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EMILY TORRENA

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, November 12, 2020, at 5:35 p.m.** The Board shall act upon the following matters:

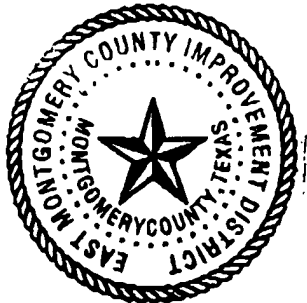
1. Consider comments from members of the audience;
2. Consider and act upon approval of the minutes of the Board of Directors meetings held on October 8, 2020 and October 13, 2020;
3. Consider acceptance of Qualification Statement, Oath of Office and Election Not to Disclose Personal Information for elected directors;
4. Consider election of officers of Board of Directors;
5. Consider Community Development Grant funding requests and take action to award or deny grants in connection therewith;
6. Consider authorizing 2020 constable patrol security program at shopping centers within the District during the holiday season, and authorizing funding in connection therewith;
7. 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;
8. Consider approval of audit report for fiscal year ended June 30, 2020;
9. 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;
10. Consider annual review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and the adoption of a Resolution related thereto;
11. Consider status of planning for 2020-2021 Holiday to Remember Ice Rink and Winter Festival, and the taking of any actions required in connection therewith;

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12. 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 contract between New Quest and Solid Bridge Const. for construction of detention pond and storm sewer trunk to serve Kingwood Parc project;
 - e) status of improvements to drainage along West Industrial Park Parkway; and the taking of any actions required in connection therewith;
13. 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) review bids, consider architect's/engineer's recommendations, and consider award of project for construction;
 - c) review pay applications, change orders and construction recommendations and consider approval of same;
 - d) consider final project documents, accept architect's and engineer's certification of completion, and accept project;
 - e) other items that may arise from time to time; and the taking of any actions required in connection therewith;
14. Announcements;
15. 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;
16. 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;
17. Consider status of economic development agreements, and the taking of any actions required in connection therewith;
18. 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;

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- c) approval of Purchase and Sale Agreement with PolyWeld USA Inc. relative to the purchase of a tract of land in the Industrial Park, including authorizing the Chair and President to take all actions necessary to close the purchase and sale;
 - d) status of Purchase and Sale Agreement with E9 Capital Inc. for purchase of a 10-acre tract in Industrial Park (Gamma);
 - e) approval of Resolution of Authority relative to the purchase of 10.4668 acre and 4.386-acre tracts of land in the Industrial Park, and authorize the taking of any actions required in connection therewith;
 - f) approval of Incentive Agreement and Purchase and Sale Agreement with LAW Investment Holdings, LLP, 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;
 - g) status of contracts for the purchase of land for expansion of the Industrial Park;
 - h) status of Contract for sale of land in North Industrial Park;
 - i) approval of Resolution of Authority relative to purchase and financing tracts in IP North; and authorize the taking of all actions required in connection therewith;
 - j) 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;
19. Consider authorization for petition to annex land owned by the District into East Montgomery County MUD No. 3 and the taking of all actions and execution by the Chair and President/CEO of all required documents, including:
- a) Annexation Agreement;
 - b) Petition for Consent to Include Land in East Montgomery County Municipal Utility District No. 3;
 - c) Petition for Addition of Certain Land to East Montgomery County Municipal Utility District No. 3;
 - d) Certificate of Corporate Resolution;
 - e) Affidavit of Ownership and Lienholders;
20. Consider approval of Utility Development Agreement by and between the District and No. 3 relative to land owned by the District in Industrial Park-North, and the taking of any actions required in connection therewith;
21. 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
22. Consider matters for possible placement on future agendas.



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

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