

MINUTES OF REGULAR MEETING  
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT  
May 8, 2025

THE STATE OF TEXAS           §  
  §  
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 8<sup>th</sup> day of May, 2025, at 5:30 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 Director Moore, thus constituting a quorum.

Also present were Mr. Frank McCrady, Mr. Joe O’Connell, Mr. Chris Bontrager, Ms. Kelley Mattlage, Ms. Jennifer Green, Mr. Greg Phipps, Mr. Garrett Tabor, Ms. Kara Richardson and Ms. Brandi Eckersley.

The Chair called the meeting to order and announced that a quorum was present.

Director Rogers led in prayer followed by the pledges of allegiance led by Director Persson.

As the first order of business, the Board presented a check to the Montgomery County Constables, Pct. 4 for the purchase of a Polaris Ranger all-terrain vehicle for utilization by first responders during emergency events.

The Board next deferred questions and comments from members of the audience after Chair Webb stated that no one had signed up to speak.

The Board next considered the review and approval of the minutes of the Board of Directors meetings held on April 10, 2025, at 12:00 p.m. and on April 10, 2025, at 5:30 p.m.. After review and discussion, Director Wetz moved to approve the minutes from both meetings, as written. Director Willingham seconded the motion, which passed unanimously.

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The Board next considered the review of Community Development Grant requests. Mr. McCrady stated that representatives from all applicants were in attendance at the meeting, with the exception of the Wildcat Booster Club. Chair Webb reminded the audience that a total of fourteen (14) Community Development Grant application requests totaling \$67,000 had been submitted to the District for consideration and noted that the District has \$37,056.42 remaining in its Community Development Grant budget. After discussion, Director Persson made a motion to approve the following Community Development Grant requests: 1) \$5,000 each to First Methodist Church Splendora, Peak Creek Baptist Church Food Panty and the Mosaics of Mercy; 2) \$3,500 each to Active Paws Rescue, Addi's Faith Foundation and Friends of RB Tullis Library; 3) \$3,000 each to Catholic Daughters of America, New Caney New Horizons, and Veterans of Foreign Wars; 4) \$1,500 to Splendora ISD for the GED program; and 5) \$1,000 to the Knights of Columbus with the caveat that such funds be used solely to cover the costs of the chartered bus. Director Mullane seconded the motion, which passed unanimously.

The Board next considered the status of the construction of improvements and the leasing of space in the Atrium Center. Mr. McCrady requested to defer the item until later in the meeting.

The Board next considered the review and approval of the 2024 EMCID Sales Tax Calculations to Comply with the Agreements with Montgomery County Emergency Services District No. 6 ("ESD No. 6") and Montgomery County ESD No. 7 ("ESD No. 7"). Mr. O'Connell reviewed the attached draft report with the Board and noted that, according to the Calculations, ESD No. 6 will be receiving \$1,390,870.21 from the District and ESD No. 7 will be receiving \$716,541.53 from the District, all in accordance with their respective agreements with the District. After discussion, Director Persson moved to approve the attached draft report for 2024, as presented. Director Mullane seconded the motion, which passed unanimously.

The Board next considered the financial, bookkeeping, cash flow and investment reports, and authorizing the payment of invoices presented as reflected in the reports. Mr. Tabor presented the attached financial and investments reports and discussed the invoices presented for payment. Following review of the reports, Director Mullane made a motion to approve the reports as presented and to authorize payment of invoices on the General Operating Fund, with check nos. 21468, 21482, 21541 and 21647 being voided, the Special Events Account, debits for payroll and wire transfers, all as set forth on the attached reports. Director Carlisle seconded the motion, which passed unanimously.

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Mr. Tabor next presented and reviewed with the Board the attached Quarterly Investment Report (“QIR”), which had been prepared by Municipal Accounts & Consulting, LP, for the reporting period ending March 31, 2025. After review, Director Mullane moved to approve the District's QIR and to authorize the Investment Officer to execute same on behalf of the Board and District. Director Carlisle seconded the motion, which passed unanimously.

Mr. Phipps next presented a report on engineering and construction projects within the Industrial Park, including the status of the sale of dirt excavated from the future detention pond site. He stated that he had nothing new to report this month.

The Board next considered the status of the contract with Ameripride Construction, LLC for the clearing and grubbing of the GCP Paper USA site. Mr. Phipps reported that the project is complete and can be removed from the agenda.

The Board next considered the status of the annexation of 55.55 acres (consisting of a 34.2964-acre tract (McClarren), 18.92-acre tract (Pak), 1.3383-acre tract (Quinn), and a 1-acre tract (Nichols)) of land owned by the District into the East Montgomery County Municipal Utility District No. 3 (“EMC MUD No. 3”). Ms. Richardson stated that EMC MUD No. 3 received the City of Conroe’s consent ordinance relative to the annexation of the property and that the Board of Directors of EMC MUD No. 3 approved the documents annexing the 55.55 acres into EMC MUD No. 3 at its meeting earlier today.

The Board next considered the approval of a Third Amendment to the Utility Development Agreement by and between the District and EMC MUD No. 3 (“3rd Amended UDA”) relative to the 55.55-acre annexation. Ms. Richardson discussed the 3rd Amended UDA with the Board. After discussion, Director Carlisle moved to approve the 3rd Amended UDA and authorize the President/CEO to execute same on behalf of the Board and the District. Director Wetz seconded the motion, which passed unanimously.

The Board next considered the status of development of the 64-acre park, including the status of the agreement for services with Burditt Consultants, LLC (“Burditt”) for Phase I Park improvements, including design and construction services for the dog park, parking, prefabricated restrooms and landscaping of the park. Mr. Phipps stated that Burditt is in the process of completing the documents and that final comments are being addressed for submittal of the permit.

The Board next deferred the review of bids and award of a contract for the site preparation to serve the Phase I Park Improvements after Mr. Phipps stated that the bid opening and award of a contract will be completed once the permits are received.

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The Board next considered announcements. Mr. McCrady reviewed the attached Calendar of Events.

The Board next recessed at 5:48 p.m. The Board convened in Executive Session at 6:21 p.m. 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. The Board reconvened in Open Session at 7:06 p.m.

The Board next considered the status of the construction of improvements and the leasing of space in the Atrium Center. Mr. McCrady discussed the traffic issues and safety concerns associated with students from New Caney High School loitering and driving at a high rate of speed through the parking lot of the Library and Atrium Center. He recommended that the Board consider installing additional lighting throughout the parking lot and a gate between the library parking lot and the Atrium Center to help deter the flow of traffic. He noted that he will look into options for same and report back recommendations to the Board. Mr. McCrady next stated that Mr. Murray and his crew continue to do a great job on the various building repairs.

The Board next considered the status of economic development Incentive Agreements (“IA”), including the status of the IA with B&B Arch Management Co., Inc. Mr. McCrady stated that he had nothing new to report.

The Board next considered a report on the activities within the Industrial Park.

The Board next deferred authorizing the sale or lease of property in the Industrial Park for telecommunication use after Mr. McCrady stated that he had nothing new to report.

The Board next considered the status of contracts for the purchase of land for expansion of the Industrial Park. Mr. McCrady stated that he had nothing new to report.

The Board next deferred the approval of a Purchase and Sale Agreement (“PSA”) with incentives relative to the sale of additional land in the Industrial Park to GCP Paper USA Inc.

The Board next deferred the approval of a PSA with incentives relative to the sale of land in the Industrial Park to Tension Steel Industries Co., Inc.

The Board next considered the status of a PSA with incentives relative to the sale of land in the Industrial Park to V Steel Group Inc. or assignees. Mr. McCrady stated he had nothing new to report.

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The Board next considered the status of a PSA with incentives relative to the sale of land in the Industrial Park to Milestone Metals or assignees. Mr. McCrady stated that he had nothing new to report.

The Board next considered the status of a PSA with incentives relative to the sale of land in the Industrial Park to Master Fans de Mexico or assignees. Mr. McCrady stated that the land transaction is on hold pending the outcome of the tariffs proposed by the President of the United States.

The Board next considered the status of a modification to the PSA and related documents to reflect the change of the entity name from GCP Paper to GCP Real Estate, Inc. Mr. McCrady stated that the modification to the PSA is being prepared.

The Board next considered the status of modifications to the agreement and related documents with Gates Lubricants. Mr. McCrady stated that he had nothing new to report.

The Board next considered the status of a contract with Spaw-Glass Construction Corporation (“Spaw-Glass”) for construction of the conference center. Mr. Phipps presented aerial pictures showing the progress of the construction which he noted is progressing rapidly. He then presented pay application no. 4 in the amount of \$2,978,464.62 to Spaw-Glass and recommended the Board approve the payment of same. After discussion, Director Persson moved to approve the payment of pay application no. 4 to Spaw-Glass, as set out above. Director Rogers seconded the motion, which passed unanimously.

Mr. Phipps next reported on the status of the contract between Sig Construction (“Sig”) and The Signorelli Group (“Signorelli”) for the paving and construction of the water, sanitary sewer, and drainage facilities to serve the conference center. He stated that the installation of the storm sewer, water and sanitary sewer is progressing with completion scheduled for June. Mr. Phipps then presented pay application no. 2 to Sig in the amount of \$383,464.08 and pay application no. 3 to Sig in the amount of \$174,687.75 and recommended the Board concur in the payment of same by Signorelli out of the District’s escrow account established for the payment of same. After discussion, Director Wetz moved to concur in the approval of pay application no. 2 and no. 3 to Sig and approve the release of the escrow amount to Signorelli, as set out above. Director Carlisle seconded the motion, which passed unanimously.

The Board next considered matters for possible placement on future agendas.

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There being no further business to come before the Board of Directors, the meeting was adjourned.

(SEAL)



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Katherine Persson  
Secretary, Board of Directors

