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DISTRICT CLERK  
EAST 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, February 13, 2023, at 5:30 p.m. The Board shall act upon the following matters:

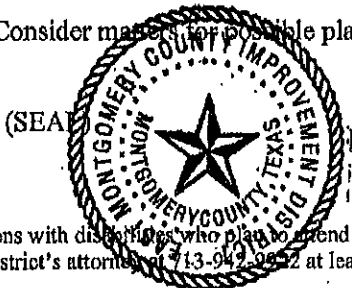
1. Consider comments from members of the audience;
2. Consider and act upon approval of the minutes of the Board of Directors meetings held on January 9, 2023 and January 12, 2023;
3. Consider report on expenditure of funds and approval of expenditure of funds not expended relative to the grant to the East Montgomery County Sports Association, and the taking of any actions required in connection therewith;
4. Consider report on 2022 Constable patrol security program at shopping centers within the District during the holiday season;
5. Consider status of construction of improvements and the leasing of space in The Atrium Center, including approval of a letter agreement amending the Lease Agreement with the Montgomery County Constable Pct. 4 for lease of space in the building, and the taking of any actions required in connection therewith;
6. Consider report on 2022 Holiday to Remember Ice Rink and Winter Festival;
7. 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;
8. 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;
9. 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;

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10. Consider report on Economic Development Administration Business Center Building ("EDA") 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) status of contract with G.A.M. Construction, Inc. for construction of the buildout of Suite A, including review and approval of pay applications and change orders;
  - c) consider final project documents, accept architect's and engineer's certification of completion, and accept project;
  - d) other items that may arise from time to time;and the taking of any actions required in connection therewith;
11. Announcements;
12. 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;
13. 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) status of Second Amendment to Incentive Agreement with Amazing One Holdings for one-year contract extension;
  - e) approval of Incentive Agreement with Generations II Plus LLC;
  - f) approval of Incentive Agreement with Keysteel relative to expansion project;
  - g) approval of Incentive Agreement for proposed project located near intersection of 242 and Hwy. 59;and the taking of any actions required in connection therewith;
14. 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;
  - d) status of Purchase and Sale Agreement relative to purchase of approximately 18 acres of additional land for expansion of the Industrial Park North;
  - 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) status of Purchase and Sale Agreement with incentives relative to the sale of approximately 31 acres of land to GCP Paper USA, Inc.;

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- g) status of Purchase and Sale Agreement with incentives relative to the sale of approximately 1.7 acres of land to Arcadian Contracting Holdings, LLC;
  - h) approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Dolocco USA, including authorizing 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;
15. 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;
16. Consider report on the status of design and construction of proposed conference center, including:
- a) report on the status of design of the building;
  - b) report on status of agreement for construction, financing and use of parking garage;
  - c) status of approval of reimbursement agreement with utility district for reimbursement of costs of extension of water, sanitary sewer, drainage and roads to serve the conference center;
  - d) review of bids and authorize award of contract for extension of waterlines, sanitary sewer, lines, drainage and roads;
  - e) status of request for qualifications of construction contractors relative to the conference center; and
  - f) status of request for proposals of construction contractors relative to the conference center; and the taking of any actions required in connection with the foregoing items;
17. Consider report relating to conference center, including:
- a) discussion regarding updated conference center feasibility report;
  - b) status of land acquisition for conference center, parking garage, hotel and extension of infrastructure, including review of land appraisal; and
  - c) status of agreement for construction of parking garage; and the taking of any actions required in connection therewith;
18. Consider report from the District's financial advisor relating to the general plan of financing the bonds to pay the costs of design, construction and furnishing of the conference center and the costs associated therewith, including:
- a) sources and uses of funds;
  - b) pledged revenues;
  - c) additional bonds test;
  - d) plan of financing for garage;
  - e) plan of financing for hotel;
  - f) status of discussions with Standard and Poor's regarding rating of the bonds; and the taking of any actions required in connection with the foregoing items;
19. Consider proposal relative to renewal of the District's insurance coverage for term expiring March 31, 2023, and the taking of any action required in connection therewith; and
20. Consider matters for possible placement on future agendas.



By: Katherine Persson by Dan Etherton  
 Katherine Persson, Secretary  
 East Montgomery County Improvement District

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