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AIRM PREVITI
MARK TURNBULL, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

**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 **Monday, November 14, 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 September 30, 2022, October 10, 2022 (4:00 p.m.); October 10, 2022 (5:30 p.m.); and October 25, 2022;
3. Consider Community Development Grant funding requests and the taking of any action to award or deny grants 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 approval of audit report for fiscal year ended June 30, 2022;
6. Consider status of 2022 Constable patrol security program at shopping centers within the District during the holiday season;
7. Consider status of construction of improvements and the leasing of space in The Atrium Center, including:
 - a) approval of lease agreement for space within The Atrium Building to Sam Houston Small Business Development Center, and the taking of any actions required in connection therewith;
8. 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;
9. Consider status of 2022 Holiday to Remember Ice Rink and Winter Festival;
10. Consider authorizing Agreement with East Montgomery County MUD No. 3 for reimbursement of patrol costs relative to constable patrol program to serve the Industrial Park, 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.

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11. 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 contract with Bey Commercial for construction of the building to be leased to Titan Environmental USA in the Industrial Park; and the taking of any actions required in connection therewith;
 12. Consider report on Economic Development Administration Business Center ("EDA") 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) accept final project documents, accept architect's and engineer's certification of completion, and accept project;
 - c) approval of plans and authorize advertisement for bids for buildout of Suite A;
 - d) review bids and authorize award of contract for buildout of Suite A;
 - e) approval of lease of space in EDA Building to Future Frame;
 - f) approval of lease of space in EDA Building to Montgomery County Constable;
 - g) other items that may arise from time to time; and the taking of any actions required in connection therewith;
 13. Announcements;
 14. 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;
 15. Consider status of economic development agreements, including:
 - a) status of Incentive Agreement with Citizens Bank;
 - b) status of Incentive Agreement with Reds Diesel Repair;
 - c) status of Incentive Agreement with Luna's Casa de Café Bakers;
 - d) approval of modifications to existing Incentive Agreement between the District and YMER;
 - e) authorize assignment of Incentive Agreement between the District and Iron Bridge, the owner of Brookshire Bros. Shopping Center to Gladier, Inc. or its assignees; and the taking of any actions required in connection therewith;
 16. 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/CEO to take all actions necessary to close on the transaction;

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- d) status of modification of lease with YMER Technology and status of sublease of a portion of the building to fan manufacture company;
 - e) approval of Purchase and Sale Agreement with New Caney Beverage, Inc., including authorizing the Chair and President/CEO to take all actions necessary to close on the transaction;
 - f) approval of sublease by YMER to Multi-Wing or its assignees;
 - g) approval of Purchase and Sale Agreement with incentives relative to sell of approximately 1.7 acres of land to Arcadian Contracting, LLC and authorize the Chair and President/CEO to take all actions necessary to close on the transaction;
and authorize the taking of all actions required in connection therewith;
17. Consider approval of retainer agreement with Andrews Myers for representation of the District in connection with legal issues related to construction, and the taking of any actions required in connection therewith;
18. Consider status of development of 64-acre park, including review and approval of proposals from Landscape Architects for design of the park, and the taking of any actions required in connection therewith; and
19. Consider matters for possible placement on future agendas.



By: Katherine Persson by Dea Elton
Katherine Persson, Secretary
East Montgomery County Improvement District

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