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Shelby Curry

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 at the **East Montgomery County Improvement District Complex, Board Room, Room 103, 21575 U.S. Highway 59 North, New Caney, Texas**, said address being a meeting place within the boundaries of the District.

The meeting will be held on **Thursday, January 14, 2021, at 5:30 p.m.** The Board shall act upon the following matters:

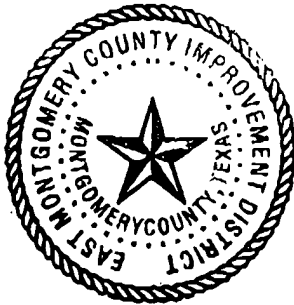
1. Consider comments from members of the audience;
2. Consider and act upon approval of the minutes of the Board of Directors meetings held on December 10, 2020 and December 17, 2020;
3. Consider report on constable patrol security program at shopping centers within the District during the holiday season;
4. Consider status of 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 approval of separate bank account relative to Kingwood Parc detention pond maintenance, and authorizing the payment of invoices presented or shown in such reports;
6. Consider adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District;
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;
 - c) status of plat of Section 3;
 - d) status of improvements to drainage along Gene Campbell Boulevard; and the taking of any actions required in connection therewith;
8. Consider report on Economic Development Administration Business Center Building in the Industrial Park, including:
 - a) approve plans, specifications and construction documents and authorize Project Bidding Phase;
 - b) approve dirt contract;
 - c) review bids, consider architect's/engineer's recommendations, and consider award of project for construction;

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- d) review pay applications, change orders and construction recommendations and consider approval of same;
 - e) consider final project documents, accept architect's and engineer's certification of completion, and accept project;
 - f) other items that may arise from time to time;
and the taking of any actions required in connection therewith;
9. Consider report on 2020-2021 Holiday to Remember Ice Rink and Winter Festival;
10. Announcements;
11. 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;
12. 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;
13. Consider status of economic development agreements, and the taking of any actions required in connection therewith, including status of agreement with New Caney Customs, LLC;
14. 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) status of Purchase and Sale Agreement with LAW Investment Holdings, LLP, relative to purchase of a 10.4668-acre tract of land in Industrial Park;
 - d) approval of Incentive Agreement and Purchase and Sale Agreement with Poly Weld USA, Inc., or its assignee, relative to purchase of a tract of land in Industrial Park, including authorizing the Chair and President to take all actions necessary to close the purchase and sale;
 - e) approval of Incentive Agreement and Purchase and Sale Agreement with JHarp Land Management LLC, or its assignee, relative to purchase of tract of land in Industrial Park, including authorizing the Chair and President to take all actions necessary to close the purchase and sale;
 - f) status of contracts for the purchase of land for expansion of the Industrial Park;
 - g) approval of Resolution of Authority relative to purchase and financing tracts in IP North;
 - h) status of sale of 127-acre tract of land in IP North;
and authorize the taking of all actions required in connection therewith;

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15. Consider status of petition to annex 71.788 acres of land owned by the District into East Montgomery County MUD No. 3, and the taking of all actions required in connection therewith;
16. Consider approval of Utility Development Agreement by and between the District and East Montgomery County MUD No. 3 relative to land owned by the District in Industrial Park-North, and the taking of any actions required in connection therewith;
17. Consider approval of final accounting of construction costs related to New Quest/TxDOT detention pond, acceptance of project as complete, granting of detention easements and entering into maintenance agreement relative to the detention pond, and the taking of all actions necessary in connection therewith; and
18. Consider matters for possible placement on future agendas.



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

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