

**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 **Thursday, December 14, 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:**

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POSTED
12/11/2017 11:02AM
DEANA FAIRCLOTH
MARK TURNBULL, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

1. Consider comments from members of the audience;
2. Consider updates from developers in the District;
3. Consider approval of NCISD Education Foundation grant option, execution of Grant Agreements and presentation of Community Development Grants;
4. Consider and act upon approval of the minutes of the Board of Directors meeting held on November 7, 2017;
5. Consider approval of audit report for fiscal year ended June 30, 2017;
6. Consider status of constable patrol security program at shopping centers within the District during the holiday season;
7. Consider approval of request for grants out of Hurricane Preparedness community grant allocation;
8. 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 b) approval of revised rental invoice in connection with use of District building space by Lone Star College Kingwood and approval of modifications to lease, and the taking of any actions required in connection therewith;
9. 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;
10. Consider annual review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of a Resolution in connection therewith;
11. Consider approval of Resolution Regarding Community Development Grants for Faith Based Organizations, and the taking of any actions required in connection therewith;
12. Consider status of economic development grants, including:
 - a) status of economic development grant with VR Porter Health Realty, LLC for Assisted Living facility in the District;
 - b) status of economic development grant with KM Express Care Services LLC (NP Clinic);
 - c) status of economic development grant with George Nichols – Nicole's Italian Restaurant;
 - d) status of economic development grant with Ace Hardware; and

- e) approval of economic development grant with Gringo's Mexican Kitchen No. 14, LLC; and the taking of any actions required in connection therewith;
13. Announcements;
14. 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;
15. Consider status of design of new District building, and the taking of any actions required in connection therewith;
16. Consider report on activities within the Industrial Park, and the taking of any actions required in connection therewith, including:
- a) Status of repair by Rebel Contractors of damage to drainage and detention ditches caused by Hurricane Harvey;
 - b) status of sale of dirt out of future detention pond, including status of contract with TDG for excavation and delivery of dirt;
 - c) status of contract with Quadvest Construction for construction of roads to serve Section 3;
 - d) status of contract with Clearwater for construction of water and sanitary sewer facilities to serve Industrial Park, Section 4;
 - e) status of contract with Angel Brothers for construction of roads to serve Industrial Park, Section 4;
 - f) status of plat of Section 3 and Section 4;
 - g) status of contract with E&S Construction for construction of warehouse building;
 - h) 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;
 - i) status of Purchase and Sale Agreement with Gulf Coast Apparatus Service relative to purchase of site in the Industrial Park;
 - j) approval of Commercial Lease Agreement with Gulf Coast Apparatus Service relative to lease of house for commercial office;
 - k) approval of Lease Agreement with Ymer Technology relative to warehouse building and approval of Incentive Agreement relative to relocation into the Industrial Park;
 - l) 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;
 - m) 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;
- and authorize the taking of all actions required in connection therewith;
17. Consider proposal in connection with Creed Development's Gigabit City REIT business model, and the taking of any actions required in connection therewith; and

18. Consider matters for possible placement on future agendas.

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

Persons with disabilities 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) 354-4419 at least three (3) business days prior to the meeting so that appropriate arrangements can be made.

