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Shelby Curry
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, November 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 review and approval of Community Development Grant requests, including authorizing preparation of the Grant Agreements, and the taking of any actions required in connection therewith;
3. Consider approval of the minutes of the Board of Directors meetings held on October 22, 2024 (regular and grant meeting);
4. 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;
5. 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;
6. Consider review of Façade Improvement Grant Program requests and receive presentations from applicants, including award of grants, and the taking of any actions required in connection therewith;
7. Consider review and approval of budget for Holiday to Remember Ice Rink and Winter Festival, and receive report on status of project
8. Consider report on District engineering and construction projects in the Industrial Park, including:
 - a) status of sale of dirt out of future detention pond;
 - b) authorize advertisement for bids, review bids and award of project for clearing and grubbing of GCP Paper USA site;
 and the taking of any actions required in connection therewith;
9. 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;
10. 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) status of Purchase Agreement for middle tract of the park property (103.72 acres);
 and the taking of any actions required in connection therewith;

11. Announcements;
12. Recess and reconvene in Executive Session to discuss real property matters pursuant to §551.072, 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, and Economic Development negotiations pursuant to §551.087, Texas Government Code; and reconvene in Open Session;
13. 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 Delect Foods LLC;
 - c) status of Incentive Agreement with B&B Arch Management Co., Inc.;
 - d) status of Incentive Agreement with TKC Land Development II, LLC;
 - e) status of Incentive Agreement with LB Consolidated, LLC (Popeye's);and the taking of any actions required in connection therewith;
14. Consider report on activities and real property transactions within the Industrial Park, 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) 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 and execute all documents necessary to close on the transaction;
 - d) status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Jenista Holdings LLC or assignees;
 - e) status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Jared Smith;
 - f) status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to V Steel Group Inc. or assignees;
 - g) status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Montgomery County;
 - h) status of Purchase Agreement relative to the purchase of land in the Industrial Park from New Caney Customs;
 - i) approval, upon closing of the purchase by the District of the New Caney Customs property, of Lease Agreement with Fastenal or its assignees for New Caney Customs property;
 - j) status of modification to Gates Lubricants Agreement and related documents;
 - k) status of amendment to Lease Agreement with Hydra Specma (YMER Building);and authorize the taking of all actions required in connection therewith;
15. Status of Purchase Agreement relative to the purchase of land along I-69 South frontage road near SH 242, 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 ("Series 2024 Bonds"), including:
 - a) consider and act upon adoption of a Resolution Authorizing the Issuance, Sale and Delivery of the Series 2024 Bonds;

- b) authorize Board Officers to act on behalf of the Board to receive and act upon proposals for the purchase of the District's Series 2024 Bonds, including the approval of a Plan of Financing and insurance agreements and execution and approval of all documents requiring in connection with the Series 2024 Bonds including, but not limited to, a Paying Agent/Registrar Agreement between the District and The Bank of New York Mellon Trust Company, NA, an Officers' Pricing Certificate and Bond Purchase Agreement;
 - c) authorize the completion and distribution of a Final Official Statement in connection with the sale of the Series 2024 Bonds;
 - d) consider and act upon any other matters concerning the Series 2024 Bonds, including the approval and execution of various documents for inclusion in the transcript of proceedings to be submitted to the Attorney General of the State of Texas;
 - e) authorize the District's consultants to take all actions necessary in connection with the sale of the District's Series 2024 Bonds; and 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, including:
- a) status of due diligence relating to property inspection;
 - b) preparation of appraisal;
 - c) preparation of Declarations;
 - d) preparation of Development Agreement;
 - e) approval of amendment to the Contract for Sale between the District and Valley Ranch Town Center Holdings, Ltd. relative to the extension of closing deadline; and authorize the taking of any actions required in connection therewith;
18. 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;
19. 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 purchase of conference center land from Valley Ranch Town Center Holdings, Ltd., and the taking of any actions required in connection therewith;
20. Review and adoption of a Covered Applications and Prohibited Technology Policy, and the taking of any actions required in connection therewith; and
21. Consider matters for possible placement on future agendas.

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

