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BRADLEY INMANN, 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 8, 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 meeting held on July 18, 2024;
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 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;
6. Consider report on Economic Development Administration Business Center Building ("EDA") in the Industrial Park, including:
 - a) status of contract with Bey Commercial Construction for build-out of Suite B in EDA building;
 - 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;
7. 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;
8. Consider status of development of the East Montgomery County recreational park, including:
 - a) status of the agreement for services with Burditt Consultants, LLC for design of the park;
 - b) approval of Purchase Agreement for middle tract of the park property;and the taking of any actions required in connection therewith;
9. Consider authorizing Board President to execute vendor contracts in connection with (a) the annual Fall Festival and Holiday to Remember Festival; items relating to events and community support, and operational business transactions in accordance with the 2025 budget adopted by the Board, and the taking of any action required in connection therewith;

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. Announcements;
11. 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; and reconvene in Open Session;
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) approval of Incentive Agreement with Tractor Supply;
 - c) status of Incentive Agreement with LB Consolidated, LLC (Popeye's);
 - d) 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) approval of Land Lease Agreement relative to the lease of land in the Industrial Park to FAMTi or assignee;
 - c) 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;
 - d) 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;
 - e) approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Catalyst Trading Co. or assignees, including authorizing the Chair and President/CEO to take all actions necessary to close on the transaction;
 - f) status of Letter of Intent with A.J. Medical;
 - 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 Contract for purchase of land for conference center, parking garage, hotel and extension of infrastructure, including:
 - a) due diligence items relating to property inspection;
 - b) preparation of appraisal;
 - c) preparation of Declarations;
 - d) preparation of Development Agreement;and authorize the taking of any actions required in connection therewith;
15. Consider 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;

16. Consider status of the District's proposed Series 2024 Sales Tax Revenue Bonds, including:
 - a) schedule for sale of bonds;
 - b) approval of updated Preliminary Official Statement;
 - c) discussion of cash flow including sources and uses of funds, pledge revenues and additional bonds test; and
 - d) status of discussions with Rating Agencies and Bond Insurance Companies;and the taking of any actions required in connection therewith;
17. Consider authorizing EMMA filings relating to District bank loans, including retaining counsel to prepare and file same, and the taking of any actions required in connection therewith;
18. Consider approval of Second Amendment to Second Amended and Restated Economic Development Agreement by and among Sig-Valley Ranch, Ltd., Valley Ranch Town Center Holdings, Ltd., EMCID Economic Development Zone No. 1 & the District, and authorize execution of same at closing on Land Purchase Agreement relative to the purchase of conference center land, and the taking of any actions required in connection therewith; and
19. Consider matters for possible placement on future agendas.



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