are broken down into a variety of categories including current collections, prior periods, future periods, and any audit collections. Sometimes audits do not necessarily result in us getting more money, but it could be a result in us having to pay money back that maybe was not rightfully the City's, that it was for another jurisdiction. That has happened in the past. The granular data is confidential. While you will see in the reports that are in the Council packets each month, there is some information that is available as far as the top 10, 25 taxpayers and a cumulative number, but as far as specifics as to how much of our sales tax is specifically from one retailer, that is considered confidential data. In the case of these audit payments, that is also confidential data. The information that I can provide to you is that I think there were 45 sales taxpayers that were a part of this, so I can tell you that. I can tell you that audit period I believe goes all the way back to 2014. That was a substantial payment. It was like \$236,000 over those 45 tax payers. It does not mean they are necessarily brick and mortar here, it just means that it could be things that are online, but it is sales tax dollars that belong to the City. It is based on Comptroller audits. That is why our payment was nearly a million dollars last month in overall sales tax. President Angelo asked am I understanding correctly that our total balance is \$3.7 million or is it more? Finance Director Carl said if you look at your sales

tax revenue, we budgeted \$865,000. Last month we deposited \$234,752, bringing your fiscal activity to \$774,587, and just shy of \$91,000 to put you over. Board Member Olson asked is that through the end of February? Finance Director Carl said yes. Board Member Olson said we still have seven months to go. Finance Director Carl said you will definitely be bringing in additional revenues and that is one of the things to consider when we are looking at wayfinding signs, and looking at any of those projects. There will definitely be a surplus, even in projections in working with our sales tax group.

President Angelo asked when does the special police district funding kick in? Finance Director Carl said sales tax that started when someone went to a retailer after January 1st, that sales tax is what is being deposited this month. You collect in the month of January, you submit to the Comptroller in February, Comptroller does their calculations, and in March, they deposit that money. The CCPD rightfully was the owner of those sales tax dollars that were paid starting on January 1st. This payment we received in March will now be divided up. That half a cent will be divided between CCPD and MEDC.

Finance Director Carl said one thing I would mention when we were talking about the presentation from BCS. The EDC has participated in 380 agreements. There is a portion of EDC sales tax that goes back to Kroger and to The Shops at Montgomery. So you do currently participate in 380 agreements. One of the pieces they presented to you talked about the fact that their projected sales tax is \$1.3 million and the gentleman made a reference to the fact that over four years that amount would be paid back. That is not exactly correct information. When sales tax comes in, the City collects two cents. Now a quarter of a cent is going to come to you, and quarter of a cent goes to CCPD. That leaves one and a half cents. A half a cent automatically goes to sales tax to reduce property tax, so the City is left with one penny. Even if the City were to commit to that \$4 million, that sales tax figure that they gave is cut in half. The City does not have \$1.3 million for the year to give back to them. They would have half of that if they chose to give back the full cent. Those are the kind of things that we will be discussing in the workshop next week. We will be having a discussion about 380s, how that works, and what it means for the City and MEDC. President Angelo said what you are saying is the money is already committed. Finance Director Carl said right. The voters chose to fund CCPD, voters chose to fund MEDC, voters chose to fund a quarter portion with a half a cent towards reducing property tax, so that is how it gets divided up. That other penny is what goes into the general fund and that goes for general operations.

Secretary Londeen said we are still under that 380 agreement with Kroger. Finance Director Carl said yes we are. I will have the figures on Monday, but it is a pretty significant dollar amount like \$5.6 million.

President Angelo thanked Finance Director Carl for breaking it down and also for the good news too. Secretary Londeen said you could also lose that money. Is it possible to lose a million dollars? Finance Director Carl said in all honesty, some of that money that is coming from that audit, in all likelihood, is because it went to other jurisdictions that should have come here. My hope is that that was not in one jurisdiction. If you recall, a few years

ago the City of Montgomery received a very large tax deposit one month. It was for a business that was not in this jurisdiction. It was known that that money would have to go to its rightful jurisdiction, but it is a process. The money was set aside because it is not like you can just send that money back to the Comptroller and say this was not ours, figure out how to get it to the right people. You have to wait for it to go through that process. So in this case, and again I do not know specifically what jurisdictions were impacted, but my suspicion is that it was very spread across many jurisdictions. I do know that in that number of 45 entities that were a part of that audit, there were a handful, maybe like five or six of them, that was actually a refund. It was a very small amount, but we were overpaid. That does happen, and that is just a part of the normal every month thing that happens. Some cities do not have that because they have a very tight little area and they do not have a sprawl of their jurisdiction, but where we are, we are just bound to see it.

Motion: Board Member Olson made a motion to accept the financial reports for the period ending February 28, 2025. Secretary Londeen seconded the motion. Motion carried with all present voting in favor.

BOARD INQUIRY

None at this time.

EXECUTIVE SESSION

13. 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 land purchase.

At 8:26 p.m. President Angelo convened the MEDC into a closed session pursuant to Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.072 Deliberations about Real Property for potential land purchase.

14. 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 land purchase.

At 8:50 p.m. President Angelo reconvened the MEDC into an open session pursuant to 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 approve the item discussed in executive session. Board Member Nelson seconded the motion. Motion carried with all present voting in favor.

CLOSING AGENDA

15. Items to consider for placement on future agendas.

Schedule workshop for City logo.

16. Adjourn.

Motion: Board Member Walker made a motion to adjourn the Regular Meeting of Montgomery Economic Development Corporation at 8:55 p.m. Secretary Londeen 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: May 20, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on the Regular Meeting Minutes April 15, 2025.

Recommendation

Staff recommends approval of the meeting minutes, as presented.

Discussion

Please see the accompanying minutes:

Regular Meeting Minutes of April 15, 2025

Approved By

City Secretary/Director of Administrative Services	Ruby Beaven	Date: May 16, 2025
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**Montgomery Economic Development Corporation
Regular Meeting Minutes
April 15, 2025 at 6:00 PM**

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 April 15, 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
Wade Nelson, Commission Member
Dan Walker, Commission Member

Absent: Ryan Londeen, Secretary
Casey Olson, Commission Member

2. Pledge of Allegiance.

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

PUBLIC FORUM

No comments at this time.

REGULAR AGENDA

3. Consideration and possible action on March For Our Military grant request.

Special Events Coordinator Johnson said this event has been going on a couple of years and this will be the third year they will be eligible to receive the grant. The event will take place next week and is also known as Ruck For Military. They are requesting \$500.00. Treasurer Langley asked if it will be at Ransom's again? Special Events Coordinator Johnson said yes, it will be at the same location from start to finish.

Motion: Treasurer Langley made a motion to issue the grant request for \$500.00 for the March For Our Military. Vice President Easley seconded the motion. Motion carried with all present voting in favor.

4. Consideration and possible action on a Lions Club Request for grant.

Special Events Coordinator Johnson said the Lions Club is asking for \$175.00 for a full page ad.

Motion: Vice President Easley made a motion to approve the \$175.00 grant request for the Lions Club. Board Member Walker seconded the motion. Motion carried with all present voting in favor.

5. Deliberate on the downtown streetscape design project.

City Engineer Roznovsky said they met again with the steakhouse owner and he is still not interested in allowing access. We presented a couple different options with him. One of his concerns is traffic, so we talked about putting the driveway on the north side. He still does not like the concept, and we are now back to the original plan of the one-way street on McCown.

We had a follow-up meeting with the design team. They are working on getting some material samples and the final layout for the decking, so we can meet with those business owners because they are going to be heavily impacted on what the decking looks like on the west side of the street. We are also working with the city attorney on a legal ease of what is the appropriate measure for the City to complete that work on their project, and then lay out the long-term maintenance and responsibility of that decking, rights, access, etc. for those businesses because there are three or four businesses that will use that shared deck. The team is also working on an at service proposal to add a new storm sewer. This has not been completed yet, but to add a storm sewer replacement is part of the project. They have not provided a schedule, however, the ideal right now is to finish up the design over the summer and early fall, bid it, start construction in January, and they are estimating a three to six month completion. At the next meeting, City Engineer Roznovsky expects to have the proposal, an updated budget, and an actual milestone schedule from them, as well as what the legal requirements will be to get that process started.

BOARD INQUIRY

President Angelo had a question for City Engineer Roznovsky on the signage with Wayfinding. City Engineer Roznovsky said in short, they did determine it was all in the company's contract to get the permitting, so we helped get them in contact with the Commissioner's office. For the TxDot permitting, we put them in contact with the area office. Code Enforcement Office and Planning/Zoning Administrator Tilley said it is moving along, other than I do not get real quick responses from the Commissioner's office or the State for TxDot.

CLOSING AGENDA

6. Items to consider for placement on future agendas.

There were no items to consider for placement on future agendas.

7. Adjourn.

Motion: Board Member Walker made a motion to adjourn the Regular Meeting of Montgomery Economic Development Corporation at 6:11p.m. Board Member Nelson 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: 05/20/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Update – Downtown Streetscape Project

Discussion

Presented by WGA.

Recommendation

Discussion only.

Approved By

City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/14/2025
Interim City Administrator & Police Chief	Anthony Solomon	Date: 05/14/2025

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: 05/20/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Update – Wayfinding Project

Discussion

Update – Wayfinding Project

- Proposed Budget / Phasing Plan
- County ROW status
- TXDOT ROW review status

Recommendation

Discussion only.

Approved By

City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/14/2025
Interim City Administrator & Police Chief	Anthony Solomon	Date: 05/14/2025

CONSULTING FEES - Additional Service

Bid Assistance / Construction Admin (MERJE)	\$14,500	PHASE 1 - CONSULTANT FEES
Bid Assistance / Construction Admin (MERJE)	\$3,500	PHASE 2 - CONSULTANT FEES
Bid Assistance / Construction Admin (MERJE)	\$4,500	PHASE 3 - CONSULTANT FEES
	\$22,500	Total Consultant Fees

PHASE 1: Downtown - SL.07 - SL.08

SIGN DESCRIPTION	SIGN TYPE	PRODUCT	INSTALL	SUB TOTAL	QTY	TOTAL	COMMENTS
VEHICULAR							
Vehicular Directional - Residential Size	RES.1	\$3,750	\$1,800	5,550	3	\$16,650	
Vehicular Directional - 4" Copy / Single Pole	VDIR.1	\$5,500	\$2,100	7,600	0	\$0	
Vehicular Directional - 4" Copy / Single Pole	VDIR.2	\$6,500	\$2,100	8,600	0	\$0	
Vehicular Directional - 4" Copy / Single Pole	VDIR.2.TXDO	\$5,700	\$2,100	7,800	0	\$0	
Vehicular Directional - 4" Copy / Single Pole	VDIR.3	\$6,500	\$3,100	9,600	10	\$96,000	
Vehicular Directional - 4" Copy / Single Pole	VDIR.3.TXDO	\$5,900	\$3,100	9,000	2	\$18,000	
Vehicular Directional - 6" Copy / Double Pole	VDIR.4	\$8,600	\$4,500	13,100	0	\$0	
Vehicular Directional - 6" Copy / Double Pole	VDIR.5	\$8,900	\$4,500	13,400	0	\$0	
Vehicular Directional - 6" Copy / Double Pole	VDIR.5.TXDO	\$7,900	\$4,500	12,400	0	\$0	
Vehicular Directional - 5" Copy / Single Pole	VDIR.6	\$10,500	\$4,500	15,000	0	\$0	
Vehicular Directional - 5" Copy / Single Pole	VDIR.6.TXDO	\$8,900	\$4,500	13,400	4	\$53,600	
					19	\$184,250	Sub Total
PARKING							
Parking Lot Identification (Ground Mounted)	PARK.2	\$6,800	\$2,100	\$8,900	5	\$44,500	
					5	\$44,500	Sub Total
PEDESTRIAN							
Information Kiosk - (Double Sided)	KIOSK.1	\$9,800	\$3,500	\$13,300	4	\$53,200	
Information Kiosk - 4 Sided - (Future)	KIOSK.2	\$15,000	\$3,500	\$18,500	1	\$18,500	
Information Kiosk - (Panel Replacement) Gazebo	KIOSK.3	\$6,800	\$1,500	\$8,300	1	\$8,300	
					6	\$80,000	Sub Total
PARK ID - All Park ID Sign Locations							
Parks Identification (Large)	PARK_ID.1	\$10,350	\$3,500	13,850	6	\$83,100	
Parks Identification (Small)	PARK_ID.2	\$3,750	\$1,800	5,550	3	\$16,650	
					9	\$99,750	Sub Total
						\$408,500	PHASE 1 TOTAL
						\$40,850	10% Contingency
						\$449,350	Fabrication / Install Cost

PHASE 2: City Gateways

SIGN DESCRIPTION	SIGN TYPE	PRODUCT	INSTALL	SUB TOTAL	QTY	TOTAL	COMMENTS
GATEWAYS							
Gateway Sign (Large Landmark)	GATE.1	\$32,000	\$7,900	39,900	1	\$39,900	
Gateway Sign (Small Post & Panel)	GATE.2	\$7,800	\$4,500	\$12,300	6	\$73,800	
					7	\$113,700	Sub Total
						\$113,700	PHASE 2 TOTAL
						\$11,370	10% Contingency
						\$125,070	Fabrication / Install Cost

PHASE 3: Citywide

SIGN DESCRIPTION	SIGN TYPE	PRODUCT	INSTALL	SUB TOTAL	QTY	TOTAL	COMMENTS
VEHICULAR							
Vehicular Directional - Residential Size	RES.1	\$3,750	\$1,800	5,550	1	\$5,550	
Vehicular Directional - 4" Copy / Single Pole	VDIR.1	\$5,500	\$2,100	7,600	2	\$15,200	
Vehicular Directional - 4" Copy / Single Pole	VDIR.2	\$6,500	\$2,100	8,600	3	\$25,800	
Vehicular Directional - 4" Copy / Single Pole	VDIR.2.TXDO	\$5,700	\$2,100	7,800	1	\$7,800	
Vehicular Directional - 4" Copy / Single Pole	VDIR.3	\$6,500	\$3,100	9,600	9	\$86,400	
Vehicular Directional - 4" Copy / Single Pole	VDIR.3.TXDO	\$5,900	\$3,100	9,000	0	\$0	
Vehicular Directional - 6" Copy / Double Pole	VDIR.4	\$8,600	\$4,500	13,100	0	\$0	
Vehicular Directional - 6" Copy / Double Pole	VDIR.5	\$8,900	\$4,500	13,400	0	\$0	
Vehicular Directional - 6" Copy / Double Pole	VDIR.5.TXDO	\$7,900	\$4,500	12,400	3	\$37,200	
Vehicular Directional - 5" Copy / Single Pole	VDIR.6	\$10,500	\$4,500	15,000	3	\$45,000	
Vehicular Directional - 5" Copy / Single Pole	VDIR.6.TXDO	\$8,900	\$4,500	13,400	3	\$40,200	
					25	\$263,150	Sub Total
PEDESTRIAN							
Information Kiosk - (Double Sided)	KIOSK.1	\$9,800	\$3,500	\$13,300	1	\$13,300	
Information Kiosk - 4 Sided - (Future)	KIOSK.2	\$15,000	\$3,500	\$18,500	0	\$0	
Information Kiosk - (Panel Replacement) Gazebo	KIOSK.3	\$6,800	\$1,500	\$8,300	0	\$0	
					1	\$13,300	Sub Total
						\$276,450	PHASE 3 TOTAL
						\$27,645	10% Contingency
						\$304,095	Fabrication / Install Cost

ADDITIONAL ITEMS

Sample Component #1: Sign Panel w/ Bracket
*Shop Drawings and Color / Material Samples
*Engineering (Structural, Civil and/or Electrical)
Traffic Control Plans (Labor and Materials)
*Utility Clearances
**Permits, Fees and Bonds
Removal of Existing Signs
*Shipping & Storage
Allowance for Additional Concrete Work

COST	
	\$2,500
	\$5,000
	\$10,000
	\$5,000
	\$5,000
	\$0
	\$10,000
	\$5,000
	\$10,000

1	\$2,500	
1	\$5,000	
1	\$8,000	
1	\$5,000	
1	\$5,000	
1	\$0	
1	\$10,000	
1	\$5,000	
1	\$10,000	
1	\$0	
	\$50,500	Sub Total

*Typically included in contractor unit costs

**Project owner

\$408,500	PHASE 1 TOTAL
\$40,850	10% Contingency
\$449,350	Fabrication / Install Cost
\$14,500	Consuting Fees (from above)
\$50,500	Additional Items: Phase 1

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: May 20, 2025	Budgeted Amount:
Department: MEDC	Prepared By: Stephanie Johnson

Subject

Consideration and possible action on the revisions to the approved marketing logo

Recommendation

Staff recommend approval

Discussion

The marketing logo was approved conditionally with revisions at the Aril workshop.

Approved By

City Secretary & Director of Administrative Services Ruby Beaven
Interim City Administrator & Police Chief Anthony Soloman

Date:
05/08/2025
05/08/2025

BIRTHPLACE OF THE TEXAS

-SINCE 1837-

Item 7.

Montgomery
TEXAS



41

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: May 20, 2025	Budgeted Amount: \$3000
Department: MEDC	Prepared By: Stephanie Johnson

Subject

Consideration and possible action on a grant request for the 2025 Freedom Fest. Not to exceed \$3000

Recommendation

Staff recommend approving this expenditure for city related cost for the 2025 Freedom Fest

Discussion

This year, the Chamber/Welcome Center and the City are collaborating to merge two community events. Due to historically low attendance at the Montgomery Water Party, it will now be combined with the Freedom Fest. Both events will take place on the same day and time: **Saturday, July 5.**

The total event budget will not exceed **\$3,000**. Grant is to cover expenses related to **security and public works.**

MEDC funding approved prior years 2024 & 2023

Approved By

City Secretary & Director of Administrative Services Ruby Beaven
Interim City Administrator & Police Chief Anthony Soloman

Date:
05/08/2025
05/08/2025

City of Montgomery, TX
Economic Development Corporation
Grant Application



Company Name: Montgomery Welcome Center / Conroe/Lake Conroe Chamber of Commerce			
Company Contact: Debby Dykes		Title: Specialist	
Best Phone: 936-597-3020		Alt. Phone: 713-303-1810	
Email Address: info@montgomerywelcomecenter.org			
Physical Address: 21499 Eva St, Suite B		City, State, Zip: Montgomery, Tx 77356	
Mailing Address (if different):		City, State, Zip:	
Applicant's years of experience in this business: 12		How long has his business been located in Montgomery? 12+	
Do you own or lease this facility? <input type="checkbox"/> OWN <input type="checkbox"/> LEASE		If leased, please provide owner information and a copy of lease agreement. Owner Name: _____ Owner Phone: _____	
Provide a detailed description of the proposed project as "Exhibit A" attached Funds for Police at Freedom Fest			
What is the estimated total cost of the project? (Include supporting information, ie estimates/quotes as "Exhibit B" attached)			\$
How much funding are you requesting from the MEDC for this project? (Typical grants are awarded at 1/3 the total project cost or up to \$5,000)			\$ not to exceed \$3000
Are you requesting an exception for additional funding on this project? (Please provide additional supporting evidence for this request as "Exhibit C")			\$
When will this project begin? 07/05/2025		What is the estimated completion date? 07/05/2025	
Attach all drawings of planned improvements as "Exhibit D"			
Include a description of expected commercial revitalization impact & sales tax revenue impact as "Exhibit E"			
If this project will employ Montgomery vendors, please supply details as "Exhibit F"			
Applicant's Signature: <u>Debby Dykes</u> Title: <u>Specialist</u> Date: <u>05/14/2025</u>			
OFFICE USE:			
Date Application Received:	Date Presented to Board:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> DECLINED
Performance Agreement Received:	Project Completion Date:	Funding Date:	Check Number:

Montgomery Economic Development Corporation Grant PERFORMANCE AGREEMENT

THIS PERFORMANCE AGREEMENT is made and entered into as of 05/14/2025, (date) by and between THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION (MEDC) and

Montgomery Welcome Center / Conroe COFC (Grant Awardee), whose business address is 21499 Eva Ste, Suite B, Montgomery TX 77356.

In consideration of the mutual covenants herein contained and, intending to be legally bound hereby, the MEDC and Grant Awardee agree as follows:

1. Grant Awardee will complete the grant application.
2. MEDC will notify Grant Awardee by U.S. Mail.
3. In the event that the property covered by the grant is leased, the Grant Awardee must provide the city with a letter of approval from the property owner for said improvements to commence.
4. Grant Awardee must submit plans to city for proper approvals and proper city permits.
5. A proposed project must start after grant approval and be completed within six (6) months of the date of this agreement or according to the terms of this agreement.
6. When the project is complete, the Grant Awardee must request the MEDC to verify completion and costs.
7. Grant Awardee must agree to maintain said enhancements/improvements for a period of time not less than twelve (12) months.
8. Upon notification by staff that the project has been completed and a satisfactory Performance Agreement has been executed by both parties, the MEDC will transfer awarded funds to the Grant Awardee for reimbursement of costs up to the awarded amount at the specified matching ratio.
9. Only costs from a vendor for purchased labor or materials will be recognized for matching funds. Costs for the applicant's employee labor or in-stock materials are not eligible for reimbursement.
10. MEDC may, at its sole discretion, extend the period of performance.
11. The MEDC Representative will verify start of work and completion of work.
12. No grant reimbursement funds will be paid until the project is complete. Cost incurred prior to the date of the grant approval may not be recognized for matching funds.

Date of Completion. The date of completion of the project is established as 07/05/2025.

Payment. At completion of project MEDC agrees to make the following payment in U.S. funds to Grant Awardee, provided Grant Awardee complies with all of the covenants and stipulations contained in this Agreement.

A set fee of up to \$3000⁰⁰.


Grant Awardee

MEDC President



SPECIAL EVENT PERMIT

Completed application(s) and permit fee are required 30 days prior to the scheduled event date. *Application Submittal does not guarantee permit approval. Incomplete application(s) will not be accepted.*

To submit your application please email events@ci.montgomery.tx.us

Event Information

Name of Event: Freedom Fest 2025

Proposed location of Event: Old Community Center & Historic Downtown

Event Start Date: 07/05/2025

Event End Date: 07/05/2025

Number of Days: 1

Event Start Time: 9:00am

Event End Time: 3:00pm

Total Number of Hours: 6

Anticipated number of attendees per day: approximately 1500

Admission Fee

☒ No, the event is free admission.

☐ Yes, if so, what is the fee? _____

Type of Event

☐ Concert/Dance

☐ Festival/Carnival

☒ Parade

☐ Walk/Run

☐ Other: _____

Event Organizer Information

If an applicant is filling out the application in behalf of the event organizer, please submit a letter of consent.

Name: Debby Dykes - Montgomery Welcome Center - Conroe/Lake Conroe Chamber of Commerce

Address: 21499 Eva St, Suite B, Montgomery Tx 77356

Phone Number: 936-597-3020

Email Address: info@montgomerywelcomecenter.org

Additional Applicants

☒ Check the box if the event host, chairperson or point of contact is the same as stated above.

Name(s):

Address:

Phone Number:

Email Address:

Phone Number:

Email Address:

Property Owner Information

Applicant(s) shall submit a copy of the "property use agreement" from the property owner allowing use of the property for the event.

Name:

Address:

Phone Number (s):

Email Address:

101 Old Plantersville Rd. Montgomery, TX 77316
(936)597-6719

Signs/Banners

Reminder: Signs on the right of way are not allowed.

Will Signs/Banners be utilized at the event?

☒ No

☐ Yes *Separate city permit or TXDOT approval may be required.

Location of the sign: _____

On Site Preparations/Clean-up

Date prep will start: 07/05/2025

Time prep will start: 7:00am

Date cleanup will be completed: 07/05/2025

Time cleanup will be completed: 5:00pm

Please check all the applicable items below

If applicable to the items below, please show them on the site plan required.

☐ None of the below are applicable.

☐ Requesting street closure [Provide site map]

***For street closure on ALL state roads you will have to contact Texas Department of Transportation TxDOT, for approval.**

☒ Food, beverages and/or Merchandise Vendors [Details on page 3.]

☒ Portable Toilets/Portable Building. [Details on Page 3.]

☒ Loudspeakers, PA System, music, etc. [provide Outdoor Sound Amplification Application]

☐ Cooking with chafing fuel or a fryer.

☐ Trailer(s) to be used as living quarters.

☒ Animals part of the event [Details on page 3.]

Reminder: Fireworks are prohibited by the City Code 38-19 & 38-20

Additional Event Set Up

Please check all the items that would be part of the event.

☐ None of the below are applicable.

☐ Stage, Band-shell, stage/trailer Grandstand or Bleachers.

☐ **Fencing:** Proposed location(s) and/or the positioning must be indicated on the event site plan.

☐ **Generator(s): Quantity and sizes:** _____

☒ **Tent(s) - Dimensions/size:** just vendor pop-up canopies at Community Center

☒ Will the tent(s) have any closed sides?

☒ No

☐ Yes, how many sides will be closed? _____

The size(s) and proposed location(s) of tents, canopies or other membrane structures must be indicated on the event site plan.

All tents must be a minimum of 20 feet from existing buildings and vehicular traffic - parked or moving. Staking tents on City property is not permitted, to avoid damage to underground lines Tents must be secured with water barrels or tent weights. A **Certificate of Flame Resistance** for tents, canopies or other membrane structures totaling 200 SqFt. and larger must be provided no later than 10 business days before the event for permit approval. All electrical equipment and installations shall comply with the currently adopted version of the National Electric Code (City Code 18-27).

101 Old Plantersville Rd. Montgomery, TX 77316
(936)597-6719

Amusement Rides/Inflatables/Bounce House(s)

Will amusement rides/inflatables/bounce house(s) be used in conjunction with the event?

☐

No

☒

Yes, the proposed location(s) must be indicated on the event site plan.

Required: Certificate of Inspection and insurance are required for permit.

Rides and/or attractions associated at special events shall conform with the statutory rules and regulations set forth in Chapter 21. Article 21.53 of the Texas Insurance Code, designated the Amusement Ride Safety Inspection and Insurance Act, as amended. Certificates of Inspection and insurance will be required

Animals and Livestock

☐

Please check the box if this does not apply to your event.

Will animals (other than pets on a leash) be part of the event?

☐

No

☒

Yes, what type and how many? horses in the parade

Requirements: Hand washing station must be provided and shown on the site plan. Additionally, if horses will be present at the event, each horse must have an Equine Infectious Anemia (EIA) testing form.

Sanitation Services

☐

Please check the box if this does not apply to your event.

Brief explanation on the following

Portable Restrooms

Provider: _____

Trash/Dumpster

Provider: just the dumpsters on site at the community center

The City of Montgomery is subject to request verification for sanitation. Show on the site map where the above will be located.

Event Vendors

☐

Please check the box if this does not apply for your event.

Event organizers must provide a list of planned vendors. In Montgomery, vendors operating solely during the event are not required to obtain permits. However, organizers are accountable for ensuring vendors comply with health and safety regulations.

☒

Will have food vendors during the event hours.

☒

Will have beverages/alcohol vendors during the event hour.

☒

Will have non-food vendors during the event hours.

Will any vendors be using propane? no

Will alcohol be sold or allowed (BYOB) at this event? no

If alcohol is present, the event applicant/host must provide a copy of TABC Permit and proof of Host Liquor Liability insurance.

Parades, Running/Walking Events and Traffic Control

☐ Please check the box if this does not apply for your event.

- ☒ Parade
☐ Run/walk event.
☐ Other Traffic Control
 Explain: _____

Parade:

Starting location: Back of MISD Education Service Center

Ending location: Back of MISD Education Service Center

Number of participants: 50+ Number of Vehicles/Floats:
50+

On-Site preparations start time: 7am

Run/Walk:

Distance: (1k, 5k, 10k, etc.) _____ On-Site preparations start time: _____

Any On-site registration: _____

Starting location: _____

Ending location: _____

Insurance Requirements

The City will accept Certificates of Insurance (Ord. 2020-08) or Binders as proof of insurance naming City of Montgomery as additional insured. Insurance coverage must be provided with the Application. The coverage shall contain no special limitations on the scope of protection afforded to the city, its officers, officials, employees, or volunteers.

Commercial General Liability: \$1,000,000 limit per occurrence for bodily injury, personal injury, and property damage. \$2,000,000 Aggregate Per Event. The following shall be listed in the Description of Operation; **"The City of Montgomery, its' officers, officials, employees, boards and commissions, agents, and volunteers are to be covered as "Additional insured", as required by the contract in respect to liability arising out of premises owned, occupied or used by the Festival/Event."**

****The sales tax rate of 8.25% applies within the City of Montgomery. ****

All vendors operating in the City of Montgomery should properly report sales tax from this event as occurring in the City of Montgomery

Additional items, agreements and/or permits may be required depending on the event.

Application submittal does not guarantee permit approval.

I, the undersigned, hereby confirm that the information stated above is true and correct to the best of my knowledge and will abide by the requirements provided in the City of Montgomery Street Festival Application handout.

Signature of Applicant: _____

Date: 01/31/2025

I, THE ABOVE SIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF MONTGOMERY, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE STREET FESTIVAL EVENT.

Signature of Applicant: _____

Date: 01/31/2025



CERTIFICATE OF LIABILITY INSURANCE

Item 8.

DATE (MM/DD/YYYY)

3/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Hannah Peveto
First Insurance Services of Jasper, Inc.	PHONE (A/C, No, Ext): (409) 384-5761
300 S Wheeler St	FAX (A/C, No): (409) 384-3341
Jasper TX 75951	E-MAIL ADDRESS: hbarrett@1stinsurance.net
INSURED	INSURER(S) AFFORDING COVERAGE
CONROE/LAKE CONROE CHAMBER OF COMMERCE	INSURER A: UNITED STATES LIABILITY INSURANCE CO
PO BOX 486	INSURER B:
MONTGOMERY TX 77356	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES

CERTIFICATE NUMBER: CL2532718248

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR YWD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X		NBP1556683F	5/7/2024	5/7/2025	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED <input type="checkbox"/> RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

FREEDOM FEST - Event Location: 14420 Liberty St, Montgomery, TX 77356 And
Event Location: 777 Clepper st, Montgomery, TX 77356

The City of Montgomery, its officers, officials, employees, boards and commissions, agents, and volunteers are to be covered as 'Additional Insured,' as required by the contract in respect to liability arising out of premises owned, occupied, or used by the Festival/Event.

CERTIFICATE HOLDER

CANCELLATION

admin@montgomeryareachamber.c	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
CITY OF MONTGOMERY OLD COMMUNITY CENTER BUILDING 101 OLD PLANTERSVILLE RD MONTGOMERY, TX 77316	AUTHORIZED REPRESENTATIVE Willie Yeary/TBOYD

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City of Montgomery Event Questions

What events qualify for a special event?

Special event means a sports event, pageant, celebration, historical reenactment, entertainment, exhibition, parade, fair, festival, or similar activity that is not a demonstration, engaged in by one or more persons, and could potentially impede traffic, impact city infrastructure or operations, and/or disrupt the general public's quiet enjoyment of their day.

Street means the entire width between the boundary lines of every way publicly maintained, where any part thereof is open to the use of the public for purposes of vehicular travel, including the ditches, drains, median, sidewalk and esplanade thereof, of any public alley, road, street, avenue, parkway or highway which is located within the city.

Street festival means any event, activity or entertainment sponsored by any organization, entity, or individual which may attract 25 or more persons and conducted in whole or in part within any street and for which admission may be charged or at which peddling, hawking, soliciting, transient dealing, or operation of a mobile food unit may occur. The term "street festival" shall not include a rally conducted in support of or opposition to a candidate for political office or a ballot proposition in any election called by a federal, state or local unit of government.

Do vendors need the City of Montgomery?

They will not need to apply for a permit while operating during the event hours as long as the event organizer submits an event vendor list with the permit application. If the vendor plans to operate regularly in Montgomery on other days and hours not regulated by an event organizer, they'll need a separate vendor permit.

https://library.municode.com/tx/montgomery/codes/code_of_ordinances?nodeId=COOR_CH64PESOVE

What are the basic requirements?

- Application must be completed.
- Site map will need to show location along with everything that will part of the event.
- Event insurance covers the event and the City of Montgomery.
- Other requirements will apply based on your event.

For Office Use Only

☐ City Event

Special Events Coordinator:

Date:

5/6/25

Submittal Received: City Staff: _____ Date: _____

Application Reviewed:

☐

Approved

☐

Rejected

City Administrator: _____

City Secretary: _____

Chief of Police: _____

101 Old Plantersville Rd. Montgomery, TX 77316
(936)597-6719



COMMUNITY BUILDING RESERVATION REQUEST

★ 101 Old Plantersville Rd, Montgomery Texas 77316
★ (936)-597-3304 ★ www.montgomerytexas.gov

DATE(S) REQUESTED: July 05, 2025		
NAME/ORGANIZATION: Montgomery Welcome Center -Conroe/Lake Conroe Chamber of Commerce		
TYPE OF EVENT: Freedom Fest parade, festival and vendor market		
CONTACT NAME: Debby Dykes / Michele Burke		
MAILING ADDRESS: 21499 Eva St, Suite B		
CITY: Montgomery	STATE: Tx	ZIP: 77356
DRIVERS LICENSE: 09863993		EMAIL: info@montgomerywelcomecenter.org
PHONE: <input type="checkbox"/> Cell <input checked="" type="checkbox"/> Work <input type="checkbox"/> Home 936-597-3020		
ESTIMATED ATTENDANCE: 1500 (BUILDING OCCUPANCY LIMIT IS 90)		
WILL THERE BE ALCOHOL? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF YES, CONTACT MONTGOMERY POLICE DEPARTMENT AT (936)-597-3604 TO HIRE SECURITY FOR THE EVENT. (MANDATORY)		
TIME SLOT REQUESTED: <input type="checkbox"/> 6AM-NOON <input type="checkbox"/> NOON-6PM <input type="checkbox"/> 6PM-MIDNIGHT <input type="checkbox"/> FULL DAY		

★ TO COMPLETE APPLICATION, ATTACH COPY OF YOUR DRIVER'S LICENSE ★

Applicant Signature: 

Date Completed: 04/31/2025 Print Name: Debra Dykes

Deposit: \$150.00 (non-alcohol events) Deposit: \$300.00 (events with alcohol)

Reservation Fee: ☐ \$125.00 per time slot ☐ \$250.00 FOR FULL DAY (6AM-12AM)

Community Organizations (requires City Administrator approval): ☐ \$50.00 per reservation

FOR OFFICE USE ONLY

Employee Signature: _____

Deposit Paid: ☐ Date Paid: _____

Rental Fee: _____ Date Paid: _____

If Alcohol, Were Officers Hired? ☐ YES



PUBLIC USE POLICY

★ 101 Old Plantersville Rd, Montgomery Texas 77316
 ★ (936)-597-3304 ★ www.montgomerytexas.gov

Reservations:

- Reservations may not be made more than one year in advance. To request a reservation, you must be 18 years or older and provide a copy of your valid Driver's License.
- The hours of operation are 6am-12am, 7 days a week.

Deposit:

- A deposit of \$150.00 is required for use of the Community Building before securing the reservation date. Events with alcohol require a deposit of \$300.00.
- The deposit will be mailed to you after an inspection indicates that all rules and regulations have been followed and the key along with the checklist has been returned to City Hall. • Any violation of rules and regulations are subject to deduction or loss of deposit. Violations of the rules and regulations may lead to restriction of future use.

Keys / Checklist:

- Keys are numbered and must be signed for at the time of pick up. You will receive a checklist every time you sign out a key, which needs to be completed and turned in along with the key.
- Lost or unreturned keys are subject to a \$25.00 replacement fee.
- The key and completed checklist must be returned to City Hall by the next business day. You may drop these in the drop box on the front of City Hall.
- The checklist must be returned with the key for the deposit to be refunded. (\$25.00 penalty for not returning the checklist)

Cancellations & Refunds:

- All cancellations must be made 30 days prior to the scheduled event or the rental fee may be deducted from the deposit.

Alcohol:

- Reservations where alcoholic beverages are present are required to hire 2 City of Montgomery Police Department officers. Please call 936-597-4291 for information on fees and scheduling.

Rules of Use:

- If you use streamers or other decorations, they must be attached with tape that will not damage the paint or walls. Nails, tacks, staples and other methods of attachment are not allowed. • No smoking is allowed inside the building.
- You must provide your own cleaning supplies- mops, trash bags, and brooms are provided. • If you want to use a bounce house vendor during your event, you must provide a copy of the company's Certificate of Liability Insurance listing the City of Montgomery as the insured. • The Montgomery Police Department may enter at any time to ensure policies are being followed. A violation of the alcohol policy is subject to immediate cancellation of the event.

** I acknowledge that I have read and understand the above listed information.*

Applicant Signature: _____

Debra Dykes

Date: 01/31/2025

Print Name: Debra Dykes

If you have any questions or concerns, please call the City of Montgomery at (936) 597-3275.



OUTDOOR SOUND AMPLIFICATION EQUIPMENT PERMIT APPLICATION

A Permit fee of \$30.00 will be charged upon receipt of the completed Application.

DATE OF APPLICATION: 01/31/2025

REQUESTED DATE: 07/05/2025 REQUESTED TIME: 9am-11am

ADDRESS & DESCRIPTION OF LOCATION WHERE SOUND EQUIPMENT WILL BE USED: _____
Old Ice House Pavillion @ McCown and College (to announce parade)

Is this location: ☐ Residential ☐ Non-Residential

APPLICANT INFORMATION

NAME: Montgomery Welcome Center (Debby Dykes and Michele Burke)

ADDRESS: 21499 Eva St, Suite B, Montgomery, Tx 77356

EMAIL: info@montgomerywelcomecenter.org PHONE: 936-597-3020 (713-303-1810 Debby's Cell)

OPERATOR INFORMATION (person who will have charge of the sound amplifying equipment)

NAME: Charlie Way - Way Better Sound AV

ADDRESS: 14593 Austin McComb Rd, Montgomery Tx 77356

EMAIL: charlie@wbsav.com PHONE: 281-974-5764

PURPOSE FOR USE OF SOUND EQUIPMENT: announcing parade

DESCRIPTION OF SOUND EQUIPMENT: amplifier and microphone -

Some soft back ground music during parade

IMPORTANT REQUIREMENTS:

1. BMI License *If applicable*
2. Amplification Affidavit
3. Completed application
4. Provide Copy of DL

* NO PERMIT ISSUED BY THE CITY OF MONTGOMERY, PURSUANT TO SECTION 34-97(a)(5) OF THE CITY OF MONTGOMERY CODE OF ORDINANCE, SHALL AUTHORIZE, ALLOW, OR OTHERWISE PERMIT THE PRODUCTION, REPRODUCTION, OR AMPLIFICATION OF SOUND THAT EXCEEDS 75 dB(A) WHEN MEASURED FROM THE PROPERTY LINE OF THE NEAREST RECEIVING PROPERTY.*

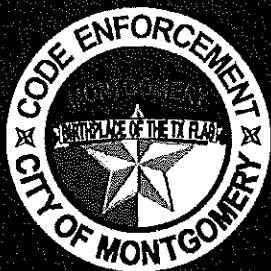
I hereby state that the information contained herein is true and correct to the best of my knowledge and belief. And, I have received, read, and understand Chapter 34, Article III, Sections 34.90 through 34-99 of the City of Montgomery Code of Ordinances.

Applicant Signature

Date

101 Old Plantersville Rd. Montgomery, TX 77316
(936)597-6434

09.01.2022



City of Montgomery

101 Old Plantersville Rd.
Montgomery, TX 77316
936-597-6866



Applicant acknowledges that an Event permit does not grant any exceptions for any City of Montgomery ordinances. This includes the City of Montgomery noise ordinance.

Section 34-91. — General prohibitions.

- (a) It shall be unlawful for any person to make, continue, or cause to be made or continued any loud, unnecessary, or unusual noise that annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others. In determining whether a noise is loud, unnecessary, or unusual, the following factors shall be considered: time of day; proximity to residential structures; whether the noise is recurrent, intermittent, or constant; the volume and intensity; whether the noise has been enhanced in volume or range by any type of electronic or mechanical means; whether the noise is subject to being controlled without unreasonable effort or expense to the creator thereof; and whether the noise exceeds specified dB(A) levels enumerated in the following sections.
- (b) It shall be unlawful for any person to make, assist in making, permit, continue, cause to be made or continued, or permit the continuance of any sound that either exceeds the maximum permitted sound levels specified in section 34-95 or, for purposes of sections 34-92, 34-93 and 34-94, otherwise unreasonably disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others.
- (c) The acts enumerated in the sections of this article, among others, are declared to be loud, disturbing, and unnecessary noises in violation of this article, but such enumeration shall not be deemed to be exclusive.

Applicant acknowledges that if the permit is approved, it does not provide special privilege to violate any state law or city ordinance. If applicant is determined to be in violation, they may be subject to fines and/or cancellation of event.

Signature: _____

Date: _____

Please provide copy of acknowledgement to:


City of Montgomery
Police Department


Freedom Fest


Item 8.

Crafters Market

Kid's Zone
Family Lawn Games

 Bounce Houses

 Food Vendors

 Potties

CLEPPER STREET

Parking

Parking

CRAFTERS
MARKET

Kid's
Zone

Bounce
Houses

~~NOTHING INSIDE~~



Montgomery
Community
Band

H/W   RR

COLLEGE STREET

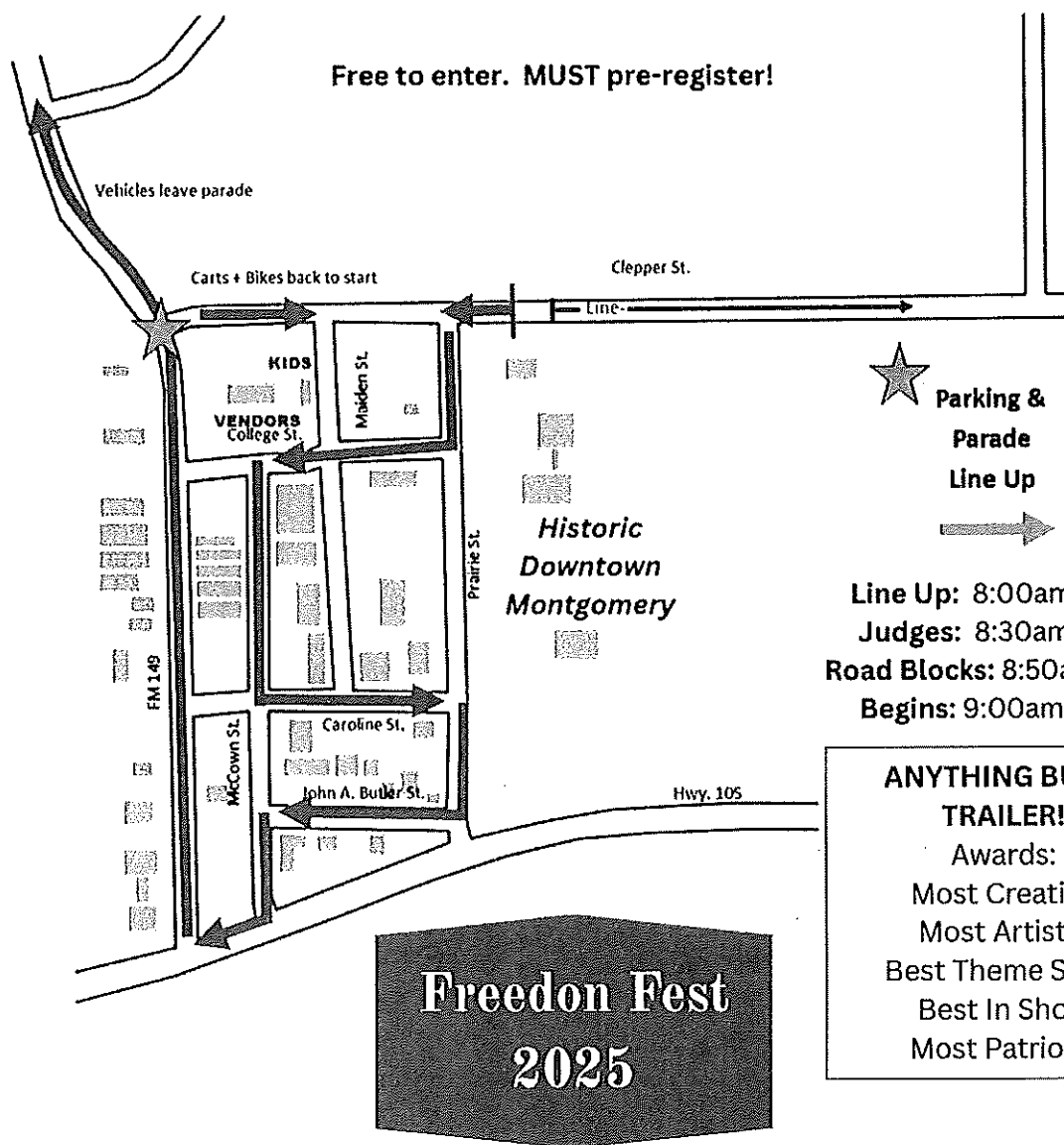
Parking

PARADE
ANNOUNCER

Parking

Parade Route

Theme: Red, White and Boots





CERTIFICATE OF LIABILITY INSURANCE

Item 8.

DATE (MM/DD/YYYY)

04/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Madison Gesik
Brown & Brown Insurance Services, Inc.	PHONE (A/C, No, Ext): (864) 383-5105 FAX (A/C, No):
10 Falcon Crest Dr., Suite 100	E-MAIL ADDRESS: madison.gesik@bbrown.com
Greenville SC 29607	INSURER(S) AFFORDING COVERAGE
INSURED	INSURER A: Berkley Specialty Insurance Company NAIC # 31295
Great MoonWalks Inc	INSURER B: Berkley Life and Health Insurance Company 64890
DBA: Great Adventure Moonwalks	INSURER C:
19341 Mary Lane	INSURER D:
Montgomery, TX 77316	INSURER E:
	INSURER F:

COVERAGES

CERTIFICATE NUMBER: 25-28

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY		CGL 0190887 -22	04/24/2025	04/24/2026	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input checked="" type="checkbox"/> BI & PD Ded.: \$1,000					MED EXP (Any one person) \$
	GEN'L AGGREGATE LIMIT APPLIES PER:					PERSONAL & ADV INJURY \$ 1,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					GENERAL AGGREGATE \$ 2,000,000
	OTHER:					PRODUCTS - COMPIOP AGG \$ 2,000,000
						\$
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO					BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		PROPERTY DAMAGE (Per accident) \$				
		\$				
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR				EACH OCCURRENCE \$
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$
	DED	RETENTION \$				\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH)	<input type="checkbox"/> Y/N	N/A			E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$
B	Participant Accident		PAI L012010916503	04/24/2025	04/24/2026	See Remarks Below

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Proof of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

AGENCY CUSTOMER ID: 00775411

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page _____ of _____

AGENCY Brown & Brown Insurance Services, Inc.		NAMED INSURED Great MoonWalks Inc	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance: Notes

Benefit Maximum \$500,000
Applies During: Per Covered Accident
Applies To: Accidental Death & Dismemberment Benefits only
Principal Sum \$25,000
Time Period for Loss: 365 Days
Total Benefit Maximum for all Accident Medical: \$25,000
Deductible: \$100
Coinsurance Factor for all Covered Expenses: 100%
Terms of Payment: Full Excess

Montgomery Economic Development Corporation
AGENDA REPORT

Meeting Date: 05/20/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action on a partnership agreement with Viewpoint with Dennis Quaid Studio Productions for city marketing/promotions and historical education.

Discussion

Presentation by the Mayor:

- Overview of the Special Feature Invitation
- Public television and internet distribution
- Educational documentary profile
- Educational commercial segment

Project timeline with an estimated completion of 120 days

Recommendation

Staff recommends approving the partnership agreement with a project budget allocation not to exceed \$30,000 and authorize Jeff Angelo, MEDC President to sign the agreement.

Approved By

City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/13/2025
Interim City Administrator & Police Chief	Anthony Solomon	Date: 05/13/2025

VIEWPOINT

WITH DENNIS QUAID

Studio Production Authorization

To the Attention of: Mayor Sara Countryman

Participant Company: City of Montgomery TX.

Storyline: Discover America: Great Places to Live, Visit and Start a Business

Producer: Anthony Davis

Date: Wednesday, April 30, 2025

Public Television Distribution

This VIEWPOINT short-form documentary series will be distributed to Public Television stations in all 50 states. The overall project will include the production of one (1) 3-5-minute educational segment produced as a standalone short-form documentary for distribution to Public Television Stations nationwide (estimated reach for one year is 60 million households). VIEWPOINT maintains editorial control for the series format following Public TV Standards and will adhere to guidelines for Public Television's official practices. The host of VIEWPOINT for Public Television is Dennis Quaid. Mr. Quaid's image may not be used for any other *broadcasts* other than for this Public Television series. City of Montgomery TX. agrees to be a content expert for VIEWPOINT and understands that the format of the Public Television segment is non-commercial and strictly educational in nature. In adherence with Public Television Standards and Practices, there are no fees associated with the Public Television portion of the project. All fees outlined in this Authorization cover production costs for the value-added production and distribution services outlined below.

As a special thanks, VIEWPOINT will provide the following value-added services.

5-6 Minute Corporate Profile

VIEWPOINT will provide the production of one (1) broadcast quality, 5-6-minute educational documentary profile with expansive and detailed information documenting the issues and educational message that are applicable to your target audience. This is produced and edited on digital HD media. The format is educational and informational and is designed to promote your educational message within the context of the feature story line. Production includes interviews, narration, program/set design, script writing, videography, graphics, music, editing, high-end computer-generated graphics, and 2-D animation and/or graphics of your logo, phone number, and website will complete the production.

Educational Commercial Television Airings

VIEWPOINT will provide the production of one (1) high end one-minute educational commercial segment used for network distribution. Your segment will be broadcast once primetime in over 84 million homes via MSNBC, CNBC, CNN, or an equivalent network. Your educational commercial segment will also air 400 times in many of the top 100 Designated Marketing Areas during peak and primetime on networks such as CNBC, CNN, CNN Headline News, Discovery Life, Fox Business Network, The Learning Channel, Discovery Channel, or equivalent networks (a media schedule will be set in advance to guarantee these spots and post airing affidavits (proof of airing) will be provided upon request following the airings).

VIEWPOINT

WITH DENNIS QUAID

Internet Distribution

VIEWPOINT will digitize your segments into digital files for streaming on your website and will be delivered in a format for streaming on social media sites. VIEWPOINT will design and generate an email campaign to *your* narrowcasted audience sending up to 1,000,000 video emails from our email database.

Project Cycle: 90-120 Days

- Day 1: Contract signed, and organization is scheduled for participation in the project.
- Days 2-14: Project Fee is due on receipt of invoice; Questionnaire and Collaterals Sent.
- Days 15-45: Project assigned to a field producer, producer reviews literature, acclimates to storyline.
- Days 46-75: Scripts written and approved. Shoot location determined and shoot day set.
- Days 76-90+: Shoot Day occurs; studio edits film; segments are approved & media schedule is set for airing.

Requirements of City of Montgomery TX.

- a. Completion of the Research Questionnaire. (Available online, by email, & in Welcome Package)
- b. Collateral materials sent necessary to the storyline and to aid the producer and field producer in scripting. (Included should be all necessary literature, marketing materials, past video work, master files of previously shot video (if available), company logo(s); all helpful creating the script.
- c. A list of potential interviewees and site locations where the educational story may be shot.
- d. City of Montgomery TX. does hereby commit to participate in this project described above and agrees to pay the \$25,900 underwriting and scheduling fee upon receipt of invoice (there are no post-production fees).
- e. The one day one location shoot will be provided for a location fee of \$3,400 to shoot onsite in the continental U.S. This location expense will be the responsibility of City of Montgomery TX.. Alternately, a field production crew can be provided on location at an appropriate facility in South Florida (West Palm Beach to Miami) to shoot all footage and interviews for this project at no additional expense if the organization has a South Florida location to shoot story in use by an end user.
- f. Expert advice on the technical accuracy of script and video for the 5-minute educational documentary and one-minute segment within 5 business days of receipt of these deliverables.
- g. City of Montgomery TX. agrees to sign up for a free six-month ClipStock Enterprise Membership (the duration of the project). This membership is essential because it includes unlimited access to necessary stock footage, music and SFX for the project. As a VIEWPOINT featured guest, City of Montgomery TX. will receive both licensing and distribution rights to the stock footage, music, SFX along with the 6-minute corporate documentary and educational commercial at no additional cost. Your team will also have final sign-off and approval on all 3 segments prior to airings and distribution.

Authorized Signature

Position

Date

Pioneer Production Services, LLC
VIEWPOINT
Senior Producer
Anthony Davis

Position

Date

Venue for any claim relating to this agreement, or to the breach of this agreement, shall be in Palm Beach County, Florida. This agreement shall be interpreted under the laws of the state of Florida.

Montgomery MEDC AGENDA REPORT

Meeting Date: May 20, 2025	Budgeted Amount: n/a
Department: Administration	Prepared By: Maryann Carl

Subject

Consideration and possible action setting a date for an MEDC Budget Workshop.

Discussion

City staff is recommending a budget workshop. Suggested dates are as follows:

- Tuesday, June 3
- Wednesday, June 4
- Thursday, June 5

Approved By

Finance Director	Maryann Carl	Date: 5/15/2025
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Montgomery MEDC
AGENDA REPORT

Meeting Date: May 20, 2025	Budgeted Amount: n/a
Department: Administration	Prepared By: Maryann Carl

Subject

Financial Reports for March and April 2025

Discussion

Reports for March were not ready in time for the April meeting so reports for both March and April are being provided this month.

Approved By

Finance Director	Maryann Carl	Date: 5/15/2025
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City of Montgomery, TX

Budget Report

Account Summary

For Fiscal: 2024-2025 Period Ending: 03/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 400 - MEDC							
Revenue							
400-00-44110-0000000	Sales Tax Revenue	865,000.00	865,000.00	59,098.09	833,685.42	-31,314.58	3.62 %
400-00-44230-0000000	Interest Income	80,000.00	80,000.00	9,795.09	54,812.88	-25,187.12	31.48 %
400-00-44300-0000000	Events Revenue	7,000.00	7,000.00	4,648.66	4,773.66	-2,226.34	31.80 %
	Revenue Total:	952,000.00	952,000.00	73,541.84	893,271.96	-58,728.04	6.17%
Expense							
400-40-46107-0000000	Transfer to Capital Proj	200,000.00	200,000.00	16,666.67	99,999.98	100,000.02	50.00 %
400-40-46205-0000000	Sales Tax Reimb	180,000.00	180,000.00	0.00	0.00	180,000.00	100.00 %
400-40-46206-0000000	Econ Dev Grant Prog	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
400-40-46213-0000000	Legal Fees	0.00	0.00	105.00	4,436.00	-4,436.00	0.00 %
400-40-46303-0000000	Quality of Life - Events	76,000.00	76,000.00	156.51	38,912.92	37,087.08	48.80 %
400-40-46505-0000000	Brochures / Printed Lit	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
400-40-46514-0000000	Social Media Advertising	3,400.00	3,400.00	0.00	1,226.47	2,173.53	63.93 %
400-40-46515-0000000	Historical Signage	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
400-40-46516-0000000	Dues & Subscriptions	1,200.00	1,200.00	0.00	0.00	1,200.00	100.00 %
400-40-46601-0000000	Transfers to General Fund	187,354.00	187,354.00	15,612.83	93,677.02	93,676.98	50.00 %
400-40-46603-0000000	Miscellaneous Expenses	500.00	500.00	0.00	71.48	428.52	85.70 %
400-40-46604-0000000	Consulting/Professional Serv	254,164.00	254,164.00	0.00	0.00	254,164.00	100.00 %
400-40-46607-0000000	Travel & Trainings Expenses	6,000.00	6,000.00	0.00	30.00	5,970.00	99.50 %
	Expense Total:	931,118.00	931,118.00	32,541.01	238,353.87	692,764.13	74.40%
	Fund: 400 - MEDC Surplus (Deficit):	20,882.00	20,882.00	41,000.83	654,918.09	634,036.09	-3,036.28%
	Report Surplus (Deficit):	20,882.00	20,882.00	41,000.83	654,918.09	634,036.09	-3,036.28%

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	73,541.84	893,271.96	-58,728.04	6.17%
Expense	931,118.00	931,118.00	32,541.01	238,353.87	692,764.13	74.40%
Fund: 400 - MEDC Surplus (Deficit):	20,882.00	20,882.00	41,000.83	654,918.09	634,036.09	-3,036.28%
Report Surplus (Deficit):	20,882.00	20,882.00	41,000.83	654,918.09	634,036.09	-3,036.28%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
400 - MEDC	20,882.00	20,882.00	41,000.83	654,918.09	634,036.09
Report Surplus (Deficit):	20,882.00	20,882.00	41,000.83	654,918.09	634,036.09



City of Montgomery, TX

Item 11.

Detail vs Budget Report

Account Detail

Date Range: 03/01/2025 - 03/31/2025

Account	Name	Encumbrances	Fiscal Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining	% Remaining
400 - MEDC								
Revenue								
400-00-44110-0000000	Sales Tax Revenue	0.00	-865,000.00	-774,587.33	-59,098.09	-833,685.42	-31,314.58	-3.62%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	
03/14/2025	GLPKT05428	JE02228		Sales & Use Tax			-59,098.09	
400-00-44230-0000000								
	Interest Income	0.00	-80,000.00	-45,017.79	-9,795.09	-54,812.88	-25,187.12	-31.48%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	
03/31/2025	BRPKT00971	Texpool MEDC Reimburs...		March Interest			-986.64	
03/31/2025	BRPKT00972	Texpool MEDC March In...		March Interest			-5,829.27	
03/31/2025	BRPKT00975	Texpool MEDC Downto...		March Interest			-833.95	
03/31/2025	BRPKT00983	MEDC CheckingMarch In...		March Interest			-2,145.23	
400-00-44300-0000000								
	Events Revenue	0.00	-7,000.00	-125.00	-4,648.66	-4,773.66	-2,226.34	-31.80%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	
03/07/2025	GLPKT05424	JE02226		Record PayPal Event Revenue			-4,648.66	
Revenue Totals:		0.00	-952,000.00	-819,730.12	-73,541.84	-893,271.96	-58,728.04	-6.17%
Expense								
400-40-46107-0000000	Transfer to Capital Proj	0.00	200,000.00	83,333.31	16,666.67	99,999.98	100,000.02	50.00%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	
03/31/2025	GLPKT05444	JE02254		Transfer MEDC to Capital Proj			16,666.67	
400-40-46205-0000000								
	Sales Tax Reimb	0.00	180,000.00	0.00	0.00	0.00	180,000.00	100.00%
400-40-46206-0000000								
	Econ Dev Grant Prog	0.00	20,000.00	0.00	0.00	0.00	20,000.00	100.00%
400-40-46213-0000000								
	Legal Fees	0.00	0.00	4,331.00	105.00	4,436.00	-4,436.00	0.00%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	
03/17/2025	APPKT01513	6626	35681	Legal Services thru 1.31.25	2928 - Johnson Petrov LLP		105.00	
400-40-46303-0000000								
	Quality of Life - Events	0.00	76,000.00	38,756.41	156.51	38,912.92	37,087.08	48.80%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	
03/03/2025	APPKT01492	16NV-QX73-CTWX	148	Postits, movies, cupcake stand	1133 - Amazon Capital Services		118.52	

Detail vs Budget Report

Date Range: 03/01/2025 - 03/31/2025

Account		Name		Encumbrances	Fiscal Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining	% Remaining	
400-40-46303-0000000		Quality of Life - Events - Continued			0.00	76,000.00	38,756.41	156.51	38,912.92	37,087.08	48.80%
Post Date	Packet Number	Source Transaction	Pmt Number	Description		Vendor		Project Account		Amount	
03/17/2025	APPKT01505	6106834807	35692	6106834807		4859 - Verizon				37.99	
400-40-46505-0000000		Brochures / Printed Lit			0.00	1,500.00	0.00	0.00	0.00	1,500.00	100.00%
400-40-46514-0000000		Social Media Advertising			0.00	3,400.00	1,226.47	0.00	1,226.47	2,173.53	63.93%
400-40-46515-0000000		Historical Signage			0.00	1,000.00	0.00	0.00	0.00	1,000.00	100.00%
400-40-46516-0000000		Dues & Subscriptions			0.00	1,200.00	0.00	0.00	0.00	1,200.00	100.00%
400-40-46601-0000000		Transfers to General Fund			0.00	187,354.00	78,064.19	15,612.83	93,677.02	93,676.98	50.00%
Post Date	Packet Number	Source Transaction	Pmt Number	Description		Vendor		Project Account		Amount	
03/31/2025	GLPKT05444	JE02255		Monthly MEDC Transfer to General						15,612.83	
400-40-46603-0000000		Miscellaneous Expenses			0.00	500.00	71.48	0.00	71.48	428.52	85.70%
400-40-46604-0000000		Consulting/Professional Serv			0.00	254,164.00	0.00	0.00	0.00	254,164.00	100.00%
400-40-46607-0000000		Travel & Trainings Expenses			0.00	6,000.00	30.00	0.00	30.00	5,970.00	99.50%
Expense Totals:					0.00	931,118.00	205,812.86	32,541.01	238,353.87	692,764.13	-74.40%
400 - MEDC Totals:					0.00	-20,882.00	-613,917.26	-41,000.83	-654,918.09	634,036.09	3,036.28%
Report Total:					0.00	-20,882.00	-613,917.26	-41,000.83	-654,918.09	634,036.09	3,036.28%

Fund Summary

Fund	Encumbrances	Fiscal Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining	% Remaining
400 - MEDC	0.00	-20,882.00	-613,917.26	-41,000.83	-654,918.09	634,036.09	
Report Total:	0.00	-20,882.00	-613,917.26	-41,000.83	-654,918.09	634,036.09	

MEDC Cash Analysis Report As of March 31, 2025

Claim on Cash Balances		
Account	Name	Balance
400-11111-00000	Claim on Cash - MEDC Fund 400	1,738,938.72
400-11201-00000	Claim on Pooled Investments - MEDC	2,085,633.00
Total Cash Balance		3,824,571.72

Variance from Feb

33,154.49
7,649.86
40,804.35

Bank Balances		
Account	Name	Balance
997-41110-00000	Pooled Inv - MEDC General	1,589,271.26
997-41120-00000	Pooled Inv - MEDC Reimbursement	269,000.39
997-41130-00000	Pooled Inv - MEDC Downtown	227,361.35
999-41100-00000	Pooled Cash - MEDC	737,520.45
Total Bank Balance		2,823,153.45

Variance from Feb

5,829.27
986.64
833.95
6,793.89
14,443.75

MEDC Cash Balance in General Pool 1,001,418.27

26,360.60

TexPool Interest Rate for March 2025 was 4.33%



City of Montgomery, TX

Budget Report

Account Summary

For Fiscal: 2024-2025 Period Ending: 04/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 400 - MEDC						
Revenue						
400-00-44110-0000000 Sales Tax Revenue	865,000.00	865,000.00	50,553.79	884,239.21	19,239.21	102.22 %
400-00-44230-0000000 Interest Income	80,000.00	80,000.00	9,651.59	64,464.47	-15,535.53	19.42 %
400-00-44300-0000000 Events Revenue	7,000.00	7,000.00	0.00	4,773.66	-2,226.34	31.80 %
Revenue Total:	952,000.00	952,000.00	60,205.38	953,477.34	1,477.34	0.16%
Expense						
400-40-46107-0000000 Transfer to Capital Proj	200,000.00	200,000.00	16,666.67	116,666.65	83,333.35	41.67 %
400-40-46205-0000000 Sales Tax Reimb	180,000.00	180,000.00	0.00	0.00	180,000.00	100.00 %
400-40-46206-0000000 Econ Dev Grant Prog	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
400-40-46213-0000000 Legal Fees	0.00	0.00	0.00	4,436.00	-4,436.00	0.00 %
400-40-46303-0000000 Quality of Life - Events	76,000.00	76,000.00	1,797.71	40,710.63	35,289.37	46.43 %
400-40-46505-0000000 Brochures / Printed Lit	1,500.00	1,500.00	342.00	342.00	1,158.00	77.20 %
400-40-46514-0000000 Social Media Advertising	3,400.00	3,400.00	713.42	1,939.89	1,460.11	42.94 %
400-40-46515-0000000 Historical Signage	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
400-40-46516-0000000 Dues & Subscriptions	1,200.00	1,200.00	0.00	0.00	1,200.00	100.00 %
400-40-46601-0000000 Transfers to General Fund	187,354.00	187,354.00	15,612.83	109,289.85	78,064.15	41.67 %
400-40-46603-0000000 Miscellaneous Expenses	500.00	500.00	105.64	177.12	322.88	64.58 %
400-40-46604-0000000 Consulting/Professional Serv	254,164.00	254,164.00	0.00	0.00	254,164.00	100.00 %
400-40-46607-0000000 Travel & Trainings Expenses	6,000.00	6,000.00	80.00	110.00	5,890.00	98.17 %
Expense Total:	931,118.00	931,118.00	35,318.27	273,672.14	657,445.86	70.61%
Fund: 400 - MEDC Surplus (Deficit):	20,882.00	20,882.00	24,887.11	679,805.20	658,923.20	-3,155.46%
Report Surplus (Deficit):	20,882.00	20,882.00	24,887.11	679,805.20	658,923.20	-3,155.46%

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	60,205.38	953,477.34	1,477.34	0.16%
Expense	931,118.00	931,118.00	35,318.27	273,672.14	657,445.86	70.61%
Fund: 400 - MEDC Surplus (Deficit):	20,882.00	20,882.00	24,887.11	679,805.20	658,923.20	-3,155.46%
Report Surplus (Deficit):	20,882.00	20,882.00	24,887.11	679,805.20	658,923.20	-3,155.46%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
400 - MEDC	20,882.00	20,882.00	24,887.11	679,805.20	658,923.20
Report Surplus (Deficit):	20,882.00	20,882.00	24,887.11	679,805.20	658,923.20



City of Montgomery, TX

Item 11.

Detail vs Budget Report

Account Detail

Date Range: 04/01/2025 - 04/30/2025

Account		Name	Encumbrances	Fiscal Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining	% Remaining
400 - MEDC									
Revenue									
400-00-44110-0000000		Sales Tax Revenue	0.00	-865,000.00	-833,685.42	-50,553.79	-884,239.21	19,239.21	2.22%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor		Project Account	Amount	
04/11/2025	GLPKT05451	JE02257		Sales & Use Tax				-50,553.79	
400-00-44230-0000000		Interest Income	0.00	-80,000.00	-54,812.88	-9,651.59	-64,464.47	-15,535.53	-19.42%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor		Project Account	Amount	
04/30/2025	BRPKT00988	Texpool MEDC Reimburs...		April Interest				-958.59	
04/30/2025	BRPKT00989	Texpool MEDC April Inte...		April Interest				-5,663.22	
04/30/2025	BRPKT00992	Texpool MEDC Downto...		April Interest				-810.17	
04/30/2025	BRPKT00998	MEDC CheckingApril Inte...		April Interest				-2,219.61	
400-00-44300-0000000		Events Revenue	0.00	-7,000.00	-4,773.66	0.00	-4,773.66	-2,226.34	-31.80%
Revenue Totals:			0.00	-952,000.00	-893,271.96	-60,205.38	-953,477.34	1,477.34	0.16%
Expense									
400-40-46107-0000000		Transfer to Capital Proj	0.00	200,000.00	99,999.98	16,666.67	116,666.65	83,333.35	41.67%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor		Project Account	Amount	
04/30/2025	GLPKT05539	JE02265		Transfer MEDC to Capital Proj				16,666.67	
400-40-46205-0000000		Sales Tax Reimb	0.00	180,000.00	0.00	0.00	0.00	180,000.00	100.00%
400-40-46206-0000000		Econ Dev Grant Prog	0.00	20,000.00	0.00	0.00	0.00	20,000.00	100.00%
400-40-46213-0000000		Legal Fees	0.00	0.00	4,436.00	0.00	4,436.00	-4,436.00	0.00%
400-40-46303-0000000		Quality of Life - Events	0.00	76,000.00	38,912.92	1,797.71	40,710.63	35,289.37	46.43%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor		Project Account	Amount	
04/01/2025	APPKT01588	03072025-SJ	DFT0000836	Swank Movie License	1548 - Card Service Center			1,580.00	
04/01/2025	APPKT01588	03072025-SJ	DFT0000836	Mayor's Roundtable - coffee, snacks	1548 - Card Service Center			95.72	
04/14/2025	APPKT01535	6109322897	35777	PW LS Auto Dialers & Tablets	4859 - Verizon			37.99	

Detail vs Budget Report

Account		Name		Encumbrances	Fiscal Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining	% Remaining
400-40-46303-0000000		Quality of Life - Events - Continued		0.00	76,000.00	38,912.92	1,797.71	40,710.63	35,289.37	46.43%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor		Project Account		Amount	
04/30/2025	APPKT01570	1070	35825	2024 Snow Party Parking Signs	4663 - Thomas Printing & Publishing				84.00	
400-40-46505-0000000		Brochures / Printed Lit		0.00	1,500.00	0.00	342.00	342.00	1,158.00	77.20%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor		Project Account		Amount	
04/25/2025	APPKT01570	1290	35825	Bingo Cards - Lone Star Shuffle	4663 - Thomas Printing & Publishing				342.00	
400-40-46514-0000000		Social Media Advertising		0.00	3,400.00	1,226.47	713.42	1,939.89	1,460.11	42.94%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor		Project Account		Amount	
04/01/2025	APPKT01588	03072025-CL	DFT0000836	CC Statement 2.5.25-3.7.25	1548 - Card Service Center				713.42	
400-40-46515-0000000		Historical Signage		0.00	1,000.00	0.00	0.00	0.00	1,000.00	100.00%
400-40-46516-0000000		Dues & Subscriptions		0.00	1,200.00	0.00	0.00	0.00	1,200.00	100.00%
400-40-46601-0000000		Transfers to General Fund		0.00	187,354.00	93,677.02	15,612.83	109,289.85	78,064.15	41.67%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor		Project Account		Amount	
04/30/2025	GLPKT05539	JE02266		Monthly MEDC Transfer to General					15,612.83	
400-40-46603-0000000		Miscellaneous Expenses		0.00	500.00	71.48	105.64	177.12	322.88	64.58%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor		Project Account		Amount	
04/01/2025	APPKT01588	03072025-SJ	DFT0000836	Cleaning of logo table covers	1548 - Card Service Center				45.00	
04/03/2025	APPKT01531	1H93-RFH3-HFQR	164	Binders, flash drive, phone charger	1133 - Amazon Capital Services				60.64	
400-40-46604-0000000		Consulting/Professional Serv		0.00	254,164.00	0.00	0.00	0.00	254,164.00	100.00%
400-40-46607-0000000		Travel & Trainings Expenses		0.00	6,000.00	30.00	80.00	110.00	5,890.00	98.17%
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor		Project Account		Amount	
04/01/2025	APPKT01588	03072025-SJ	DFT0000836	State of the County Lunch, SJ, CL, SC	1548 - Card Service Center				40.00	
04/14/2025	APPKT01570	116344	35815	April Luncheon - SJohnson, JAngelo	1829 - Conroe/Lake Conroe Chamber of Com...				40.00	
Expense Totals:				0.00	931,118.00	238,353.87	35,318.27	273,672.14	657,445.86	-70.61%
400 - MEDC Totals:				0.00	-20,882.00	-654,918.09	-24,887.11	-679,805.20	658,923.20	3,155.46%
Report Total:				0.00	-20,882.00	-654,918.09	-24,887.11	-679,805.20	658,923.20	3,155.46%

Fund Summary

Fund	Encumbrances	Fiscal Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining	% Remaining
400 - MEDC	0.00	-20,882.00	-654,918.09	-24,887.11	-679,805.20	658,923.20	
Report Total:	0.00	-20,882.00	-654,918.09	-24,887.11	-679,805.20	658,923.20	

MEDC Cash Analysis Report As of April 30, 2025

Claim on Cash Balances		
Account	Name	Balance
400-11111-00000	Claim on Cash - MEDC Fund 400	1,756,859.85
400-11201-00000	Claim on Pooled Investments - MEDC	2,093,064.98
Total Cash Balance		3,849,924.83

Variance from Mar
17,921.13
7,431.98
25,353.11

Bank Balances		
Account	Name	Balance
997-41110-00000	Pooled Inv - MEDC General	1,594,934.48
997-41120-00000	Pooled Inv - MEDC Reimbursement	269,958.98
997-41130-00000	Pooled Inv - MEDC Downtown	228,171.52
999-41100-00000	Pooled Cash - MEDC	739,740.06
Total Bank Balance		2,832,805.04

Variance from Mar
5,663.22
958.59
810.17
2,219.61
9,651.59

MEDC Cash Balance in General Pool	1,017,119.79
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15,701.52

TexPool Interest Rate for April 2025 was 4.34%