

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.

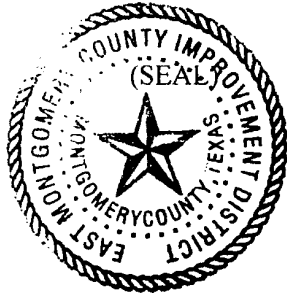
The meeting will be held on **Thursday, February 13, 2025, at 5:30 p.m.** The Board shall act upon the following matters:


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. Approval of the minutes of the Board of Directors meeting held on January 9, 2025;
3. Consider report on 2024 Constable patrol security program in shopping centers within the District during the holiday season;
4. 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 adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District;
7. Consider report on 2024 Holiday to Remember Ice Rink and Winter Festival;
8. Consider report on District engineering and construction projects in the Industrial Park, including:
 - a) Status of sale of dirt from future detention pond; and
 - b) Status of contract with Ameripride Construction for clearing and grubbing of GCP Paper USA site in accordance with the land sale agreement, and the taking of any actions required in connection therewith;
9. Approval of proposal with Storm Water Solutions for preparation of District's Waiver Application to the TCEQ, and the taking of any actions required in connection therewith;
10. Status of Petition to East Montgomery County MUD No. 3 to annex 55.55 acres (34.2964-acre tract, 18.92-acre tract, 1.3383-acre tract and a 1-acre tract), and the taking of any actions required in connection therewith;

11. Consider status of development of the East Montgomery County recreational park, including:
 - a) Status of service agreement with Burditt Consultants, LLC, for Phase I Park Improvements including design and construction services for the dog park, parking, prefabricated restrooms and landscaping; and
 - b) review bids and authorize award of contract for the site preparation to serve the Phase I Park Improvements, and the taking of any actions required in connection therewith;
12. Announcements;
13. 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;
14. Status of economic development agreements and take actions required in connection with the following:
 - a) Status of Incentive Agreement with Waffle House, Inc.;
 - b) Status of Incentive Agreement with Caney Holdings, LLC;
 - c) Status of Incentive Agreement with Delect Foods, LLC;
 - d) Status of Incentive Agreement with B&B Arch Management, Co., Inc.; and
 - e) Status of Incentive Agreement with LB Consolidated, LLC d/b/a Popeye's;
15. Consider report on activities and real property transactions within the Industrial Park and take appropriate action related to the following:
 - 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 Jared Smith;
 - c) 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;
 - d) Status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Montgomery County;
 - e) Status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Milestone Metals or assignees;
 - f) Status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Master Fans de Mexico or assignees;
 - g) Status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to KT Capital Assets or assignees;
 - h) Status of modification to Gates Lubricants Agreement and related documents; and
 - i) Status of Amendment to Lease Agreement with Hydra Specma (YMER Building);
16. 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;

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.

17. Consider proposals relative to renewal of the District's insurance coverage for term expiring March 31, 2025, and the taking of any action required in connection therewith;
18. Approval of a Letter Agreement among the District, East Montgomery County Municipal Utility District No. 4, and Marks Richardson PC relative to dual representation;
19. Approval of fee increase from Marks Richardson PC; and
20. Consider matters for possible placement on future agendas.



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

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