

**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 **Wednesday, December 19, 2018, 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:**

1. Consider execution of Grant Agreements and presentation of Community Development Grants;
2. Consider comments from members of the audience;
3. Consider and act upon approval of the minutes of the Board of Directors meetings held on October 11, 2018 (5:30 p.m.), November 8, 2018 and November 26, 2018;
4. Consider report on 2018 constable patrol security program at shopping centers within the District during the holiday season;
5. Consider status of Grant Agreement with Montgomery County Emergency Services District No. 7 relative to purchase of ladder truck, and the taking of any actions required in connection therewith;
6. 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;
7. 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;
8. Consider report on engineering and construction projects in the Industrial Park, including:
 - a) Status of contract with CBuilders LLC for construction of building #2 for YMER Technology;
 - b) status of sale of dirt out of future detention pond, including status of contract with TDG for excavation and delivery of dirt; and
 - c) status of plats of Section 3 and Section 4;
 and the taking of any actions required in connection therewith;
9. Announcements;
10. 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;

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POSTED
 12/14/2018 03:27PM
 ANNA SANCHEZ
 MARK TURNBULL, COUNTY CLERK
 MONTGOMERY COUNTY, TEXAS

11. Consider status of economic development grants, including:
 - a) status of Incentive Agreement with YMER Technology in connection with its lease of buildings in the Industrial Park;
 - b) status of Incentive Agreement with Feel Better Consulting, LLC, d/b/a Cumberland Health Center;
 - c) status of Incentive Agreement with JHarp Land Management LLC;
 - d) approval of Incentive Agreement with HEB;
 - e) approval of Incentive Agreement with Royal Dough Bakers LLC;and the taking of any actions required in connection therewith;

12. Consider report on activities within the Industrial Park, and the taking of any actions required in connection therewith, including:
 - a) status of Incentive Agreement and approval of Purchase and Sale Agreement with Salt Technologies dba Agient Security relative to purchase of site in the Industrial Park;
 - b) status of Purchase and Sale Agreement with Novo Mexican Food Products relative to purchase of site in Industrial Park;
 - c) 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;
 - d) 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;
 - e) Approval of Conveyance of Utility Facilities for water and sanitary sewer facilities to serve Industrial Park, Section 4 (Clearwater);and authorize the taking of all actions required in connection therewith; and

13. Consider matters for possible placement on future agendas.

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

by JPO

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.

EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
ECONOMIC DEVELOPMENT ZONE NO. 1
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned Zone will hold a public meeting at the East Montgomery County Improvement District Complex, Conference Room, Room 200A, 21575 U.S. Highway 59 North, New Caney, Texas.

The meeting will be held on Wednesday, December 19, 2018, at 4:00 p.m.
The Board shall consider and act upon the following matters:

1. Approval of Statement of Appointed Officer, Oath of Office and Election Not to Disclose Certain Information for Directors Martin, Persson, Carlisle, Rogers, Tramm and Zepeda;
2. Consider affirming Officers of Board of Directors of the Zone;
3. Review and approve the minutes of the March 9, 2017, Board of Directors meeting;
4. Consider report of EMCID President/CEO on contracts entered into and other actions taken since the previous Board of Directors Meeting, and the taking of any actions required in connection therewith;
5. Consider report on status of Valley Ranch commercial development;
6. Consider review of funds reconciliation and payment of economic development grant to Signorelli in accordance with terms of Second Amended and Restated Economic Development Agreement by and among SIG-VALLEY RANCH, LTD., a Texas limited partnership, VALLEY RANCH TOWN CENTER, LTD., a Texas limited partnership, the EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT and the Zone, and the taking of any actions required in connection therewith;
7. Consider adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with Zone;
8. Consider annual review of Order Establishing Policy for Investment of Zone Funds and Appointing Investment Officer, and the adoption of Resolution in connection therewith;
9. Consider ratification of renewal of Zone's insurance coverage for term expiring March 31, 2019;
10. Consider financial and investment reports, including invoices presented, and the taking of any actions required in connection therewith, including authorizing the payment of invoices presented;
11. Consider ratifying all actions taken and the payment of various out-of-pocket expenses made on behalf of the Zone since the March 9, 2017, Board of Directors meeting; and
12. Consideration of matters for possible placement on future agendas

DOC# 18-1742
POSTED
DIRECTORS MEETING
Shelby Curry
MARK TURNBULL, COUNTY CLERK
12/14/2018 11:00 AM

By: Brenda Webb by JPO
Brenda Webb
Chairman of East Montgomery County
Improvement District Economic Development
Zone No. 1

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.

EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
ECONOMIC DEVELOPMENT ZONE NO. 2
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned Zone will hold a public meeting at East Montgomery County Improvement District Complex, Conference Room, Room 200A, 21575 U.S. Highway 59 North, New Caney, Texas.

The meeting will be held on Wednesday, December 19, 2018, at 4:30 p.m. 18-1743

The Board shall consider and act upon the following matters:

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12/14/2018 03:20PM
Shelby Curry
MARK TURNBULL, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

1. Approval of Statement of Appointed Officer, Oath of Office and Election ~~Not to Disclose Certain Information for Directors Martin, Persson, Carlisle, Rogers, Tramm and Zepeda;~~
2. Consider affirming Officers of Board of Directors of the Zone;
3. Review and approve minutes of the Board of Directors meeting held on March 9, 2017, and the taking of any actions required in connection therewith;
4. Consider report of EMCID President/CEO on contracts entered into and other actions taken since previous Board of Directors Meeting and the taking of any actions required in connection therewith;
5. Consider annual review of Order Establishing Policy for Investment of Zone Funds and Appointing Investment Officer, and adoption of Resolution in connection therewith;
6. Consider adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the Zone;
7. Consider ratification of renewal of Zone's insurance coverage for term expiring March 31, 2019;
8. Consider financial and investment reports, including invoices presented, and the taking of any actions required in connection therewith, including authorizing the payment of invoices presented;
9. Consider ratifying all actions taken and the payment of various out-of-pocket expenses made on behalf of the Zone since the March 9, 2017, Board of Directors meeting; and
10. Consideration of matters for possible placement on future agenda.

By: Brenda Webb by JPO
Brenda Webb
Chairman of East Montgomery County
Improvement District Economic Development
Zone No. 2

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.

EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
ECONOMIC DEVELOPMENT ZONE NO. 3
NOTICE OF PUBLIC MEETING

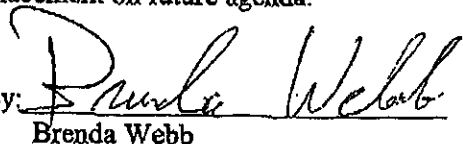
Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned Zone will hold a public meeting at East Montgomery County Improvement District Complex, Conference Room, Room 200A, 21575 U.S. Highway 59 North, New Caney, Texas.

The meeting will be held on Wednesday, December 19, 2018, at 2:00 pm, 18-1744

POSTED
12/14/2018 03:20PM
Shelby Curry
MARK TURNBULL, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

The Board shall consider and act upon the following matters:

1. Approval of Statement of Appointed Officer, Oath of Office and Election Not to Disclose Certain Information for Directors Martin, Persson, Carlisle, Rogers, Tramm and Zepeda;
2. Consider affirming Officers of Board of Directors of the Zone;
3. Review and approve minutes of the Board of Directors meeting held on March 9, 2017, and the taking of any actions required in connection therewith;
4. Consider report of EMCID President/CEO on contracts entered into and other actions taken since previous Board of Directors Meeting and the taking of any actions required in connection therewith;
5. Consider annual review of Order Establishing Policy for Investment of Zone Funds and Appointing Investment Officer, and adoption of Resolution in connection therewith;
6. Consider adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the Zone;
7. Consider ratification of renewal of Zone's insurance coverage for term expiring March 31, 2019;
8. Consider financial and investment reports, including invoices presented, and the taking of any actions required in connection therewith, including authorizing the payment of invoices presented;
9. Consider ratifying all actions taken and the payment of various out-of-pocket expenses made on behalf of the Zone since the March 9, 2017, Board of Directors meeting; and
10. Consideration of matters for possible placement on future agenda.

By:  JPO
Brenda Webb
Chairman of East Montgomery County
Improvement District Economic Development
Zone No. 3

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.

DOC# 18-1745

POSTED

12/14/2018 03:20PM

Shelby Curry

EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT COUNTY CLERK
 ECONOMIC DEVELOPMENT ZONE NO. 4 MONTGOMERY COUNTY, TEXAS
 NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned Zone will hold a public meeting at East Montgomery County Improvement District Complex, Conference Room, Room 200A, 21575 U.S. Highway 59 North, New Caney, Texas.

The meeting will be held on Wednesday, December 19, 2018, at 4:50 p.m.

The Board shall consider and act upon the following matters:

1. Approval of Statement of Appointed Officer, Oath of Office and Election Not to Disclose Certain Information for Directors Martin, Persson, Carlisle, Rogers, Tramm and Zepeda;
2. Consider affirming Officers of Board of Directors of the Zone;
3. Review and approve minutes of the Board of Directors meeting held on March 9, 2017, and the taking of any actions required in connection therewith;
4. Consider report of EMCID President/CEO on contracts entered into and other actions taken since the previous Board of Directors Meeting and the taking of any actions required in connection therewith;
5. Consider annual review of Order Establishing Policy for Investment of Zone Funds and Appointing Investment Officer, and adoption of Resolution in connection therewith;
6. Consider adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the Zone;
7. Consider ratification of renewal of Zone's insurance coverage for term expiring March 31, 2019;
8. Consider financial and investment reports, including invoices presented, and the taking of any actions required in connection therewith, including authorizing the payment of invoices presented;
9. Consider ratifying all actions taken and the payment of various out-of-pocket expenses made on behalf of the Zone since the March 9, 2017, Board of Directors meeting; and
10. Consideration of matters for possible placement on future agenda.

By:

Brenda Webb

Chairman of East Montgomery County

Improvement District Economic Development
Zone No. 4

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.