

EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT  
AGENDA

POSTED  
11/1/2019 04:07PM  
Shelby Curry  
MARK TURNBULL, COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

TO: THE BOARD OF DIRECTORS OF EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT, AND TO ALL OTHER INTERESTED PERSONS:

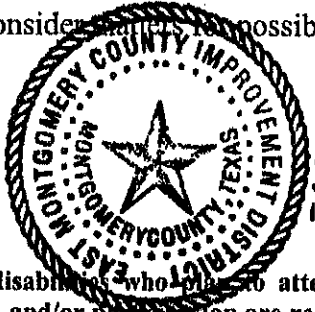
Notice is hereby given that the Board of Directors of East Montgomery County Improvement District will hold a regular meeting on Tuesday, October 15, 2019, at 5:30 p.m., at the East Montgomery County Improvement District Complex, Board Room, Room 103, 21575 U.S. Highway 59 North, New Caney, Texas, within the boundaries of the District, for the following purposes:

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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 September 12, 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 approval of audit report for fiscal year ended June 30, 2019;
6. 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 construction project, and authorizing the payment of invoices presented or shown in such reports;
7. Consider status of receipt of funds and documents required to be provided by New Quest in connection with Kingwood Park detention pond project;
8. 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;
  - f) approval of contract with J. A. Costanza & Associates relative to design and construction of EDA grant building in Industrial Park;
 and the taking of any actions required in connection therewith;
9. Consider approval of Davis & Bacon wage scale for EDA construction project, and the taking of any actions required in connection therewith;
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 status of economic development grants, including:
  - a) approval of Incentive Agreement with Lighthouse Industrial Properties, LLC.;
  - b) approval of Incentive Agreement with Weiz LLC;
  - c) approval of Second Amendment to Incentive Agreement with VR Porter Health Realty, LLC;
  - d) status of Incentive Agreement with Keysteel Corp.;
  - e) status of Incentive Agreement with EXP Controls or assignees (Stanchi);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) approval of Incentive Letter and Purchase and Sale Agreement with BSD Transport;
  - e) approval of Incentive Agreement with Ymer;
  - f) status of Incentive Letter and Purchase and Sale Agreement and Option Agreement with Pearson Construction relative to purchase of site in the Industrial Park;
  - g) status of Incentive Letter and Purchase and Sale Agreement with Performance Drywall LLC relative to purchase of sites in the Industrial Park;
  - h) status of Purchase and Sale Agreement with Hallmark Mitigation & Construction LLC relative to purchase of site in the Industrial Park;
  - i) 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;
  - j) authorize Option Agreement with Stanchi relative to 3 acre tract and lease of 2 acre site; and
  - k) approval of an agreement with East Montgomery County Municipal Utility District No. 3 to advance funds for security services 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; and
15. 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;
16. Consider acceptance of Qualification Statement, Oath of Office and Election Not to Disclose Personal Information for appointed director; and

17. Consider matters for possible placement on future agendas.



By: Stephen Carlisle *lyth*  
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.