

**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, March 21, 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 meetings held on February 12, 2019, and February 20, 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. 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;
5. Consider review and approval of audit for fiscal year ending June, 2018;
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 annual review and adoption of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;
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;

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03/18/2019 03:35PM
ANNA SANCHEZ
MARK TURNBULL, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

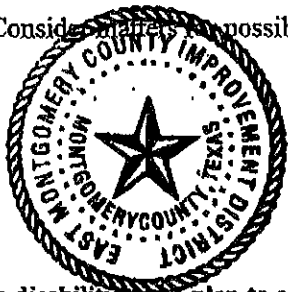
- 10. Consider status of economic development grants, including:
 - a) approval of Incentive Agreement with Lighthouse Industrial Properties, LLC;
 - b) approval of Incentive Agreement with Woodmark, LP;
 - c) approval of Incentive Agreement with Speedsports Racing Park at Grand Texas, LLC;
 - d) approval 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) 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 Incentive Letter and authorize preparation of Purchase and Sale Agreement with Gamma Holdings, LLC relative to purchase of site in the Industrial Park, and authorize the President and Chair to take all actions and execute all required documents in connection with the sale of the property;
 - e) approval of Incentive Letter and authorize preparation of Purchase and Sale Agreement with Performance Dry Wall relative to purchase of site in the Industrial Park, and authorize the President and Chair to take all actions and execute all required documents in connection with the sale of the property;
 - f) approval of Incentive Letter and authorize preparation of Purchase and Sale Agreement with Pearson Construction relative to purchase of site in the Industrial Park, and authorize the President and Chair to take all actions and execute all required documents in connection with the sale of the property;
 and authorize the taking of all actions required in connection therewith;

- 12. Consider approval of budget for Holiday to Remember Festival and the taking of any actions required in connection therewith;

- 13. 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

- 14. Consider ~~status~~ 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/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.