

MINUTES OF SPECIAL MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
May 14, 2024

THE STATE OF TEXAS §
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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 14th day of May, 2024, at 11:15 a.m., at The Atrium Center, Room 200, 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, Mr. Greg Phipps, Mr. Randy Lerner, Mr. John Howell, Mr. David Marks, and Ms. Kara Richardson.

The Chair called the meeting to order and announced that a quorum was present.

As the first order of business, the Board deferred receiving questions and comments from members of the audience after Chair Webb stated that no one had signed up to speak.

The Board next recessed and convened in Executive Session at 11:15 a.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 Code, and Economic Development negotiations pursuant to §551.087, Texas Government.

The Board returned from Executive Session and reconvened in Open Session at 1:22 p.m.

East Montgomery County Improvement District meeting of May 7, 2024

The Board next deferred a report on the status of design, construction and the purchase of land for the 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; and e) status of contract with Spaw-Glass Construction Corporation for construction of the conference center.


The Board next deferred the status of a contract for the purchase of land for the conference center, parking garage, hotel and the extension of infrastructure.

The Board next deferred a report from the District's financial advisor relating to the general plan of financing of the bonds required to pay the costs of land acquisition, design, construction and furnishing of the conference center and the costs associated therewith, including: a) the sources and uses of funds; b) the pledged revenues for bonds; c) the additional bonds test; d) the plan of financing for garage; e) the plan of financing for hotel; and f) status of discussions with Standard and Poor's regarding rating of the bonds.

The Board next considered matters for possible placement on future agendas.

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

(SEAL)



Katherine Persson
Secretary, Board of Directors

