

MINUTES OF WORKSHOP MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
March 31, 2016

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The Board of Directors of East Montgomery County Improvement District (the "District") met in Special Session, open to the public, on the 31st day of March, 2016, at 12:00 noon., at the East Montgomery County Improvement District Complex, 21575 U.S. Highway 59 North, Conference Room, Room 200A, New Caney, Texas, within the boundaries of the District, and the roll was called of the duly elected officers and members of the Board of Directors, to-wit:

Brenda Webb	Chairperson
Dale Martin	Vice Chair
Scott Hesson	Treasurer
Stephen Carlisle	Secretary
Katherine Persson	Asst. Secretary
Martin Zepeda	Asst. Treasurer
Leonard Rogers	Director
Isidor Ybarra, Jr.	Director

with all of said persons being present, except Directors Martin, Hesson and Persson, thus constituting a quorum.

Also present were Mr. Frank McCrady, Mr. David Marks, Ms. Lindsey Eubank and Wilka Toppins.

Chairperson Webb called the meeting to order and announced that a quorum was present.

As the first order of business, the Board deferred considered a discussion regarding sensitivity training. Ms. Toppins of Toppins Law Firm, P.C. reviewed and discussed the attached power point presentation with the Board.

The Board next recessed to Executive Session at 12:42 p.m. 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. The Board returned from Executive Session at 12:45 p.m.

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The Board next conducted a workshop to discuss modifications to the Development Agreement and the status of preparation of a Second Amended and Restated Economic Development Agreement by and among Sig-Valley Ranch, Ltd., Valley Ranch Town Center, Ltd., East Montgomery County Improvement District Economic Development Zone No. 1 and the District. Mr. Marks reviewed the attached Memorandum relative to the proposed changes to the existing Development Agreement with the Board. The Board discussed the terms of the Agreement.

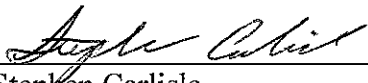
The Board next conducted a workshop regarding procedures for District contracting relative to requests relating to Form 1295. Mr. McCrady proposed that he be authorized to conduct certain business transactions on behalf of the District without the express authorization or consent of the District on the following items, including: Administrative up to \$100,000; Construction Projects up to \$100,000 and Trade Show/Recruiting up to \$50,000.

The Board next considered matters for possible placement on future agendas, including conducting a workshop meeting on April 6, 2016 at 10:00 a.m.

There being no further business to come before the Board of Directors, the meeting was adjourned.

(SEAL)





Stephen Carlisle
Secretary, Board of Directors