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AIRN PREVITI
L. BRANDON STEINMANN, COUNTY CLERK

EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT COUNTY, TEXAS
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, July 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 June 12, 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 request from Montgomery County Sherriff's office for funds to purchase equipment for newly formed traffic division, 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 approval of funding in connection with same;
7. Consider report on District engineering and construction projects in the Industrial Park, including:
 - a) Status of sale of dirt from future detention pond, 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) Approval of Incentive Agreement with Dhanani Private Equity Group;
 - b) Status of Incentive Agreement with Uncle Tony's Café;
 - c) Status of Incentive Agreement with CC SCOA III, LP; and
 - d) 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) Approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Beck International;
 - d) Status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to GCP Paper USA, Inc.;
 - e) Status Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Tension Steel Pipe Corporation USA;
 - 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 Milestone Metals or assignees;
 - h) 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;
 - i) 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.; and
 - j) Status of modification to Gates Lubricants Agreement and related documents;
13. Consider approval of Lease Agreement between the District and Elevated Land Solutions for the lease of space in the EDA Building;
14. 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;
15. Status of contract between The Signorelli Group and Sig Construction for paving and construction of water, sanitary sewer and drainage facilities to serve the conference center, and the taking of any actions required in connection therewith;
16. Consider approval of engagement of Hunden Partners relative to work in the District, and the taking of any actions required in connection therewith;

17. Consider request from Records Management Officer to destroy notes of Board of Directors meetings from February 2024 through February 2025; and
18. Consider matters for possible placement on future agendas.



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