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GENDALYNN CAMARENA

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, Conference Room, Room 200A, 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, May 13, 2021, at 5:30 p.m.** The Board shall act upon the following matters:

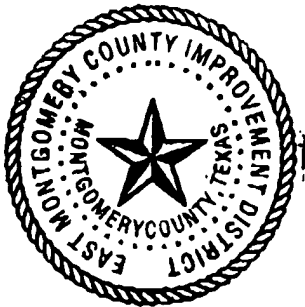
1. Consider comments from members of the audience;
2. Consider and act upon approval of the minutes of the Board of Directors meetings held on April 8, 2021 (4:30 p.m.) and April 8, 2021 (5:30 p.m.);
3. Consider review of Community Development Grant Requests, and the taking of any actions required in connection therewith;
4. Consider approval of release of liens securing obligations under grant agreements, and the taking of any actions required in connection therewith;
5. a) Consider status of construction of improvements and the leasing of space in the District's office building; and
b) Consider report from Leaf Engineers on building mechanical recommendations, and the taking of any actions required in connection therewith;
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 maintenance, and authorizing the payment of invoices presented or shown in such reports;
7. Consider approval of partnership with Splendora ISD to share in costs associated with preparation of a demographic study, and the taking of any actions required in connection therewith;
8. 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 plat of Section 3;
 - c) status of improvements to drainage along Gene Campbell Boulevard by Montgomery County; 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.

9. 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) approve dirt contract;
 - c) review bids, consider architect's/engineer's recommendations, and consider award of project for construction;
 - d) review pay applications, change orders and construction recommendations and consider approval of same;
 - e) consider final project documents, accept architect's and engineer's certification of completion, and accept project;
 - f) other items that may arise from time to time;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 agreements, including:
 - a) status of Incentive Agreement with Lowe's relative to distribution center in Industrial Park North;
 - b) approval of amended Incentive Agreement with VR Porter Realty, LLC; 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) status of re-purchase of Powerhouse properties (4.286 acres and 10.4668 acres);
 - d) status of Purchase and Sale Agreement with LAW Investment Holdings, LLP, relative to purchase of 8.784 acres (formerly 12.3-acre tract owned by Catalyst) of land in Industrial Park;
 - e) approval of Incentive Letter and authorize preparation of Lease Agreement with The Pallet Guys relative to lease of land and improvements thereon in the Industrial Park, and authorize the President and Chair to take all actions and execute all required documents in connection therewith;

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- f) approval of Incentive Letter and authorize preparation of Purchase and Sale Agreement with Electronic Technical Services Corporation relative to purchase of site in the Industrial Park, and authorize the President and Chair to take all actions and execute all required documents in connection with the sale of the property;
 - g) approval of Incentive Letter and authorize preparation of Lease Agreement with Titan Environmental USA relative to lease of land and improvements thereon in the Industrial Park, and authorize the President and Chair to take all actions and execute all required documents in connection therewith;
 - h) approval of Incentive Letter and authorize preparation of Purchase and Sale Agreement with Acacia, LLC relative to purchase of site in the Industrial Park, and authorize the President and Chair to take all actions and execute all required documents in connection with the sale of the property;
 - 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 tracts in IP North;
 - k) status of sale of 127-acre tract of land in IP North;
 - l) approval and execution of Waiver Agreement relative to annexation of 71.788 acres of land to East Montgomery County MUD No. 3; and authorize the taking of all actions required in connection therewith;
14. 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;
15. Consider approval of final accounting of construction costs related to New Quest/TxDOT detention pond, acceptance of project as complete, granting of detention easements, entering into maintenance agreement relative to the detention pond, and receipt of funds from TxDOT and payment thereof to New Quest in accordance with terms of Developer Reimbursement Agreement, and the taking of all actions necessary in connection therewith;
16. Consider matters for possible placement on future agendas.



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

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