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EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS  
**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 **Friday, August 14, 2020, at 12:30 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 meeting held on July 9, 2020;
3. Consider authorizing 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;
4. Consider review and approval of updated 2020 EMCID Sales Tax Calculations to Comply with Agreements with Montgomery County Emergency Services District No. 6 and No. 7, and the taking of any actions required in connection therewith;
5. 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;
6. Review and act upon matters concerning or relating to the District's \$7,925,000 Sales Tax Revenue Refunding Bonds, Series 2020 (Taxable) ("Series 2020 Refunding Bonds"), including:
  - a) Review closing memorandum and authorize disbursement of bond proceeds relative to the District's Series 2020 Refunding Bonds;
  - b) Authorize execution of closing documentation relative to the District's Series 2020 Refunding Bonds; and
  - c) Authorize approval and execution of other documents required in connection with the closing;
7. 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;

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.

8. 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) status of contract with TDG General Contractors for clearing and grubbing of 4.8-acre tract;
  - 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;
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, personnel matters pursuant to §551.074, Texas Government Code, and Economic Development negotiations pursuant to §551.087, Texas Government Code;
11. 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;
12. Consider status of economic development agreements, including:
  - a) status of modification to Incentive Agreement with La Huerta Bar & Grill, LLC;
  - b) status of modification to Incentive Agreement with Italianos;
  - c) status of modification to Incentive Agreement with Weiz, LLC relating to Poke Yana;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) 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;
  - e) status of contracts for the purchase of land for expansion of the Industrial Park;
  - f) status of Contract for sale of land in North Industrial Park;

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- g) 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;
- 14. 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
- 15. Consider matters for possible placement on future agendas.



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

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