

MINUTES OF REGULAR MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
November 25, 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 Regular Session, open to the public, on the 25th day of November, 2024, at 12:00 p.m., at The Atrium Center, Room 105, 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
Elizabeth Mullane	Treasurer/Investment Officer
Ronald Willingham	Assistant Treasurer
Crystal Moore	Director
Fred Wetz	Director

and all of said persons were present, except Directors Webb and Moore, thus constituting a quorum.

Also present were Mr. Frank McCrady and Ms. Jacquelyn Goodwin.

Due to the absence of the Chair and the late arrival of the Vice Chair, Director Persson called the meeting to order and announced that a quorum was present.

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

Director Carlisle entered the meeting.

The Board next considered the approval of modifications to and/or termination of existing agreement(s) with New Caney Beverage, E9 Capital, LLC, and/or Gamma Holdings, LLC, including releases of liens relative to same and consider approval of terms and/or agreement(s) with one or more such parties for the purchase and sale of property in the Industrial Park. Mr. McCrady stated that New Caney Beverage (“NCB”) is in the process of re-structuring the company and has requested that the District release the deed of trust lien on its 10.004-acre property in the Industrial Park (the “Property”). He stated that, in exchange, NCB will convey the Property back to the District. Mr. McCrady noted that NCB has performed its obligations

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under the deed of trust and is current on its payments. After discussion, Director Wetz made a motion to approve the release of the deed of trust lien on the Property. Director Mullane seconded the motion, which unanimously carried.

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

