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JEFF WARREN

BRANDON STEINMANN, 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, December 14, 2023, at 5:30 p.m. The Board shall act upon the following matters:

1. Consider comments from members of the audience (*Please note that the Board imposes a three-minute speaking limit for each member of the public wishing to address the Board; comments will be closed after this item*);
2. Consider execution of Community Development Grant Agreements and presentation of Community Development Grants;
3. Consider and act upon approval of the minutes of the Board of Directors meetings held on October 12, 2023, November 3, 2023, and November 16, 2023;
4. Consider approval of audit report for the fiscal year ended June 30, 2023;
5. Consider status of Sales Tax Agreements with MC ESD No. 6 and MC ESD No. 7, and the taking of any actions required in connection therewith;
6. Consider status of 2023 Constable patrol security program in shopping centers within the District during the holiday season, and the taking of any actions required in connection therewith;
7. 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;
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 review and approval of budget for Holiday to Remember Ice Rink and Winter Festival, and receive report on status of project;
10. Consider annual review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of Resolution in connection therewith;
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;and the taking of any actions required in connection therewith;

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12. 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, construction recommendations, final project documents, accept architect's and engineer's certification of completion, and accept project;
  - b) other items related to the EDA construction 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) approval of Incentive Agreement for proposed project located near intersection of 242 and Hwy. 59;
  - b) status of Incentive Agreement with LB Consolidated, LLC (Popeye's); and
  - c) status of Incentive Agreement with BCS Capital Group; 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) status of Purchase and Sale Agreement relative to purchase of approximately 40 acres of additional land for expansion of the Industrial Park;
  - 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) status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Eagle Industries;
  - 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) approval of Land Lease Agreement relative to the lease of land in the Industrial Park to FAMTi or assignee;
  - i) status of Letter of Intent with MTR, Inc. or assignees;
  - j) approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Lumor Social (1 LLC) or assignees, including authorizing the Chair and President/CEO to take all actions necessary to close on the transaction;
  - k) approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to KJMT Ventures dba the Pickle Ball Zone or assignees, including authorizing the Chair and President/CEO to take all actions necessary to close on the transaction;

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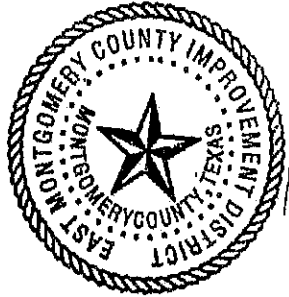
- l) approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Hagler Mechanical or assignees, including authorizing the Chair and President/CEO to take all actions necessary to close on the transaction;
  - m) approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Vatterson Truck Equipment Services or assignees, including authorizing the Chair and President/CEO to take all actions necessary to close on the transaction;
  - n) approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Grupo Huerpel or assignees, including authorizing the Chair and President/CEO to take all actions necessary to close on the transaction;
  - o) approval of Release of Lien relative to East Montgomery County MUD No. 3 director lot number 5;
  - p) approval of corrected Special Warranty Deed, Release of Lien and Notice to Purchaser relative to re-purchase of the 1.25-acre tract from Novo Mexican Food Products, LLC;  
and authorize the taking of all actions required in connection therewith;
17. Consider status of development of 64-acre park, including status of the agreement for services with Burditt Consultants, LLC for design of the park, and the taking of any actions required in connection therewith;
18. 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;
19. 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) status of contract with Spaw-Glass Construction Corporation for construction of the conference center;
- and authorize the taking of any actions required in connection therewith;
20. Consider status of contract for purchase of land for conference center, parking garage, and extension of infrastructure, 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;
21. 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

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22. Consider matters for possible placement on future agendas.

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(SEAL)



By: Katherine Persson - (Signature)  
Katherine Persson, Secretary  
East Montgomery County Improvement District

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