

EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT  
**AGENDA**

DOC# 24-0934  
POSTED  
05/03/2024 09:48AM  
L. BRANDON STEINMANN, COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

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 **Tuesday, May 7, 2024, 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 approval of the minutes of the Board of Directors meetings held on March 7, 2024, April 11, 2024 (12:00 noon); and April 11, 2024 (5:30 p.m.);
3. Consider review of Community Development Grant Requests, and the taking of any actions required in connection therewith;
4. 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;
5. 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;
6. 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;
7. 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;
8. Consider report on Economic Development Administration Business Center Building ("EDA") in the Industrial Park, including:
  - a) status of contract with CBuilders, LLC for construction of laydown yard to serve Future Frame (Suite D);
  - b) status of contract with Bey Commercial Construction for build-out of Suite B in EDA building;
  - c) other items related to the EDA construction that may arise from time to time;and the taking of any actions required in connection therewith;
9. Announcements;

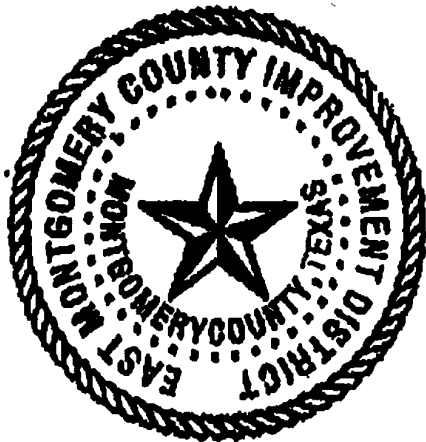
Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at 713-942-9922 at least three business days prior to the meeting so that appropriate arrangements can be made.

10. Recess and reconvene in 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;
11. Reconvene in Open Session and authorize appropriate action regarding matters related to 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;
12. 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);
  - c) status of Incentive Agreement with BCS Capital Group;  
and the taking of any actions required in connection therewith;
13. 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 Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Eagle Industries;
  - c) approval of Land Lease Agreement relative to the lease of land in the Industrial Park to FAMTi or assignee;
  - d) status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to B6 Industries, Inc. or assignees;
  - e) approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to New Caney Beverage or assignees, including authorizing the Chair and President/CEO to take all actions necessary to close on the transaction;
  - f) status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to P&S Properties LLC or assignees;
  - g) status of modification to Gates Lubricants Agreement and related documents;
  - h) status of amendment to Lease Agreement with Hydra Specma (YMER Building);  
and authorize the taking of all actions required in connection therewith;
14. Consider status of Petition to East Montgomery County MUD No. 3 to annex a 34.2964-acre tract, 18.92-acre tract, 1.3383-acre tract and a 1-acre tract, including a Petition for Consent to Annexation to the City of Conroe, and the taking of any actions required in connection therewith;
15. 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;

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16. 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 overlapping entities for reimbursement of the costs of water, sanitary sewer, drainage and road facilities 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;
17. Consider status of contract for purchase of land for conference center, parking garage, hotel and extension of infrastructure, and review of appraisal, 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; and
19. Consider matters for possible placement on future agendas.

(SEAL)



By: Katherine Persson  
Katherine Persson, Secretary *by/ly*  
East Montgomery County Improvement District

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