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BRADON STEINHANN, 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 Thursday, August 10, 2023, at 5:30 p.m. The Board shall act upon the following matters:

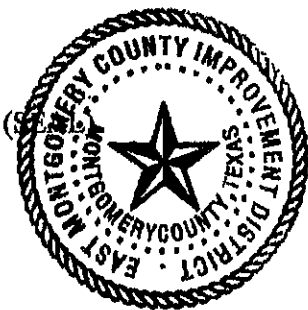
1. Consider comments from members of the audience;
2. Consider and act upon approval of the minutes of the Board of Directors meeting held on July 13, 2023;
3. Consider status of construction of improvements and the leasing of space in The Atrium Center, and the taking of any actions required in connection therewith;
4. Consider 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;
5. Consider approval and execution of Cost Sharing Agreement with East Montgomery County MUD No. 3 regarding operating advances to pay a portion of patrol contract costs relative to constable patrol in the Industrial Park, and the taking of any actions required in connection therewith;
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;
  - and the taking of any actions required in connection therewith;
7. 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 related to the EDA construction that may arise from time to time; and the taking of any actions required in connection therewith;
8. Announcements;


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.

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) approval of Incentive Agreement for proposed project located near intersection of 242 and Hwy. 59;
  - b) approval of Incentive Agreement with LB Consolidated, LLC;
  - c) approval of Incentive Agreement with Saints & Sinner Brewing, LLC dba Back Pew Brewing Company;
  - d) approval of Incentive Agreement with Whataburger or its assignee; and
  - e) approval of Incentive Agreement with BCS Capital Group; 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/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) status of Purchase and Sale Agreement with incentives relative to the sale of approximately 32.27 acres of land to GCP Paper USA, Inc.;
  - f) approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Eagle Industries, including authorizing the Chair and President/CEO to take all actions necessary to close on the transaction;
  - g) status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Tiro Machine Shop, Inc., or assignee;
  - h) status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to The Innovation Group/American Western Steel, LLC or assignee;
  - i) approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to FAMTi or assignee, including authorizing the Chair and President/CEO to take all actions necessary to close on the transaction;
  - j) status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to KBC Advisors;
  - k) approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Specialty Petroleum Products, or assignee, including authorizing the Chair and President/CEO to take all actions necessary to close on the transaction;
  - l) status of re-purchase of tract of land (1.25 acres) from Novo Mexican Food Products, LLC;
  - m) status of re-purchase or foreclosure of tract of land (5.157 acres) from WFP New Caney Properties, LLC (Woodland Fluid Power); and authorize the taking of all actions required in connection therewith;

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12. Consider status of development of 64-acre park, including review of request for proposal from Burditt Consultants, LLC for design of the park, and the taking of any actions required in connection therewith;
13. Consider status of Interlocal Agreement with Montgomery County for the Advanced Funding and Construction of Sorters McClellan Road, and the taking of any actions required in connection therewith;
14. Consider report on the status of design, construction and purchase of land for 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) review and approval of contract with Spaw-Glass Construction Corporation for construction of the conference center;and authorize the taking of any actions required in connection therewith;
15. Consider review and approval of contract for purchase of land for conference center, parking garage, and extension of infrastructure, and review of appraisal and Option Agreement for purchase of tract for hotel to serve conference center, and the taking of any actions required in connection therewith;
16. 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; and
17. Consider matters for possible placement on future agendas.



By: Katherine Persson   
Katherine Persson, Secretary  
East Montgomery County Improvement District

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