

**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 **Tuesday, October 10, 2017, at 6:00 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 September 14, 2017;
3. 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;
4. Consider approval of Resolution Regarding Community Development Grants for Faith Based Organizations, and the taking of any actions required in connection therewith;
5. Consider status of economic development grant, including:
  - a) status of economic development grant to Veer Hanuman Hospitality Inc., or its assignees;
  - b) status of economic development grant with VR Porter Health Realty, LLC for Assisted Living facility in the District;
  - c) status of economic development grant with KM Express Care Services LLC (NP Clinic);
  - d) approval of economic development grant with Tana's Cutting Cottage;
  - e) approval of economic development grant with George Nichols – Nicole's Italian Restaurant; and
  - f) approval of economic development grant with Ace Hardware; and the taking of any actions required in connection therewith;
6. Consider approval of audit report for fiscal year ended June 30, 2017;
7. Announcements;
8. 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;
9. Consider status of the development of the District's 12.85-acre site, including: the construction of improvements and the leasing of space in the District's office building;
10. Consider status of design of new District building, and the taking of any actions required in connection therewith;

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 10/06/2017 01:35PM  
 DEANA FAIRCLOTH  
 HARY TURNBULL, COUNTY CLERK  
 MONTGOMERY COUNTY, TEXAS

11. Consider report on activities within the Industrial Park, and the taking of any actions required in connection therewith, including:
- Review and approval of proposal for repair of damage to drainage and detention ditches caused by Hurricane Harvey;
  - status of sale of dirt out of future detention pond, including status of contract with TDG for excavation and delivery of dirt;
  - status of contract with Quadvest Construction for construction of roads to serve Section 3;
  - status of contract with Clearwater for construction of water and sanitary sewer facilities to serve Industrial Park, Section 4;
  - status of contract with Angel Brothers for construction of roads to serve Industrial Park, Section 4;
  - status of plat of Section 3 and Section 4;
  - status of contract with E&S Construction for construction of warehouse building;
  - status of Purchase and Sale Agreement with WFP New Caney Properties LLC relative to purchase of a site in the Industrial Park;
  - status of Purchase and Sale Agreement with AV & RD Properties, LLC, formerly Metal Specialties or assignees relative to purchase of a site in the Industrial Park;
  - approval of incentive agreement with Youtrients, Inc. and/or assignees and authorize preparation of Purchase and Sale Agreement relative to purchase of a site in the Industrial Park, and authorize the President and Chair to take all actions and execute all required documents regarding the purchase and sale of the property;
  - status of Purchase and Sale Agreement with Gulf Coast Apparatus Service relative to purchase of site in the Industrial Park;
  - status of repurchase of 5 acres from Jenista Holdings, LLC;
  - approval of Lease Agreement with Ymer Technology relative to warehouse building and approval of Incentive Agreement relative to relocation into the Industrial Park;
  - 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;
  - Approval of Conveyance of Utility Facilities for wastewater lift station (Quadvest); and authorize the taking of all actions required in connection therewith;
12. Consider proposal in connection with Creed Development's Gigabit City REIT business model, and the taking of any actions required in connection therewith; and
13. Consider matters for possible placement on future agendas.

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

By TM



Persons 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) 441-4419 at least three (3) business days prior to the meeting so that appropriate arrangements can be made.