

MINUTES OF MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
May 28, 2020

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 Session, open to the public, on the 28th day of May, 2020, at 6:00 p.m., via teleconference in accordance with the posted notice of meetings, and the roll was called of the constituted members of the Board of Directors were present:

Brenda Webb	Chairperson
Stephen Carlisle	Secretary
Katherine Persson	Asst. Secretary
Fred Wetz	Treasurer/Investment Officer
Martin Zepeda	Asst. Treasurer
Leonard Rogers	Director
Richard Tramm	Director

and all of said persons being present, thus constituting a quorum.

Also present via teleconference were Mr. Frank McCrady, Mr. Joe O’Connell, Mr. David Marks, Mr. Ben Morse and Ms. Brandi Eckersley.

Chair Webb called the meeting to order, announced that a quorum was present.

As the first order of business, the Board considered authorizing the preparation of a Purchase and Sale Agreement with New Caney Beverage or its assigns (“NCB”), relative to the purchase of a 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. Mr. McCrady discussed the proposed sale of 6.224 acres to NCB for construction of a 30,000 square foot building to manufacture hand sanitizers and disinfectants. He stated that the company is projecting to create 50 jobs with 50% of the employees being hired from within the boundaries of the District. Mr. McCrady stated that the 6.224-acre tract is currently owned by Catalyst Trading Co. He stated the tract is a low site and will need to be raised at an approximate cost of \$300,000. Mr. McCrady stated the District will need to provide a site improvement allowance of \$100,000, plus dirt for the 6.224-acre tract and a \$25,000 incentive grant for building improvements. He further noted that NCB is also interested in a 10-acre tract or a 12.4-acre tract of land for construction of a second building. After discussion, Director Carlisle moved to authorize the preparation of a Purchase and Sale Agreement to NCB or its assigns for either tract and to authorize the President and Chair to

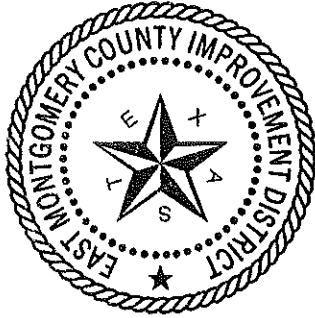
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take all actions and execute all required documents in connection with the sale of the property. Director Zepeda seconded the motion. A roll call vote was conducted and with all seven directors present voting in the affirmative, the motion unanimously carried.

The Board next considered matters for possible placement on future agendas. The Board discussed the format for the next meeting, including the use of WebEx or ZOOM video conference. Director Rogers noted that he is opposed to a video web meeting.

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

(SEAL)



Stephen Carlisle
Secretary, Board of Directors