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ANNA SANCHEZ

MARK TURNBULL, COUNTY CLERK

MONTGOMERY COUNTY, TEXAS

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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, September 12, 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 questions and comments from members of the audience;
2. Consider and act upon approval of the minutes of the Board of Directors meeting held on August 8, 2019;
3. Consider election of officers of Board of Directors;
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 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 status of receipt of funds and documents required to be provided by New Quest in connection with Kingwood Park detention pond project;
7. 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) acceptance of detention pond site, related easements and deposit of funds relative to Kingwood Parc project;
 - e) review of bids and award of contract for construction of detention pond to serve Kingwood Parc project; 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 status of economic development grants, including:
 - a) approval of Incentive Agreement with Lighthouse Industrial Properties, LLC.;
 - b) approval of Incentive Agreement with Keysteel Corp.;
 - c) approval of Incentive Agreement with EXP Controls or assignees (Stanchi); and the taking of any actions required in connection therewith;
11. 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 Incentive Letter and Purchase and Sale Agreement with BSD Transport relative to purchase of site in the Industrial Park;
 - e) status of Incentive Letter and Purchase and Sale Agreement with Pearson Construction relative to purchase of site in the Industrial Park;
 - f) status of Incentive Letter and Purchase and Sale Agreement with Performance Drywall LLC relative to purchase of site in the Industrial Park;
 - g) status of Purchase and Sale Agreement with Hallmark Mitigation & Construction LLC relative to purchase of site in the Industrial Park;
 - h) status of Incentive Letter and Purchase and Sale Agreement with Levitated Metals Real Estate Holdings, LLC relative to purchase of site in the Industrial Park;
 - i) authorize sale to Stanchi of 3 acre tract and lease of 2 acre site; and authorize the taking of all actions required in connection therewith;
12. Consider approval of Resolution Regarding Information Stored on Privately-Owned Devices, and the taking of any actions required in connection therewith;
13. 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
14. Consider appointment of Director to fill the vacancy created by the passing of Director Martin, and the taking of any actions required in connection therewith;
15. Consider acceptance of Qualification Statement, Oath of Office and Election Not to Disclose Personal Information for appointed director; and
16. Consider matters for possible placement on future agendas.



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

Persons with disabilities who wish 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.