

MINUTES OF SPECIAL MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
April 6, 2016

THE STATE OF TEXAS §
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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 6th day of April, 2016, at 10:00 a.m., 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 Webb, Martin and Hesson, thus constituting a quorum.

Also present were Mr. Frank McCrady, Ms. Kelly Mattlage, Mr. David Marks, Mr. Joe Costanza, and others from the community, as shown on the attached sign in sheet.

In absence of the Chair, Director Ybarra was named Chair pro-tem and called the meeting to order and announced that a quorum was present.

As the first order of business, the Board considered the approval of a design specification for the splash pad projects. Mr. Costanza presented three (3) different layouts for the splash pad to be constructed by Kraftsman in Splendora. After discussion, Director Persson moved that Mayor Welch be authorized to select the design layout from the three (3) designs, to authorize Mr. McCrady and/or Mr. Costanza to order the layout through Buy Board, subject to contract sign off. Director Carlisle seconded said motion, which unanimously carried.

The Board next recessed to Executive Session at 10:13 a.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

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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 10:54 a.m.

The Board next considered the approval of a Second Amended and Restated Economic Development Agreement (“Agreement”) by and among Sig-Valley Ranch, Ltd. (“SVR”), Valley Ranch Town Center, Ltd. (“VRTC”), East Montgomery County Improvement District Economic Development Zone No. 1 and the District, a copy of which is attached hereto. The Board then reviewed the attached memo describing the Agreement. After discussion, Director Rogers moved to approve the subject Agreement, subject to receipt of Form 1295 from SVR and VRTC. Director Persson seconded said motion, which unanimously carried.

The Board next considered the approval of a Resolution authorizing the President/CEO to award and execute certain contracts on behalf of the Board and the District. Mr. McCrady reviewed same with the Board. After discussion, Director Persson moved that the attached Resolution be approved, as revised, and to include a quarterly reporting requirement on contracts awarded to the Resolution. Director Zepeda seconded said motion, which unanimously carried.

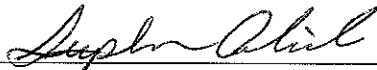
The Board next considered the review and approval of a sign purchase and advertising agreement relative to Splendor ISD (“SISD”). Mr. McCrady reviewed the stadium sign being purchased by Splendor ISD. He noted that by the District contributing to the purchase of the sign, at a cost of \$50,000, the District will in turn receive display rights and advertising rights on the sign in perpetuity. He noted that the sign will serve as an efficient and cost effective method of getting information to residents in that part of the District. After discussion on the matter, Director Carlisle moved that the Board approve a sign purchase and advertising agreement with SISD, as set out above. Director Zepeda seconded said motion, which unanimously carried.

The Board next considered matters for possible placement on future agenda.

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

(SEAL)





Stephen Carlisle
Secretary, Board of Directors