

MINUTES OF SPECIAL MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
September 30, 2022

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The Board of Directors of East Montgomery County Improvement District (the “District”) met in Special Session, open to the public, on the 30th day of September, 2022, at 12:00 p.m., at The Atrium Center, Room 200A, 21575 US Hwy. 59 North, New Caney, Texas, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted member of said Board of Directors, as follows:

Brenda Webb	Chairperson
Stephen Carlisle	Vice Chair
Katherine Persson	Secretary
Leonard Rogers	Assistant Secretary
Fred Wetz	Treasurer/Investment Officer
Ronald Willingham	Assistant Treasurer
Crystal Moore	Director
Elizabeth Mullane	Director

and all of said persons were present, thus constituting a quorum.

Also present were Mr. Frank McCrady, Ms. Kelley Mattlage, Mr. Ryan Bonifas, Mr. Greg Phipps and Mr. David Marks.

Chair Webb called the meeting to order, announced that a quorum was present.

As the first order of business, the board deferred comments from members of the audience after the Chair announced that no one had signed up to speak.

The Board next recessed to Executive Session at 12:11 p.m. 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 and Economic Development negotiations pursuant to §551.087, Texas Government. The Board returned from Executive Session at 1:50 p.m.


East Montgomery County Improvement District meeting of September 30, 2022

The Board next considered the approval of an Incentive Agreement (“IA”) with Luna’s Casa de Café Bakers (“Luna’s”). Mr. McCrady stated that the company has not yet selected a site but recommended offering .05% sales tax rebate on sales occurring within Luna’s, for a period of five (5) years from the date Luna’s opens for business, provided the company is not located within the boundaries of the East Montgomery County Improvement District Economic Development Zone Nos. 1, 2, 3, or 4 and that at least 51% of the Luna’s employees are residents of the District. He also presented the executed Form 1295 from Luna’s. After discussion, Director Carlisle moved that the Board approve the IA with Luna’s, as set out above. Director Persson seconded the motion, which passed unanimously.

The Board next considered matters for possible placement on future agendas. Mr. McCrady stated that a grant meeting will be held on October 10, 2022 at 4:00 p.m. and the regular meeting will be held on October 10, 2022 at 5:30 p.m.

There being no further business to come before the Board of Directors, the meeting was adjourned.

(SEAL)



Katherine Persson
Secretary, Board of Directors

