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EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT

AGENDA

MARK TURNBULL, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

TO: THE BOARD OF DIRECTORS OF EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of East Montgomery County Improvement District will hold a regular meeting on **Tuesday, February 12, 2019, at 5:30 p.m., at the East Montgomery County Improvement District Complex, Board Room, Room 103, 21575 U.S. Highway 59 North, New Caney, Texas**, within the boundaries of the District, for the following purposes:

1. Consider comments from members of the audience;
2. Consider and act upon approval of the minutes of the Board of Directors meeting held on January 15, 2019;
3. Consider status of the development of the District's 12.85-acre site, including: a) the construction of improvements and the leasing of space in the District's office building, and the taking of any actions required in connection therewith;
4. Review calculations and authorize payment to MC ESD No. 11 pursuant to the terms of the Contract between the District and MC ESD No. 11;
5. Consider financial, bookkeeping, cash flow and investment reports, and the taking of any actions required in connection therewith, including authorizing the payment of invoices presented or shown in such reports;
6. Consider report on engineering and construction projects in the Industrial Park, including:
 - a) Status of contract with Drymalla Construction Co., Inc. for construction of building #2 for YMER Technology;
 - b) status of sale of dirt out of future detention pond, including status of contract with TDG for excavation and delivery of dirt; and
 - c) status of plats of Section 3 and Section 4;
 and the taking of any actions required in connection therewith;
7. Consider report on 2018 constable patrol security program at shopping centers within the District during the holiday season;
8. Announcements;
9. Recess to Executive Session to discuss: real property matters pursuant to §551.072, Texas Government Code, pending or contemplated litigation pursuant to §551.071, Texas Government Code, matters in which the duty of the attorney to the District under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with Chapter 551, Texas Government Code, pursuant to §551.071, Texas Government Code, and Economic Development negotiations pursuant to §551.087, Texas Government Code;

10. Consider status of economic development grants, including:
- a) status of Incentive Agreement with JHarp Land Management LLC;
 - b) status of Incentive Agreement with Royal Dough Bakers LLC;
 - c) status of Incentive Agreement with Accurate Order Solutions, LLC dba Porter Family Pharmacy;
 - d) approval of Incentive Agreement with HEB;
 - e) approval of Incentive Agreement with Keysteel Corp.;
- and the taking of any actions required in connection therewith;
11. Consider report on activities within the Industrial Park, and the taking of any actions required in connection therewith, including:
- a) status of Incentive Agreement and approval of Purchase and Sale Agreement with Salt Technologies dba Agient Security relative to purchase of site in the Industrial Park;
 - b) Approval of Conveyance of Utility Facilities for water distribution and wastewater collection facilities to serve Industrial Park, Section 3 (Quadvest) to East Montgomery County MUD No. 3;
 - c) Approval of Conveyance of Utility Facilities for wastewater lift station and force main improvements to serve Industrial Park, Section 3 (Quadvest) to East Montgomery County MUD No. 3;
 - d) Approval of Conveyance of Utility Facilities for water and sanitary sewer facilities to serve Industrial Park, Section 4 (Clearwater);
- and authorize the taking of all actions required in connection therewith;
12. Consider proposal relative to renewal of the District's insurance coverage for term expiring March 31, 2019, and the taking of any actions required in connection therewith; and
13. Consider matters for possible placement on future agendas.



By: Stephen Carlisle
 Stephen Carlisle
 Secretary of the East Montgomery County
 Improvement District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services to aid in communication and participation are requested to contact the District's President/CEO at (281) 354-4419 at least three (3) business days prior to the meeting so that appropriate arrangements can be made.