

EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT

AGENDA

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

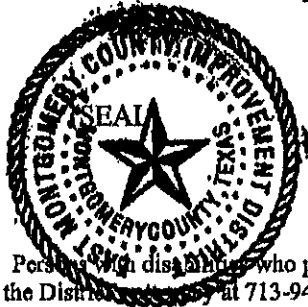
Notice is hereby given that the Board of Directors of East Montgomery County Improvement District will hold a regular meeting at **The Atrium Center, Room 105, 21575 U.S. Highway 59 North, New Caney, Texas**, said address being a meeting place within the boundaries of the District.

The meeting will be held on Thursday, August 11, 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 meetings held on June 9, 2022, July 14, 2022 (12:30 p.m.) and July 14, 2022 (5:30 p.m.);
3. Consider status of construction of improvements and the leasing of space in The Atrium Center, and the taking of any actions required in connection therewith;
4. Consider review and approval of updated 2022 EMCID Sales Tax Calculations to Comply with Agreements with Montgomery County Emergency Services District No. 6 and No. 7, 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 report on District engineering and construction projects in the Industrial Park, 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 Bey Commercial for construction of the building to be leased to Titan Environmental USA in the Industrial Park, including approval of Resolution authorizing loan with Third Coast Bank and authorizing the Chair and President/CEO to take any actions necessary relative to financing construction of the project; 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) 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) approval of Resolution authorizing the Chair and President/CEO to take any actions necessary relative to financing construction of the project;
 - d) other items that may arise from time to time; 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.

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 status of economic development agreements, including:
 - a) status of Incentive Agreement with Husteel USA Inc.;
 - b) status of Amended Incentive Agreement with Amazing One Holdings, LLC; and
 - c) approval of Incentive Agreement with Luna's Casa de Café Bakers; and the taking of any actions required in connection therewith;
11. Consider report on activities within the Industrial Park, and the taking of any actions required in connection therewith, including:
 - a) status of contracts for the purchase of land for expansion of the Industrial Park;
 - b) status of sale of 127-acre tract of land in IP North;
 - c) approval of Purchase and Sale Agreement relative to purchase of approximately 40 acres of additional land for expansion of the Industrial Park and authorize negotiation for financing in connection therewith, including authorizing the Chair and President/CBO to take all actions necessary to close on the transaction;
 - d) 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;
12. Consider status of development of 64-acre park, including authorizing the President/CBO to solicit proposals from Landscape Architects for design of the park, and the taking of any actions required in connection therewith;
13. Consider status of petition to annex 29.1 acres of land owned by the District into the East Montgomery County Municipal Utility District No. 3, and the taking of any actions required in connection therewith;
14. Consider approval of Amended Utility Development Agreement by and between the District and the East Montgomery County Municipal Utility District No. 3 relative to the 29.1-acre annexation, and the taking of any actions required in connection therewith; and
15. Consider matters for possible placement on future agendas.



By: Katherine Persson by Dawn Humphrey
 Katherine Persson, Secretary
 East Montgomery County Improvement District

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