

**EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
AGENDA**

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MARK TURNBULL, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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, June 20, 2019, 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 May 9, 2019;
3. Consider execution of Community Development Grant Agreements and presentation of Community Development Grants;
4. Consider engagement of auditor to prepare the District's audit report for fiscal year ending June 30, 2019;
5. 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 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 authorizing the payment of invoices presented or shown in such reports;
7. Consider adoption of operating budget for fiscal year ending June 30, 2020;
8. Consider report on engineering and construction projects in the Industrial Park, 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; and
 - c) status of plats of Section 3 and Section 4; and the taking of any actions required in connection therewith;
9. Announcements;
10. 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;

11. Consider status of Agreement with New Quest & TxDOT relative to construction of detention pond in connection with development of Kingwood Parc and widening of Loop 494, and the taking of any actions required in connection therewith;
12. Consider status of economic development grants, including:
 - a) approval of Incentive Agreement with Lighthouse Industrial Properties, LLC.;
 - b) approval of Incentive Agreement with Woodmark, LP;
 - c) approval of Incentive Agreement with Keysteel Corp.;
 - d) approval of Incentive Agreement with Italianos Restaurant, or its assignees;
 - e) status of Incentive Agreement with MTP Enterprises LLC;
 - f) status of Incentive Agreement with Speedsportz Racing Park at Grand Texas, LLC; and
 - g) status of Incentive Agreement with La Huerta Bar and Grill, LLC; and the taking of any actions required in connection therewith;
13. 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 Purchase and Sale Agreement with Gamma Holdings, LLC relative to purchase of site in the Industrial Park;
 - e) approval of Incentive Letter and authorize preparation of Purchase and Sale Agreement with Salt Technologies dba Agient 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 sale of the property;
 - f) approval of Incentive Letter and authorize preparation of Purchase and Sale Agreement with Pearson Construction 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 sale of the property;
 - g) approval of Incentive Letter and authorize preparation of Purchase and Sale Agreement with Hallmark Mitigation & Construction LLC 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 sale of the property;
 - h) approval of Novo exchange of property in the Industrial Park; and authorize the taking of all actions required in connection therewith;
14. 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;
15. Consider request from Records Management Officer to destroy notes of Board of Directors meetings from February 2018 through February 2019;
16. Consider review and approval of amendment and extension of Contract of Employment between the District and Frank McCrady, and the taking of any actions required in connection therewith; and

17. 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.

