



The Insider



**BUSINESS
FRIENDLY
POLICIES**



**GROWTH
POTENTIAL**



JOBS

The Amazon logo is positioned in the upper left corner of the image. It features the word "amazon" in a bold, black, sans-serif font. Below the text is a curved orange arrow that starts under the letter 'a' and points towards the letter 'z', representing the company's "smile" logo.

Lowe's Companies, Inc. is expected to open a 1.5 million sq. ft. regional distribution center in the East Montgomery County Improvement District's industrial park in New Caney this July. The facility will be the largest industrial building in all of Montgomery County.

EMCID began working with real estate developer CRG in 2019 to bring the home improvement company's project to East Montgomery County. Over the course of several months in 2020, EMCID purchased approximately 350 adjacent acres north of the EMC Industrial Park to aid in negotiations. CRG purchased about 120 acres of that property during the third quarter and began clearing immediately.

About 200 employees are expected to be hired upon opening of the facility on East Industrial Parkway.

"This is a more than \$65 million dollar investment in East Montgomery County," said Frank McCrady, EMCID President and CEO. "That investment provides jobs for our residents and value to our county, which helps fund schools and emergency services in our area."

McCrady says Montgomery County Commissioner James Metts and others in the county assisted EMCID in facilitating the deal.

The COVID-19 pandemic slowed the process due to difficulty in getting key project decision makers together. McCrady said it was amazing that a deal of this type came together

when it seemed like the rest of the world was shutting down.

Sites in Harris County were also under strong consideration by CRG, which created a lot of back and forth, but McCrady was determined to keep the project in East Montgomery County.

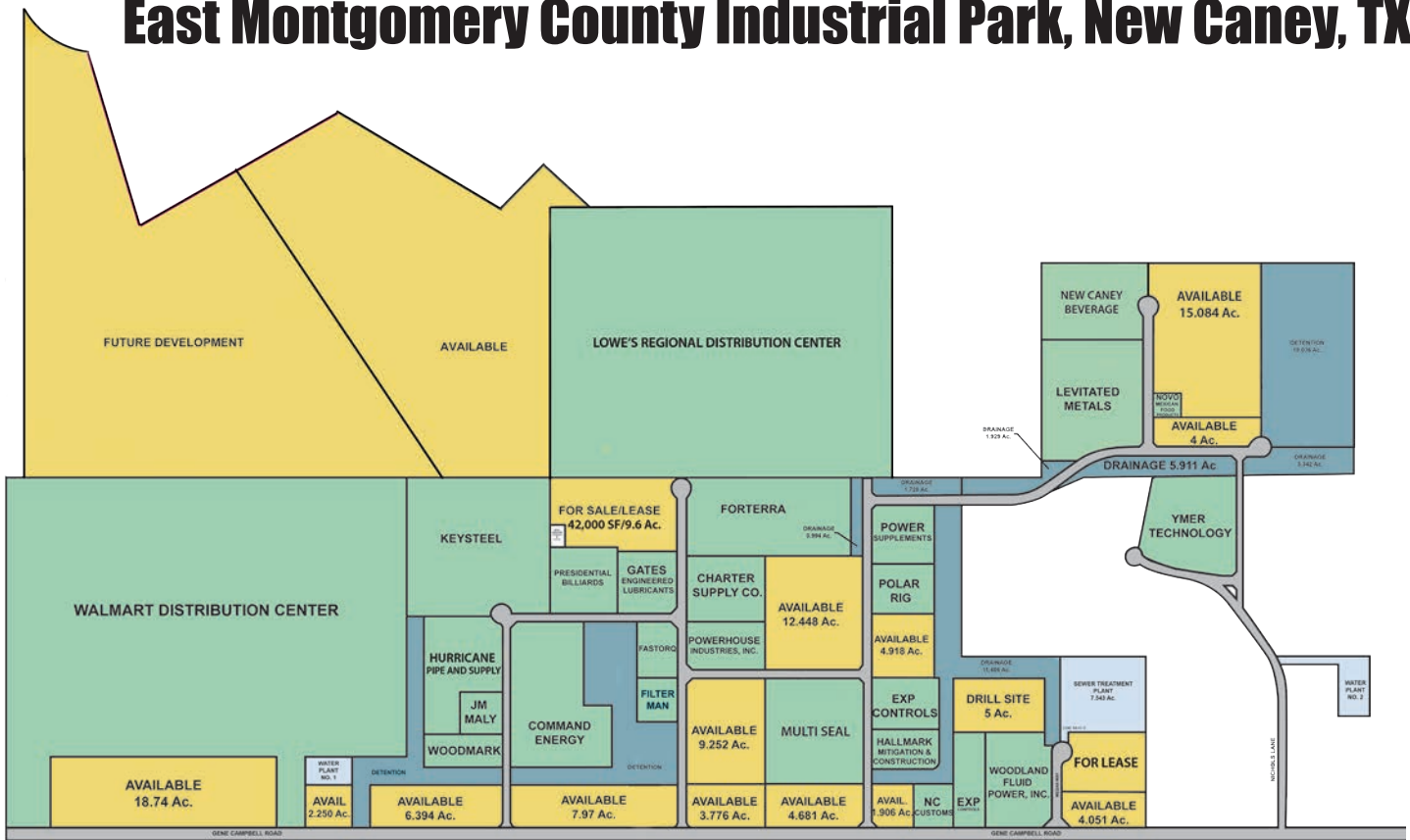
"We believe we have the best community, amenities, infrastructure and logistics that attract companies like Lowe's to build here. We're confident we'll have additional announcements about other projects very soon," McCrady said in a November 25 press release.

Fewer than three weeks later on December 14, EMCID announced Amazon is considering a 150,000 sf delivery station in East Montgomery County. The proposed facility is part of Amazon's last mile order fulfillment process; packages are transported to delivery stations from Amazon fulfillment and sorting centers and then loaded into vehicles for delivery to customers. These stations help Amazon speed up deliveries for customers.

Amazon is expected to create more than 100 full-time and part-time jobs, as well as hundreds of driver opportunities for Amazon's Delivery Service Providers. The facility could open as early as this fall.

EMCID has been working with Amazon on this project since August 2020.

East Montgomery County Industrial Park, New Caney, TX



"Many people think as soon as we've identified a potential company to move here the deal is done quickly, and that's just not the case, as illustrated through the Amazon project and working with CRG and Lowe's for nearly two years," said McCrady. "We'd love for things to happen that way — to just snap our fingers — and the company and jobs are here."

They are coming, though. Hurricane Pipe and Supply, a brand new off-shoot of Command Energy, took possession of Polar Rig's former building last fall. Power Supplements, an energy drink and dietary supplement company formerly based in Harris County, opened its new 55,100 sf facility in December, and its parent company purchased an additional 10 acres to construct a new facility. Also, in December, owners Don and Laura Webb announced to their employees that Multi Seal, a company in Spring that makes commercial and industrial tire sealant, will be moving to EMCID's industrial park in New Caney.

"There's a lot of activity going on behind the scenes right now," said Brenda Webb, Chairman of the Board. "In fact, this is the busiest EMCID has ever been."

The pandemic gave businesses time to consider making those expansion plans they had talked about, said McCrady.

"Things did not slow down for us this year, and that's news everyone should be happy about," he said. "That means more jobs are coming, more opportunities are on the horizon."

Not only that, but the news of powerhouse deals like Lowe's sparks interest in East Montgomery County among other companies, brokers, and developers. We're ready to help grow and expand businesses who are in or want to be in East Montgomery County. Come see us."



Hurricane Pipe and Supply Opens

Working in the oilfield industry with her father since she was 19 years old, Janet Garvey jumped at the chance to open her business – Hurricane Pipe and Supply – in the East Montgomery County Industrial Park, getting the chance to work with her father again.



Janet first started as a logistics coordinator and worked her way to the to the operations manager of Met Set Consulting USA after completing a Business Management degree.

"Over the last few years, the oil industry has taken a bit of a hit, especially in Canada where I am from," said Janet. "My father, who owns Command Tubular also in the EMC Industrial Park, and I began to talk about the possibility of moving myself and my husband down to Texas as we both work in oil and would like to continue to do so in an area that is still thriving."

Thus, the idea of Hurricane Pipe & Supply came about where they could start their own business yet build off what her father, Charlie Garvey, has been able to establish over the past 40 years in the oil industry.

According to Janet, Hurricane Pipe & Supply buys and sells drill pipe. This ranges from new and used material, as well

as any drilling equipment the customers may need.

"We are a hands-on company that can ensure our customers are receiving high quality products that they can rely on," said Janet.

Janet continued, "Customers and vendors who work with Hurricane can expect high quality service and product with a knowledgeable staff. We are always working to provide a positive experience and environment for those who work with us. We are a minority (female) owned company who understands that small companies are just as important as the large ones to keep our industry moving forward."

EMCID Purchases Ladder Truck for ESD #7

With the continued growth in the East Montgomery County area, the need for additional fire services and a new fire apparatus became apparent for the East Montgomery County Fire Department.

The EMC Fire Department/Montgomery County Emergency Services District #7 approached the East Montgomery County Improvement District (EMCID) to request funding assistance to purchase a new ladder truck in lieu of their annual grant.

"With all the growth on Gene Campbell Blvd. and the EMCID Industrial Park to name a few developments, brought the need for a new truck to the forefront," said EMC Fire Department Chief Howard Rinewalt. "There has been an influx of huge warehouse-type buildings on Gene Campbell Blvd. and the waterpark and theme park on State 242 have attractions we would need to use a ladder truck for in the case of rescues or medical emergencies. Also, with the construction of elevated buildings such as hotels and business buildings, we need to make sure we can handle elevated building fires and emergencies."

EMCID approved the funding agreement with MCESD 7 to purchase the 100-foot, aerial single-axle ladder truck for \$1.2 million to assist with additional services in East Montgomery County as new developments arise around EMC and along



State 242, most notably, the Big Rivers Waterpark.

"Our annual EMCID grant was coming up for renewal and the EMCID board members asked what we would use the money for which we stated would be a new ladder truck," said Rinewalt. "The EMCID board members agreed to fund the new truck. Without this agreement with EMCID, we would not have been able to purchase a truck for five years. In that time, the growth would have surpassed the need and we would need two trucks to handle calls for service."

Rinewalt added that with the help of EMCID, they are catching the growth in EMC at the right time instead of after-the-fact.

EMCID Directors Sworn Into Office



Incumbent Board of Directors Brenda Webb, Dr. Katherine Persson and Fred Wetz along with newly elected Director Ron Willingham were officially sworn into office in December after the elections were delayed for months due to the COVID-19 pandemic.

Working in the public sector for more than 20 years, Ronald Willingham knew at an early age that he wanted to serve the public. He currently serves as a Patrol/Civil Sergeant with Montgomery County Constable's Office, Precinct 4, and has served East Montgomery County for 24 years.

Since he has seen the changes in East Montgomery County first-hand, Ron wanted to serve on the Board of Directors for the East Montgomery County Improvement District to further serve the community, support existing and new businesses in EMC and job creation.

"The development in East Montgomery County has changed dramatically from the time when I first began working in the area," said Ron. "I would like to extend my public service in EMC by serving as an EMCID Director to support existing business and bring new business to the area. I also want to be a part of the continuing support to the youth with the hope that they consider returning to EMC when they complete their education to become a part of the workforce and community."

EMCID Celebrates Playground Opening



EMCID Directors along with Splendora ISD celebrated the opening of a shared playground that both the students at Timber Lakes Elementary as well as the community will have the chance to enjoy. Splendora ISD approached EMCID about donating funds toward the playground at its newest elementary school located in the Harrington Trails subdivision. Once the school was completed and opened this fall, construction crews worked to ensure the playground could be accessible to students during school hours and the community when school is not in session.

Fountain View Farm Opens in Splendora



The inspiration to construct a large wedding venue in the Splendora area first came when Wesley and Teresa Barron were searching for a venue for their daughter's wedding but did not find anything comparable in the area to venues in other parts of the county.

"As EMC residents, we felt our small, picturesque town of Splendora needed a unique attraction that would meet the wedding and events needs of our local and neighboring communities," said Teresa. "Couples in our area have long been in search of an event hall to accommodate weddings of all sizes, without having to drive an hour (or more) to the next big city."

Thus, the partnership between Wesley and Teresa and TJ and Casey Knox was formed and Fountain View Farm Wedding Venue came to life.

They purchased land in Splendora located at 24500 Drivers Road that was a perfect location and started the building process in December 2019. Fountain View Farm opened in September 2020.

According to Teresa, several things set Fountain View Farm apart from other venues such as the size and location.

"There are not many venues in our area that have a capacity of 300 and we are conveniently located about a mile off U.S. Highway 59," said Teresa. "Our Grand Staircase is an eye-catcher and all of our brides/clients fall in love with this feature. Also, we have a dreamy view of the fountains right outside of the building which makes for picture-perfect photos. This supports our name of the venue."

The owners host a private open house once a month with couples who have booked the venue. This is an opportunity for couples to see updates, brainstorm decorating ideas, bring a wedding planner/coordinator to discuss details, take engagement photos or bridal photos or even bring the whole wedding party for a rehearsal.

In the future, they plan to have a "something borrowed closet" where couples can borrow items to help save money on decorations. The private open house will also be a night they can shop in the something borrowed closet which will

be built over time.

Fountain View Farm also boasts a spacious bridal suite and groom's room, an outdoor chapel, prep-kitchen, ample parking and space outside for games next to the fire pit.

While Fountain View Farm is mainly a wedding and event venue, clients may rent the facilities for variable prices that depend on the day. They will provide tables and chairs to accommodate a capacity of up to 300. Fountain View Farm currently has an open vendor policy as long as the vendor is licensed and insured, but they do require the renter to use their alcohol vendor. They have access to all the property, weather permitting, for photoshoots.

As Fountain View Farm continues to grow, they will add to the venue and the event staff as needed and are excited to become well-known in the community as a premier event venue in the EMC community.

"My favorite part of the business is seeing the excitement and happiness in the brides as they begin to plan their big day," said Teresa. "Just knowing we are going to be a part of their special day is truly what makes all of this worth it. Our venue will be a part of their memories and history that they will share with their children and grandchildren."

For more information or to book your upcoming wedding or event, visit www.fountainviewfarmtx.com or call 832-432-4274.



Spring Show Supply Breaks Ground



As the demand for his business increases, Spring Show Supply's owner, Rick Cullen, is rising to meet the challenge by breaking ground on a 3,000 square foot building in New Caney's East Montgomery County Industrial Park with the help of the East Montgomery County Improvement District.

EMCID's President/CEO Frank McCrady worked closely with Rick to find the perfect location in East Montgomery County that would allow him to expand and have warehouse capabilities. EMCID's newest project, the 30,000 square foot building funded in part through a grant by the U.S. Economic Development Administration, was the right spot for Spring Show Supply and will be the first business to call the EDA building home. Construction is expected to start this year.

"We're glad to bring some diversity into our Industrial Park with Spring Show Supply," said Frank. "They will be a great resource for all the kids who show livestock in various shows across the state and around the country."

Rick and his wife, Tammy, first launched Spring Show Supply 10 years ago when their son was in FFA, and they noticed there was not a show tack vendor at the prospect shows they attended. Spring Show Supply provides everything a student might need when they are showing an animal at a livestock show whether it is equipment, grooming products or halters and leads.

"My wife and I took money out of our savings and launched a small vendor trailer business to take care of the small shows," Rick said. "Our business has grown into a full-time business with a storefront and we still attend small shows and large shows. The growth prompted me to retire from being a full-time Paramedic."

Spring Show Supply continues to grow and expand in the market and is the only store of its kind in the United States. Spring Show Supply

"Our expansion from Tomball Texas to East Montgomery County will take us from an 800 square foot store to a 3,000 square foot facility with warehouse capabilities," Rick said. "We are excited about the move and are looking forward to tying in our company to the Ag programs at the local schools by offering internships to be included in their curriculum."

For more information about Spring Show Supply, visit www.springshowsupply.org





*****ECRWSS****

Local
Postal Customer

PRST STD
ECRWSS
U.S. POSTAGE
PAID
EDDM Retail

East Montgomery County Improvement District 21575 U.S. Highway 59, Ste. 200, New Caney, TX 77357 281.354.4419



**You may already qualify for
a \$500 Scholarship!**



 **EAST MONTGOMERY COUNTY**
SCHOLARSHIP FOUNDATION

Important Dates

January-February 2021

EMCID Regular Meeting*	January 14	5:30 p.m.	EMCID Complex, Suite 103
Martin Luther King Jr. Day (EMCID Complex Closed)	January 18		
EMCID Regular Meeting*	February 11	5:30 p.m.	EMCID Complex, Suite 103
Presidents' Day (EMCID Complex Closed)	February 15		

**Dates subject to change*

Please visit www.emctx.com/calendar for an up-to-date listing of events.

The Insider is a bi-monthly newsletter produced by the East Montgomery County Improvement District. Please direct questions or comments to: Kelley Mattlage, Chief Communications Officer, kmattlage@emctx.com.