

DOC# 18-0649  
POSTED  
05/07/2018 02:02PM  
DEANA CALDWELL  
MARK TURNBULL, 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 that the Board of Directors of East Montgomery County Improvement District will hold a regular meeting on **Thursday, May 10, 2018, 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 meeting held on April 12, 2018 and the minutes of the committee meeting held on April 5, 2018;
3. Consider review of Community Development Grant Requests, and the taking of any actions required in connection therewith;
4. 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 b) status of long term lease agreement in connection with use of District building space by MET, and the taking of any actions required in connection therewith;
5. 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;
6. Consider review and approval of East Montgomery County Emergency Services District No. 7 grant funding report, authorize payment of 2017 grant in accordance with the provisions thereof, and consider request for 3-year grant extension;
7. Consider status of economic development grants, including:
  - a) status of economic development grant with VR Porter Health Realty, LLC for Assisted Living facility in the District;
  - b) status of Incentive Agreement with Mustang Machinery Co. Ltd., dba Mustang CAT;
  - c) status of Incentive Agreement with YMER Technology in connection with its lease of a building in the Industrial Park;
  - d) status of Incentive Agreement with McDonald's of New Caney;
  - e) approval of Incentive Agreement with HEB;
  - f) approval of Incentive Agreement with Darst Funeral Directors, Inc.;
  - g) approval of Incentive Agreement with Presidential Billiards, L.P.;
  - h) approval of Incentive Agreement with Olive Garden Holdings, LLC;
  - i) approval of Incentive Agreement with North Caney Hospitality, Inc.;and the taking of any actions required in connection therewith;
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;
10. Consider report on activities within the Industrial Park, and the taking of any actions required in connection therewith, including:
  - a) Authorize preparation of plans and specifications for construction of second building 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;
  - c) status of contract with Clearwater for construction of water and sanitary sewer facilities to serve Industrial Park, Section 4;
  - d) status of contract with Angel Brothers for construction of roads to serve Industrial Park, Section 4;
  - e) status of plats of Section 3 and Section 4;
  - f) status of contract with E&S Construction for construction of warehouse building;
  - g) status of Incentive Agreement and approval of Purchase and Sale Agreement with EJVS Enterprises relative to purchase of site in the Industrial Park;
  - h) approval of Incentive Agreement and authorize preparation of Purchase and Sale Agreement with Agent Security 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 purchase and sale of the property;
  - i) 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;
  - j) 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;and authorize the taking of all actions required in connection therewith; and
11. Consider annual review and adoption of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;
12. Consider engagement of Arbitrage Compliance Specialists for Arbitrage Compliance Services relative to Series 2010 Sales Tax Revenue Refunding Bonds; and
13. Consider matters for 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.**