

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, April 10, 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 March 18, 2025;
3. 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 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;
6. 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;
7. Approval of Amended Utility Development Agreement by and between the District and the East Montgomery County Municipal Utility District No. 3 relative to the 55.55-acre annexation, 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 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;

9. Announcements;
10. 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;
11. Status of economic development agreements and take actions required in connection with the following:
- a) Status of Incentive Agreement with Final Gravity Brewpub;
  - b) Status of Incentive Agreement with B&B Arch Management, Co., Inc.;
12. Consider report on activities and real property transactions within the Industrial Park and take appropriate action related to the following:
- a) Authorize the sale or lease of property in the Industrial Park for telecommunications use;
  - b) Status of contracts for the purchase of land for expansion of the Industrial Park;
  - 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 Milestone Metals or assignees;
  - e) 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;
  - f) 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;
  - g) Status of modification to Purchase and Sale Agreement and related documents relative to the sale of land in the Industrial Park to GCP Real Estate, Inc.;
  - h) Status of modification to Gates Lubricants Agreement and related documents; and
  - i) Status of Amendment to Lease Agreement with Hydra Specma (YMER Building);
13. 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;
14. 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; and
15. Consider matters for possible placement on future agendas.



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