

EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT  
**AGENDA**

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 **Thursday, February 20, 2020, 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 meetings held on January 16, 2020 and February 6, 2020;
3. Consider report on 2019 constable patrol security program at shopping centers within the District during the holiday season;
4. Consider authorizing 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;
5. Review calculations and authorize payment to MC ESD No. 7 pursuant to the terms of the Contract between the District and MC ESD No. 7;
6. Consider financial, bookkeeping, cash flow and investment reports, and the taking of any actions required in connection therewith, including approval of separate bank account relative to Kingwood Parc detention pond construction project, and authorizing the payment of invoices presented or shown in such reports;
7. Consider adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District;
8. Consider report on engineering and construction projects in the Industrial Park and the District, including:
  - a) Status of contract with Drymalla Construction Co., Inc. for construction of building #2 for YMER Technology, including approval of change orders requested by YMER;
  - b) status of sale of dirt out of future detention pond, including termination of contract with TDG for excavation and delivery of dirt and approval of contract for sale of dirt to Grand Parkway Infrastructure, LLC;
  - c) status of plats of Section 3 and Section 4;
  - d) status of contract between New Quest and Solid Bridge Const. for construction of detention pond and storm sewer trunk to serve Kingwood Parc project;
  - e) discussion relative to drainage along West Industrial Park Parkway;and the taking of any actions required in connection therewith;
9. Consider report on Economic Development Administration Business Center Building in the Industrial Park, including:
  - a) approval of contract with J.A. Costanza & Associates Engineering, Inc. relative to program management and/or engineering services related to the project;
  - b) status of Request for Proposal (RFP) for Architectural/Engineering Services, including negotiations and contract with best qualified candidates from RFQ process;
  - c) authorize Agreement for Architectural/Engineering Services and preparation of plans,

- specifications and construction documents;
  - d) approve plans, specifications and construction documents and authorize Project Bidding Phase;
  - e) review bids, consider architect's/engineer's recommendations, and consider award of project for construction;
  - f) review pay applications, change orders and construction recommendations and consider approval of same;
  - g) consider final project documents, accept architect's and engineer's certification of completion, and accept project; and
  - h) other items that may arise from time to time;
- and the taking of any actions required in connection therewith;

10. Announcements;

11. 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, personnel matters pursuant to §551.074, Texas Government Code and Economic Development negotiations pursuant to §551.087, Texas Government Code;

12. Consider status of economic development agreements, including:

- a) approval of Incentive Agreement with Lighthouse Industrial Properties, LLC.;
  - b) approval of Incentive Agreement with MHTB Enterprises LLC dba Smallcakes Kingwood;
  - c) status of Incentive Agreement with Weiz LLC;
  - d) status of Incentive Agreement with Keysteel Corp.;
  - e) status of Incentive Agreement with EXP Controls or assignees (Stanchi); and
- and the taking of any actions required in connection therewith;

13. Consider report on activities within the Industrial Park, and the taking of any actions required in connection therewith, including:

- a) 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;
  - b) 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;
  - c) approval of Conveyance of Utility Facilities for water and sanitary sewer facilities to serve Industrial Park, Section 4 (Clearwater);
  - d) approval of Purchase and Sale Agreement with Sigma Fasteners or its assigns, and authorize the Chair and President to take all actions necessary to close the purchase and sale;
  - e) status of Incentive Letter and preparation of Purchase and Sale Agreement with BSD Transport;
  - f) status of Purchase and Sale Agreement with Performance Drywall LLC relative to purchase of sites in the Industrial Park;
  - g) status of Option Agreement with Stanchi relative to 3 acre tract;
  - h) approval of land exchange with Catalyst Trading Services, Ltd.;
  - i) status of re-purchase of land previously conveyed to JRA Services LLC, d/b/a Hometown Chef Catering Co.;
  - j) approval of lease of 2.00 acre site to Ymer Technology for material storage;
  - k) approval of contracts for the purchase of land for expansion of the Industrial Park;
- and authorize the taking of all actions required in connection therewith;

14. Consider proposal relative to renewal of the District's insurance coverage for term expiring March 31, 2020, and the taking of any actions required in connection therewith; and
15. Consider review and approval of proposals for use of electronic devices for director information for Board of Directors meetings, and the taking of any actions required in connection therewith; and
16. Consider matters for possible placement on future agendas.

By: \_\_\_\_\_  
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/or 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.**