

EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT

AGENDA

DOC# 22-0063

POSTED

2022 02:09PM

GWENDALYNN CAMARENA

MARK TURNBULL, COUNTY CLERK

MONTGOMERY COUNTY, TEXAS

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 105 (Formerly 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 Thursday, January 13, 2022, at 5:30 p.m. The Board shall act upon the following matters:

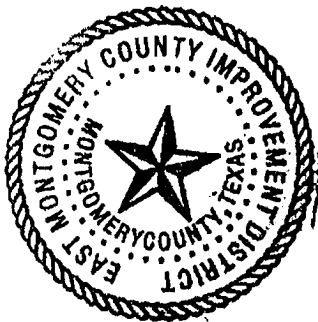
1. Consider comments from members of the audience,
2. Consider and act upon approval of the minutes of the Board of Directors meeting held on December 13, 2021;
3. Consider status of construction of improvements and the leasing of space in the District's office building, and the taking of any actions required in connection therewith;
4. Consider request for grant for Veterans Memorial, 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, and authorizing the payment of invoices presented or shown in such reports;
6. Consider annual review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and the adoption of a Resolution related thereto;
7. Consider adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District;
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 improvements to drainage along Gene Campbell Boulevard by Montgomery County;
 - c) status of contract with Frost Construction Company, Inc. for construction of the building to be leased to The Pallet Guys in the Industrial Park;
 - d) review bids and authorize award of a contract for construction of the building to be leased to Titan Environmental USA in the Industrial Park;
 - e) status of contract with BSC Management, Ltd., for clearing and grubbing of 6-acre tract to serve Titan Environmental USA building;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) 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;
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) status of Incentive Agreement with American Realty Group (La Marketa de Porter, LLC);
 - c) status of Incentive Agreement with Smoke Stack Bar-B-Q;
 - d) status of Incentive Agreement with Husteel USA Inc.;
 - e) status of Incentive Agreement with JL Texas Pallets & Logistics, 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) status of Real Estate Agreement with Gromax Development, LLC relative to purchase of 2.29-acre site in the Industrial Park, including status of assignment from Gromax Development, LLC to GroGro, LLC relative to the two option tracts, and status of assignment of Real Estate Agreement from Gromax Development, LLC to The Centre on Gene Campbell, LLC;
 - b) status of Real Estate Agreement with GroGro, LLC relative to purchase of the 2.838-acre option;
 - c) authorize sale of portion of 2.840-acre tract adjacent to 2.29-acre tract owned by The Centre on Gene Campbell, LLC and authorize the President/CEO and Chair to take all actions necessary to close on the transaction;
 - d) status of Lease Agreement with The Pallet Guys relative to lease of site and improvements thereon in the Industrial Park;
 - e) status of Lease Agreement with Titan Environmental USA relative to lease of land and improvements thereon in the Industrial Park;
 - f) status of Purchase and Sale Agreement with Acacia, LLC relative to purchase of site in the Industrial Park;
 - g) status of contracts for the purchase of land for expansion of the Industrial Park;
 - h) approval of Resolution of Authority relative to purchase and financing of tract located near the Industrial Park;

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.

- i) status of sale of 127-acre tract of land in IP North;
 - j) approval of Purchase and Sale Agreement relative to purchase of additional land for expansion of the Industrial Park and authorize negotiation for financing in connection therewith;
 - k) status of Purchase Agreement relative to tract of land for park development, including securing financing agreement in connection therewith;
 - l) status of Purchase and Sale Agreement with Prime Helium Supply Co. or its assignees relative to purchase of site in the Industrial Park, including authorizing President and chair to take all actions necessary to close on the transaction;
 - m) 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;
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. Authorize request for annexation of 29.1-acre tract of land into East Montgomery County Municipal Utility District No. 3, and the taking of any actions required in connection therewith; and
 16. Consider matters for possible placement on future agendas.



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

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.