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**EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT**

**AGENDA**

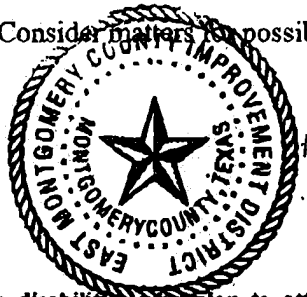
**TO: THE BOARD OF DIRECTORS OF EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT, AND TO ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that the Board of Directors of East Montgomery County Improvement District will hold a regular meeting on **Monday, December 9, 2019, at 5:30 p.m., at the East Montgomery County Improvement District Complex, Board Room, Room 103, 21575 U.S. Highway 59 North, New Caney, Texas**, within the boundaries of the District, for the following purposes:

1. Consider questions and comments from members of the audience;
2. Consider execution of Community Development Grant Agreements and presentation of Community Development Grants;
3. Consider and act upon approval of the minutes of the Board of Directors meeting held on November 14, 2019;
4. Consider election of officers of Board of Directors;
5. Consider status of 2019 constable patrol security program at shopping centers within the District during the holiday season;
6. Consider status of the development of the District's 12.85-acre site, including: a) 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;
7. 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;
8. 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 plats of Section 3 and Section 4;
  - d) status of receipt of SWD for detention pond site, related easements and deposit of funds relative to Kingwood Parc project;
  - e) status of contract with Solid Bridge Const. for construction of detention pond and storm sewer trunk to serve Kingwood Parc project;
  - f) approval of modifications to East Montgomery County Municipal Utility District No. 3 operating advance to fund Constable program and approval of operating advance funding agreement related thereto;
 and the taking of any actions required in connection therewith;

9. Consider report on Economic Development Administration Business Center Building in the Industrial Park, including:
  - a) approval of contract with J.A. Costanza & Associates Engineering, Inc. relative to program management and/or engineering services related to the project;
  - b) authorize Request for Qualifications (RFQ) for Architectural/Engineering Services, including publishing and review of RFQ's received;
  - c) authorize Request for Proposal (RFP) for Architectural/Engineering Services, including negotiations and contract with best qualified candidates from RFQ process;
  - d) authorize Agreement for Architectural/Engineering Services and preparation of plans, specifications and construction documents;
  - e) approve plans, specifications and construction documents and authorize Project Bidding Phase;
  - f) review bids, consider architect's/engineer's recommendations, and consider award of project for construction;
  - g) review pay applications, change orders and construction recommendations and consider approval of same;
  - h) consider final project documents, accept architect's and engineer's certification of completion, and accept project; and
  - i) 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) approval of Incentive Agreement with Lighthouse Industrial Properties, LLC.;
  - b) approval of Incentive Agreement with MHTB Enterprises LLC dba Smallcakes Kingwood;
  - c) status of Incentive Agreement with Pit Row Pit Stop, or its assignees;
  - d) status of Incentive Agreement with Weiz LLC;
  - e) status of Incentive Agreement with Keysteel Corp.;
  - f) status of Incentive Agreement with EXP Controls or assignees (Stanchi); and
  - g) status of Incentive Agreement with YMER Technology;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 Conveyance of Utility Facilities for water and sanitary sewer facilities to serve Industrial Park, Section 4 (Clearwater);

- d) approval of Purchase and Sale Agreement with Sigma Fasteners or its assigns, and authorize the Chair and President to take all actions necessary to close the purchase and sale;
  - e) status of Incentive Letter and preparation of Purchase and Sale Agreement with BSD Transport;
  - f) status of Purchase and Sale Agreement and Option Agreement with Pearson Construction relative to purchase of site in the Industrial Park;
  - g) status of Purchase and Sale Agreement with Performance Drywall LLC relative to purchase of sites in the Industrial Park;
  - h) status of Purchase and Sale Agreement with Levitated Metals Real Estate Holdings, LLC relative to purchase of site in the Industrial Park;
  - i) status of Option Agreement with Stanchi relative to 3 acre tract;
  - j) approval of land exchange with Catalyst Trading Services, Ltd.;
  - k) status of re-purchase of land previously conveyed to JRA Services LLC, d/b/a Hometown Chef Catering Co.;
  - l) approval of contracts for the purchase of land for expansion of the Industrial Park; 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 appointment of Director to fill the vacancy created by the passing of Director Martin, and the taking of any actions required in connection therewith;
16. Consider acceptance of Qualification Statement, Oath of Office and Election Not to Disclose Personal Information for appointed director; and
17. Consider ~~matters~~ possible placement on future agendas.



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

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services to aid in communication and/or participation are requested to contact the District's President/CEO at (281) 354-4419 at least three (3) business days prior to the meeting so that appropriate arrangements can be made.