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## EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT

COURT ARENA

MARK TURNBULL, 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 **Thursday, July 9, 2020, at 5:30 p.m.** The Board shall act upon the following matters:

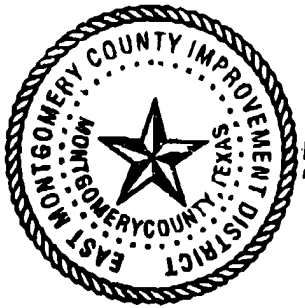
1. Consider comments from members of the audience;
2. Consider and act upon approval of the minutes of the Board of Directors meeting held on June 11, 2020;
3. Consider authorizing the construction of improvements and the leasing of space in the District's office building, and the taking of any actions required in connection therewith;
4. Consider 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;
5. Consider discussion relative to issuance of bonds to refund portions of the District's Outstanding Bonds, including:
  - a) Adoption of an Order authorizing the issuance, sale and delivery of the District's Sales Tax Revenue Refunding Bonds, Series 2020 ("Series 2020 Refunding Bonds");
  - b) Authorize Board Officers or District Officers to act on behalf of the Board to receive and act upon proposals for the purchase of the District's Series 2020 Refunding Bonds, including the approval of a Plan of Financing and execution and approval of an Officers' Pricing Certificate and Bond Purchase Agreement, all in connection therewith;
  - c) Such other matters, and authorize the taking of any necessary actions, relating to the issuance of the Series 2020 Refunding Bonds;
6. 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, including termination of contract with TDG for excavation and delivery of dirt and approval of contract for sale of dirt to Grand Parkway Infrastructure, LLC;
  - 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;

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.

- e) status of improvements to drainage along West Industrial Park Parkway;  
and the taking of any actions required in connection therewith;
7. 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;
  8. Announcements;
  9. 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;
  10. 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;
  11. Consider status of economic development agreements, including:
    - a) status of Incentive Agreement relative to new development in Industrial Park;
    - b) modification to Incentive Agreement with La Huerta Bar & Grill, LLC;
    - c) modification to Incentive Agreement with Italianos;
    - d) modification to Incentive Agreement with Weiz, LLC relating to Poke Yana;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) 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 Purchase and Sale Agreement with E9 Capital Inc. for purchase of a 10-acre tract in Industrial Park;
    - d) status of Option Agreement and Lease with Stanchi relative to 3-acre tract;
    - e) status of contracts for the purchase of land for expansion of the Industrial Park;

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- f) status of Contract for sale of land in North Industrial Park and approval of Option Agreement to sell additional tracts of land;
  - 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;
13. 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;
  14. Consider grant procedures for fiscal year 2020-2021, amendment of grant policies and procedures and the taking of any actions required in connection therewith; and
  15. Consider matters for possible placement on future agendas.



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

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