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 EAST MONTGOMERY COUNTY CLERK  
 MONTGOMERY COUNTY, TEXAS

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 to all interested members of the public that the Board of Directors of the above captioned District will hold a public meeting by teleconference\* at 1-877-853-5247 (US Toll Free), Conference ID 307-382-5772.

The meeting will be held on **Thursday, April 9, 2020, at 5:30 p.m.**  
 The subject of the meeting will be as follows:

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 March 11, 2020, and March 23, 2020;
3. Discuss and take appropriate action regarding emergency preparedness measures related to COVID-19 pandemic, including the delegation of certain duties and establishment of certain meeting procedures and the adoption of an Order in connection with same;
4. Consider appointment of officers, and the taking of any actions required in connection therewith;
5. Consider authorizing the construction of improvements and the loading of space in the District's office building, and the taking of any actions required in connection therewith;
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. Review and act upon matters concerning or relating to the District's \$8,260,000 Sales Tax Revenue Refunding Bonds, Series 2020 (Taxable) ("Series 2020 Refunding Bonds"), including:
  - a) Review closing memorandum and authorize disbursement of bond proceeds relative to the District's Series 2020 Refunding Bonds;
  - b) Authorize execution of closing documentation relative to the District's Series 2020 Refunding Bonds;
  - c) Authorize execution and filing of Internal Revenue Service reporting forms relative to the District's Series 2020 Refunding Bonds; and
  - d) Authorize approval and execution of other documents required in connection with the closing;

\*As a result of the current COVID-19 virus epidemic emergency, the convening at one location of a quorum of the Board is difficult or impossible. Therefore, the Board will conduct this meeting by telephone conference call rather than by physical quorum pursuant to the Texas Government Code Section 551.125 and guidance of the Governor of the State of Texas. Members of the public are entitled to participate and address the Board during the telephonic meeting. In all respects, this meeting will be open to the public and compliant with applicable law and guidance of the Governor of the State of Texas. An electronic copy of the agenda packet (which consists of the regular reports presented to the Board by its consultants) can be found at: [www.districtdirectory.org/agenda](http://www.districtdirectory.org/agenda).

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at 713-942-9922 at least three business days prior to the meeting so that appropriate arrangements can be made.

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) status of improvements to drainage along West Industrial Park Parkway; and the taking of any actions required in connection therewith;
9. Consider annual review of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;
10. 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) Status of contract with TDG General Contractors for clearing and grubbing of 4.8-acre tract;
  - g) review pay applications, change orders and construction recommendations and consider approval of same;
  - h) consider final project documents, accept architect's and engineer's certification of completion, and accept project;
  - i) consider authorizing District's attorney to prepare and submit title opinion in connection with the project land, including obtaining title information in connection therewith;
  - j) other items that may arise from time to time; and the taking of any actions required in connection therewith;
11. Announcements;

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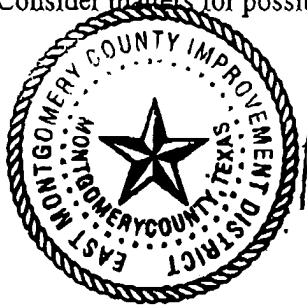
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12. Recess to Executive Session to discuss: real property matters pursuant to §551.072, Texas Government Code, pending or contemplated litigation pursuant to §551.071, Texas Government Code, matters in which the duty of the attorney to the District 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;
13. Consider report on litigation between Drymalla Construction Co. and the subcontractor on the YMER construction project, and the taking of any actions required in connection therewith;
14. Consider status of economic development agreements, including:
  - a) status of Incentive Agreement with ArmTact, LLC;
  - b) status of Incentive Agreement with EXP Controls or assignees (Stanchi);and the taking of any actions required in connection therewith;
15. 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) status of Option Agreement and Lease with Stanchi relative to 3-acre tract;
  - e) approval of land exchange with Catalyst Trading Services, Ltd.;
  - f) status of re-purchase of land previously conveyed to JRA Services LLC, d/b/a Hometown Chef Catering Co.;
  - g) status of agreement for lease of 2.00-acre site to Ymer Technology for material storage;
  - h) status of contracts for the purchase of land for expansion of the Industrial Park;and authorize the taking of all actions required in connection therewith;
16. Consider approval of Official Intent Resolution relative to purchase and development of additional land for Industrial Park expansion;
17. Consider discussion regarding cybersecurity awareness training requirements and take appropriate action related to same;
18. 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

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19. Consider matters for possible placement on future agendas.



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

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