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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 105 (Formerly 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 Monday, December 13, 2021, at 5:30 p.m. The Board shall act upon the following matters:

1. Consider comments from members of the audience,
2. Consider execution of Community Development Grant Agreements and presentation of Community Development Grants;
3. Consider and act upon approval of the minutes of the Board of Directors meeting held on November 4, 2021;
4. Consider report on 2021 constable patrol security program at shopping centers within the District during the holiday season;
5. 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;
6. Consider request for extension of Grant Agreement submitted by Montgomery County Emergency Services District No. 7, and the taking of any actions required in connection therewith;
7. Consider request for grant for Veterans Memorial, and the taking of any actions required in connection therewith;
8. Consider financial, bookkeeping, cash flow and investment reports, and the taking of any actions required in connection therewith, and authorizing the payment of invoices presented or shown in such reports;
9. Consider report on engineering and construction projects in the Industrial Park and the District, including:
  - a) status of sale of dirt out of future detention pond;
  - b) status of improvements to drainage along Gene Campbell Boulevard by Montgomery County;
  - c) review bids and authorize award of a contract for construction of the building to be leased to The Pallet Guys;
  - d) review bids and authorize award of a contract for construction of the building to be leased to Titan Environmental USA;
  - e) status of contract with BSC Management, Ltd., for clearing and grubbing of 6-acre tract to serve Titan Environmental USA building;
 and the taking of any actions required in connection therewith;

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at 713-942-9922 at least three business days prior to the meeting so that appropriate arrangements can be made.

10. Consider report on Economic Development Administration Business Center Building in the Industrial Park, including:
  - a) status of contract with Comex Corporation for construction of EDA building, including review and approval of pay applications, change orders and construction recommendations;
  - b) consider final project documents, accept architect's and engineer's certification of completion, and accept project;
  - c) other items that may arise from time to time;and the taking of any actions required in connection therewith;
11. Announcements;
12. 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;
13. Consider status of economic development agreements, including:
  - a) status of Incentive Agreement with Lowe's relative to distribution center in Industrial Park North;
  - b) status of Incentive Agreement with American Realty Group (La Marketa de Porter, LLC);
  - c) approval of Incentive Agreement with Smoke Stack Bar-B-Q;
  - d) approval of Incentive Agreement with Husteel USA Inc.;
  - e) approval of Incentive Agreement with JL Texas Pallets & Logistics, LLC;and the taking of any actions required in connection therewith;
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 storm water drainage facilities to serve Industrial Park, Section 4 (Angel Bros.) to East Montgomery County MUD No. 3;
  - b) approval of Special Warranty Deed (Lift Station Site – Restricted Reserve "D" (0.195 acres) to serve Industrial Park, Section 4 to East Montgomery County MUD No. 3;
  - c) status of Real Estate Agreement with Gromax Development, LLC relative to purchase of 2.29 acre site in the Industrial Park, including approval of assignment from Gromax Development, LLC to GroGro, LLC relative to the two option tracts, and approval of assignment of Real Estate Agreement from Gromax Development, LLC to The Centre on Gene Campbell, LLC, and authorizing the President and Chair take all actions necessary to close on the transaction;
  - d) approval of Real Estate Agreement with GroGro, LLC relative to purchase of the 2.838 acre option tract and authorizing the President and Chair to take all actions necessary to close on the transaction;
  - e) status of Incentive Letter and Lease Agreement with The Pallet Guys relative to lease of site and improvements thereon in the Industrial Park;
  - f) status of Purchase and Sale Agreement with Electronic Technical Services Corporation relative to purchase of site in the Industrial Park;
  - g) status of Incentive Letter and Lease Agreement with Titan Environmental USA relative to lease of land and improvements thereon in the Industrial Park;

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- h) status of Incentive Letter and Purchase and Sale Agreement with Acacia, LLC relative to purchase of site in the Industrial Park;
  - i) status of contracts for the purchase of land for expansion of the Industrial Park;
  - j) approval of Resolution of Authority relative to purchase and financing of tract located near the Industrial Park and approval of Purchase Agreement for ESD 6 property;
  - k) status of sale of 127-acre tract of land in IP North;
  - l) approval of Purchase and Sale Agreement relative to purchase of additional land for expansion of the Industrial Park and authorize negotiation for financing in connection therewith;
  - m) status of Purchase Agreement relative to tract of land for park development, including securing financing agreement in connection therewith;
  - n) approval of Incentive Agreement and Purchase and Sale Agreement with Prime Helium Supply Co. or its assignees relative to purchase of site in the Industrial Park;
  - o) approval of modification of lease with YMER Technology and approval of sublease of a portion of the building to fan manufacture company;  
and authorize the taking of all actions required in connection therewith;
15. Consider status of petition to annex 112.022 acres of land owned by the District into East Montgomery County MUD No. 3, and the taking of all actions required in connection therewith; and
16. Consider matters for possible placement on future agendas.



By: Katherine Persson *lyth*  
Katherine Persson  
Secretary of the East Montgomery County  
Improvement District

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