



The Insider

Cinemark, Hobby Lobby Coming to Valley Ranch, Academy Set for September 23 Opening



HOBBY LOBBY
Super Savings, Super Selection!

Academy
SPORTS+OUTDOORS

RIGHT STUFF. LOW PRICE. EVERYDAY

Cinemark Theatres inked a deal in August with The Signorelli Company, developer of the Valley Ranch Town Center, to open a multi-screen theater complex in the entertainment district of the 240-acre mixed-use development located at the intersection of U.S. Highway 59 and the Grand Parkway.

The Cinemark XD entertainment environment features an oversized, wall-to-wall and ceiling-to-floor screen for 2D and RealD 3D, stadium seating, and a custom JBL sound system.

Coming along nicely is the construction of Hobby Lobby's 55,000 sq. ft. store in between Sam's Club and Kroger Marketplace.

"Cinemark and Hobby Lobby will be welcome additions to the growing number of popular stores and restaurants coming to Valley Ranch Town Center," said Frank McCrady, President and CEO of EMCID.

Meanwhile, Sam's anticipates opening in November, while Kroger plans for a January 2017 opening. Kroger spokeswoman Dani Murphy-Cannella says the store's opening will create 350 jobs.

Academy Sports + Outdoors is on track for a September 23 opening.

"The excitement is huge," said Jerry Green, store manager.

"Being right here on 99 and to be one of the first stores going in at Valley Ranch, the area is just going to expand so much. It's great to be a part of it," he said.

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Hundreds of Free Backpacks to be Given Away at Back to School Bash

EMCID will hold its annual Back to School Bash Tuesday, September 13 at the EMCID Complex from 5 - 8 p.m. The free event features a backpack giveaway to students who are in kindergarten through eighth grade. Non-profit organizations as well as local businesses set up booths with additional free school supplies like crayons, pencils, notebook paper, folders and more.

The festival also includes rides, games, face painting and a petting zoo.

To find out more about the Back to School Bash, become a vendor or volunteer at the event, go to www.emctx.com/festivals.



A Message from our President & CEO



Frank McCrady
President & CEO

A Four-Way Test for a Better East Montgomery County

Boy Scouts, Girl Scouts, and Rotary. You may ask yourself how these organizations are all related. In looking at the underlying tenets of each of these establishments, one clear message comes to mind: service to others before yourself. This is a strong message which can be applied in our every day lives.

The Boy Scouts and Girl Scouts consistently strive to impress upon the next generation the importance of helping others before themselves. I think this is critical for the future of our country, state,

and our own area. This younger generation will soon be the ones making the decisions that will impact our lives as we approach our senior years. Getting this right in the younger generation is critical, considering the ongoing and underlying crisis in the direction our country is taking at this time.

Because the social media frenzy requires that information is released immediately to be competitive in the market in which we operate, it sometimes becomes difficult to think of others when our decisions are related to our personal performance in the workplace. It is at these moments when critical thinking must take place and consideration of others in our decision-making process becomes the correct path.

Rotary's four-way test when determining what's best includes asking the following questions:

- Is it the truth?
- Is it fair to all concerned?
- Will it build goodwill and better friendships?
- Is it beneficial to all concerned?

As our area develops, the immediacy of information is important for our elected officials and developers to make sound decisions and financial investments. Our Board has consistently projected the importance of consideration of others and the consideration of our community when

discussing projects with developers which will have a significant impact on our area and future development.

The idea of green space, walking trails, park development, and recreational opportunities for our teens and youth have produced extensive discussions between EMCID and developers looking to change the landscape of East Montgomery County. With two splash pads under construction and a third being considered for the entertainment district inside the Valley Ranch development, a multi-screen movie theater complex, a teen venue, as well as an entertainment amphitheater being planned, each will provide recreational opportunities for our young children and teens in which our area has never been able to experience until now. EMCID's insistence on walking trails incorporated into the green space area will provide a safe outdoor recreational opportunity we have never experienced in a retail environment.

EMCID has the responsibility of bringing you the things you would like to see in our community and the experiences with which our area has been lacking. Please take the time to let our board members or office be aware of the amenities or development ideas you would like to see incorporated into the plans for our area. Pushing our developers to include these amenities and ideas into their projects is a significant role which EMCID plays in working with developer's projects in our area. Getting developers to understand the concept of consideration of others and consideration of our community and incorporating that thought process into their development will enhance the quality of developments for the next generation.

CM



Economy

(Cinemark, Hobby Lobby Coming to Valley Ranch, Academy Set for September 23 Opening continued from cover)

Green expects to pull some customers who currently shop at the Humble, Conroe, and The Woodlands stores, but he also sees a new customer base in the northeast who will travel down U.S. Highway 59 to the store.

Green and his team spent the summer at the EMCID Complex interviewing applicants, with many of the candidates coming from New Caney, Porter, Kingwood, Cleveland and even I-45.

"We like to fill our stores with people who love to work with products that coincide with their hobbies and then be able to talk to our customers and get them excited," said Green. "One of the best things is to have someone who's passionate about a certain area — for instance, camping — and then that passion rubs off on a customer so that we can help them go have the best time that they can."

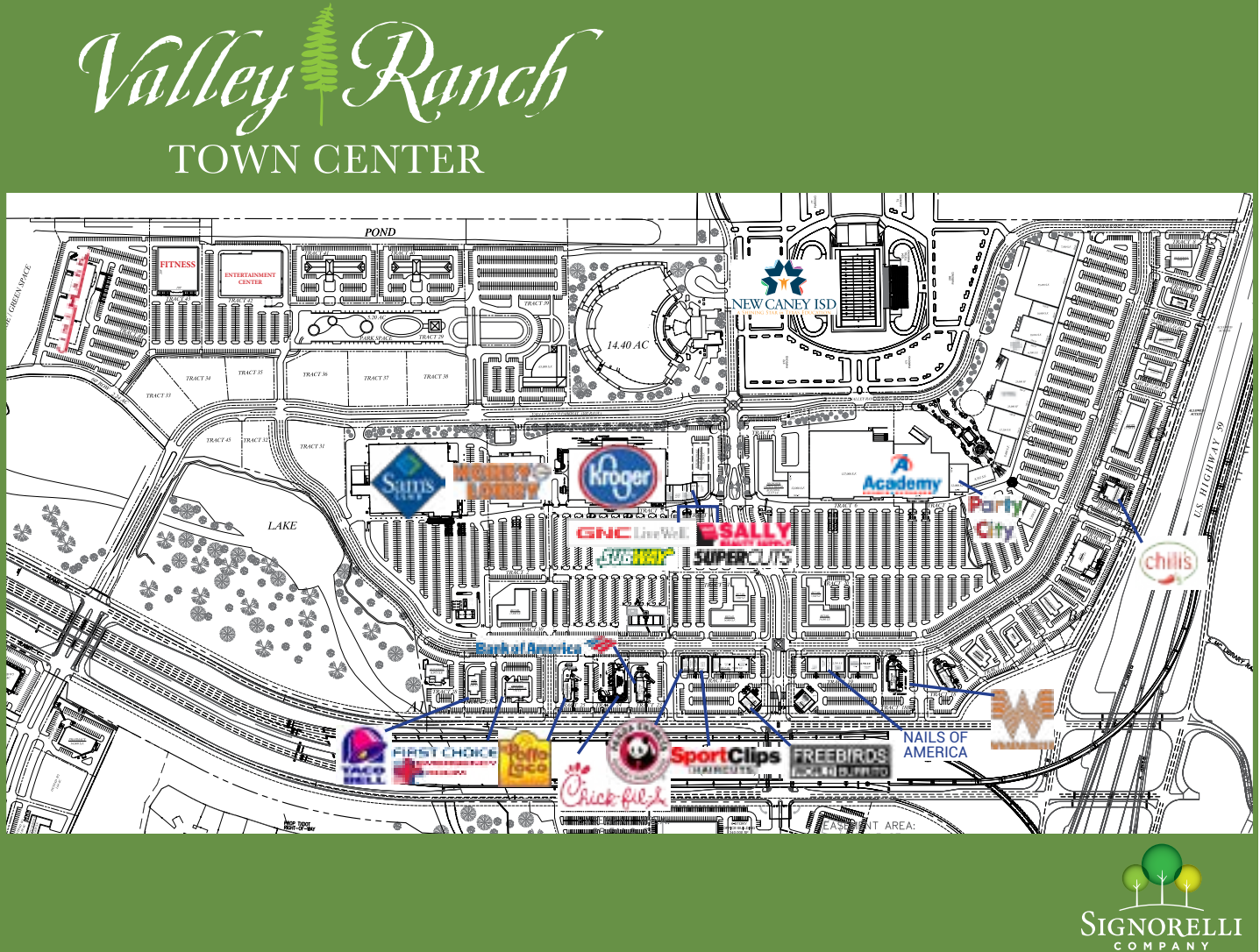
"Our associates and our customers are our family;

it's a wonderful environment."

Plans for Valley Ranch include popular "big box" retailers, junior anchors, and smaller shops, a selection of restaurants, a 10,000-seat amphitheater and a multi-family component. The retail district will be bordered by a 135-acre park called Town Grove, a natural gathering place for residents and visitors.

Announced Tenants:

Academy Sports + Outdoors	Party City
Bank of America	PetSmart
Chick-fil-a	Ross Dress for Less
Chili's	Sally Beauty
Cinemark Theatres	Sam's Club
El Pollo Loco	Sports Clips
First Choice ER	Subway
Freebirds	Supercuts
GNC	Taco Bell
Hobby Lobby	T. Jin's Asian Cafe
Kroger Marketplace	T.J. Maxx
Nails of America	Whataburger
Panda Express	



EMCID Board Extends Commitment to Fire Department by Two Years, Increases Grant to \$2.1 Million

EMCID increased financial aid to the Montgomery County Emergency Services District #7 (MCESD #7), also known as the East Montgomery County Fire Department, to \$2.1 million over the next seven years as part of an amended grant agreement. The Board voted in May to give the fire department, which serves New Caney and Splendora, \$300,000 annually, retroactive to 2015, through 2016, and to provide up to \$300,000 per year of additional funding through 2021 if new, annual ad valorem tax revenue from the Grand Texas development doesn't reach \$300,000 per year. Two previously approved grant proposals in March and April authorized \$1.2 million through 2018 and \$1.5 million through 2019, respectively.

The grant agreement stipulates that the fire department utilize the first payment to upgrade to code Fire Station #156 on Morgan Cemetery Road in Splendora — which had not been providing 24-hour service or staffing — to make it ready to be staffed around the clock, at a cost of about \$56,000. Approximately \$125,000 of the first payment will be used to pay for replacement of half, or 15, of the fire department's aging self-contained breathing apparatus systems for firefighters, and the balance of the funds will be utilized to buy other necessary equipment like firefighter locator monitors, which can quickly be deployed in the event contact is lost with a firefighter during fire ground operations.



A firefighter with the EMCFD puts on his new Self Contained Breathing Apparatus (SCBA), purchased with EMCID grant funding, before heading out to a fire.

Board Approves Emergency Grant for Water Rescue Equipment

EMCID's Board approved an emergency request by the Montgomery County Precinct 4 Constable's Office to cover the purchase of equipment to aid in swift water rescues. Constable Rowdy Hayden made the request for \$2,163.27 following the April and May floods in and around Montgomery County in which the department's Swift Water Rescue Team evacuated 70 people from their homes. The funds will pay for life vests, water helmets, and other necessary equipment for four additional rescue team members.

"We've all seen the devastation and panic that comes with flooding in our area. Anything that EMCID can do to help facilitate the efforts of our law enforcement and first responders in an emergency situation is

of utmost importance," said Frank McCrady, President and CEO. "With hurricane season here, our Board felt it was important to fund this request immediately."



Community Drops Off 7,500 Pounds of Documents at Shred Event

Residents and business owners from East Montgomery County and neighboring communities took advantage of Shred It EMC, a free document shredding event Saturday, May 7 sponsored by EMCID. A steady stream of cars and SUVs drove through the EMCID parking lot and opened up their trunks to Iron Mountain Shredding Services. The shredding crew discarded the documents and files into large trash cans and then wheeled them over to a lift at a commercial-sized shredder built into a large truck. The truck can hold up to 10,000 pounds of shredded documents; by the end of the 4-hour event, the truck was at about three-quarters capacity.

EMCID plans on sponsoring this event again in the spring of 2017.



EMCID Awards \$65,663.85 in Grants for Community Development

EMCID's Board approved four grants and seven mini-grants totaling \$65,663.85 for the Spring 2016 Community Development Grant cycle. Grants are funded twice a year to governmental entities, non-profit corporations and other organizations for projects that improve the quality of life for residents in East Montgomery County. Mini grants are available for up to \$5,000 and require no match from the organization. Regular grants are available for up to \$30,000. Non-profit applicants of this type of grant must have at least 33 percent matching funds for their projects; taxing entities must have at least 50 percent of matching funds.

Because of limited funding in the current budget cycle, three regular grant applications and six mini grant applications were deferred to the Fall 2016 Community Development Grant cycle; new applications for this round are due by Monday, September 26 by 5 p.m.

The Board unanimously decided to refer another 211 mini grant applications totaling \$827,184.21 to the New Caney ISD Education Foundation.

Recipients of the Spring 2016 Community Development Grants:

City of Splendora - \$10,119.50

Funds will purchase a new aluminum roof for the Burrow house, which is owned by the City.

Montgomery Co. Commissioner's Office Precinct 4 - \$10,576.00

Funds will be used to convert the existing tennis courts at Bull Sallas Park to basketball courts.

Montgomery County Constable Precinct 4 - \$11,513.27

Funds will purchase a speed awareness monitor/trailer.

Montgomery County Youth Services - \$6,000.00

Funds will sponsor at least 27 children from East Montgomery County to attend the 2016 Camp Watsitumi.

Recipients of the Spring 2016 Community Development Mini Grants:

American Legion Auxiliary - \$4,275.00

Funds will send nine middle school girls to the Blue Bonnet Girls State to teach good citizenship and government.

City of Roman Forest - \$5,000.00

Funds will pay for an ADA pool lift to provide access to the community pool for disabled people.

City of Roman Forest Police Department - \$2,657.08

Funds will purchase a mobile data terminal to assist in officer safety, enforcing traffic laws, and fire and code enforcement.

Holbrook American Legion Post 615 - \$5,000.00

Funds will sponsor about 12 boys from East Montgomery County for a week at the Texas Boys State Program.

Mission Northeast - \$4,523.00

Funds will purchase box fans, towels, tables, carts and clothing racks.

Splendora Alumni Association - \$1,000.00

Funds will be used to buy food and supplies for a food pantry for Thanksgiving and Christmas.

Wags to Whiskers of Texas, Inc. - \$5,000.00

Funds will provide spay/neuter services and rabies vaccinations for cats and dogs of low income residents.

Community Development Grant Applications Now Being Accepted

The East Montgomery County Improvement District (EMCID) is accepting applications for Community Development Grants to assist with community improvements in East Montgomery County. Applicants must be non-profit organizations or governmental entities, and all projects must be located within the boundaries of EMCID.

Applications are available online at www.emctx.com/services/community-development and in the EMCID office at 21575 U.S. Highway 59 North, Suite 200, New Caney, TX 77357 Monday through Friday from 8 a.m. to 5 p.m.

Applications must be received no later than Monday, September 26 at 5 p.m.

For additional information, please contact the EMCID office at (281)354-4419.

Education

EMCID & EMC Scholarship Foundation
Give You 3 Ways to Earn Money for School!

•\$1,000 Scholarship: Graduate or Get Your GED & It's Yours!
Available to any graduate or GED recipient of New Caney and Splendora school districts, private high schools or home-schooled students within district boundaries.

•\$750 Paid Internship: 10-week Work Study Program
Available to high school seniors who want to enhance their skills in business, communications and event planning.

•\$500 Scholarship: Merit-based for College Students
Available to up to 20 students who demonstrate academic excellence, leadership and service, and financial need.

Apply today at www.emctx.com!



Inside the East Montgomery County Improvement District

EMCID Honors Ybarra for 18 Years of Service on Board



Left, Isidor Ybarra and his wife Naomi pose for a picture before cutting a cake for guests. Above, the Board of Directors presented Ybarra with a photo album and plaque listing his accomplishments and service to the East Montgomery County community.

The Board of Directors held a small reception for Isidor Ybarra at the July 14 meeting, celebrating and honoring the man who's been with EMCID since its inception. Ybarra's term as director ended June 30 after he chose not to seek a fifth term in office. Ybarra is an unwavering supporter of East Montgomery County. We thank him for his service to EMCID and the community!

Inside the East Montgomery County Improvement District

Board of Directors



Brenda Webb
Chairman



Dale Martin
Vice Chairman



Stephen Carlisle
Secretary



Scott Hesson
Treasurer



Katherine Persson
Asst. Secretary



Martin Zepeda
Asst. Treasurer



Leonard Rogers
Director



Fred Wetz
Director

Montgomery County, TX Jury Awards EMCID \$4 Million in TxDOT Land Condemnation Case



Above top, crews from Zachry-Odebrecht Parkway Builders survey EMCID's property before demolishing what now belongs to the Texas Department of Transportation. Above, 47 parking spaces have been replaced with dirt. Stakes remain across the property along the detention pond and toward the U.S. Highway 59 frontage road.

A six-person jury for Montgomery County Court-At-Law #2 awarded EMCID \$4,032,142 for property taken in eminent domain proceedings by the Texas Department of Transportation (TxDOT) for the construction of the Grand Parkway. The judgment was handed down May 19. EMCID lost one-third of its parking lot, a storage facility, a site on the south end of the property designated for future construction, a water well, the front driveway, signage, and trees when TxDOT condemned a portion of the District's 12.85 acres in 2015 to use as right-of-way for the Grand Parkway at Interstate 69/U.S. Highway 59.

The State originally offered the District \$1.6 million for the property taken. However, EMCID President and CEO Frank McCrady says the Board felt it was important to present the case to a jury to show them how great the loss of property was to operations and future development.

The State's proposed remediation parking plan included building a parking lot on the far north portion of EMCID's property, which is currently designated as a future development site. It's located adjacent to the R.B. Tullis Library and a great distance from the EMCID Complex.

The loss of the south development site negates EMCID's plans to expand its education wing in the Complex, which currently houses Lone Star College – EMCID.

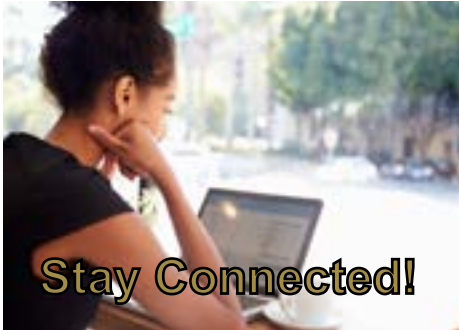
In July, crews from Zachry-Odebrecht Parkway Builders demolished the land and structures that were seized.



*****ECRWSS****

Local
Postal Customer

PRST STD
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EDDM Retail



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

Important Dates

September 2016 - November 2016

Labor Day Holiday (EMCID Complex is closed.)	September 5		
Greater EMC Chamber Luncheon	September 7	11:30 a.m.	EMCID Complex
EMC Scholarship Foundation Meeting	*September 8	12 p.m.	EMCID Complex
EMC Economic Development Corporation Meeting	*September 8	1:30 p.m.	EMCID Complex
EMCID Regular Meeting	*September 8	6:30 p.m.	EMCID Complex
Back to School Bash	September 13	5 - 8 p.m.	EMCID Complex
East Montgomery County Fair (Non-Livestock/Livestock Show & Auction)	September 10 - 17		Bull Sallas Park
East Montgomery County Rodeo, BBQ Cook-off, King & Queen Contest & Carnival	September 23 - 25		Bull Sallas Park
Greater EMC Chamber Texas Sawmill Festival	October 1	10 - 10 p.m.	Bull Sallas Park
Greater EMC Chamber Luncheon	October 5	11:30 a.m.	EMCID Complex
EMCID Regular Meeting	*October 13	6:30 p.m.	EMCID Complex
Free Children's Immunizations Clinic	October 25	9:30 - 1:30 p.m.	EMCID Complex
Fall Extravaganza	October 27	5 - 8 p.m.	EMCID Complex
EMCID Regular Meeting	*November 10	6:30 p.m.	EMCID Complex
Veterans Day Holiday (EMCID Complex is closed.)	November 11		
Thanksgiving Holidays (EMCID Complex is closed.)	November 24 - 25		

**Dates subject to change*

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

The Insider is a quarterly newsletter produced by the East Montgomery County Improvement District. Please direct questions or comments to: Kelley Mattlage, Director of Communications, kmattlage@emctx.com.