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AIRN PREVITI

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 Atrium Center, Room 105, 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, June 9, 2022, at 5:30 p.m.** The Board shall act upon the following matters:

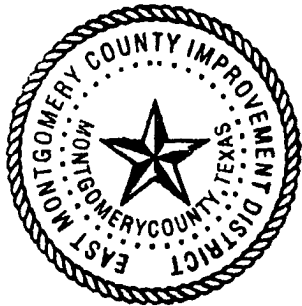
1. Consider execution of Community Development Grant Agreements and presentation of Community Development Grants;
2. Consider comments from members of the audience;
3. Consider and act upon approval of the minutes of the Board of Directors meetings held on May 12, 2022 (12:00 p.m.), May 12, 2022 (5:30 p.m.), and May 18, 2022;
4. Consider engagement of auditor to prepare the District's audit report for fiscal year ending June 30, 2022;
5. Consider status of construction of improvements and the leasing of space in The Atrium Center, 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, and authorizing the payment of invoices presented or shown in such reports;
7. Consider adoption of operating budget for fiscal year ending June 30, 2023;
8. Consider approval of Amended and Restated Agreement for Bookkeeping Services with Municipal Accounts & Consulting, LP, and the taking of any actions required in connection therewith;
9. Consider report on District engineering and construction projects in the Industrial Park, 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) status of contract with Bey Commercial for construction of the building to be leased to Titan Environmental USA in the Industrial Park;
  - d) status of contract with ATZ Environmental Solutions, LCC for clearing and grubbing of DeLeon property relative to expansion of Industrial Park;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 Husteel USA Inc.;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) status of sale of portion of 2.840-acre tract to The Centre on Gene Campbell, LLC located adjacent to 2.29-acre tract owned by The Centre on Gene Campbell, LLC;
  - b) status of Purchase Agreement with Acacia, LLC relative to purchase of 7.236-acre site in the Industrial Park;
  - c) status of contracts for the purchase of land for expansion of the Industrial Park;
  - d) status of purchase of 1.608-acre tract near the Industrial Park;
  - e) status of sale of 127-acre tract of land in IP North, including approval of amendment to extend the term of the contract;
  - f) approval of Purchase and Sale Agreement relative to purchase of approximately 40 acres of additional land for expansion of the Industrial Park and authorize negotiation for financing in connection therewith, including authorizing the Chair and President/CEO to take all actions necessary to close on the transaction;
  - g) status of Purchase Agreement relative to approximately 64-acre tract of land for park development, including securing financing agreement in connection therewith;
  - h) status of modification of lease with YMER Technology and status of sublease of a portion of the building to fan manufacture company;and authorize the taking of all actions required in connection therewith;

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15. Consider status of petition to annex 29.1 acres of land owned by the District into the East Montgomery County Municipal Utility District No. 3, and the taking of any actions required in connection therewith, including:
  - a) approval and execution of Supplemental Declaration to The Declaration of Covenants, Conditions, Restrictions and Easements; and
  - b) approval and execution of Waiver Agreement;
16. Consider approval of Amended Utility Development Agreement by and between the District and the East Montgomery County Municipal Utility District No. 3 relative to the 29.1-acre annexation, and the taking of any actions required in connection therewith; and
17. Consider request from Records Management Officer to destroy notes of Board of Directors meetings from February 2021 through February 2022;
18. Consider review and approval of amendment and extension of Contract of Employment between the District and Frank McCrady, and the taking of any actions required in connection therewith; and
19. Consider matters for possible placement on future agendas.



By: *Katherine Persson* *kyth*  
Katherine Persson, Secretary  
East Montgomery County Improvement District

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