

MINUTES OF REGULAR MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
July 10, 2025

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 10th day of July, 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 Directors Rogers and Mullane, thus constituting a quorum.

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

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

Director Wetz led in prayer followed by the pledges of allegiance led by Director Moore.

As the first order of business, the Board presented a check to Final Gravity Brewpub for funds to provide infrastructure improvements inside its building.

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 deferred the review and approval of the minutes of the Board of Directors meeting held on June 12, 2025, until the next meeting.

The Board next considered the status of the construction of improvements and the leasing of space in the Atrium Center. Mr. McCrady stated that Mr. Murray and his team are finalizing items for the building inspection by the fire department. He stated that additional lighting has been installed throughout the Atrium Center parking lot to help deter unauthorized

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parking and loitering.

The Board next deferred a request from the Montgomery County Sherriff's Office for funds to purchase equipment for its newly formed traffic division.

Director Carlisle entered the meeting.

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 Moore made a motion to approve the reports as presented and to authorize payment of invoices on the General Operating Fund, the Capital Projects Funds, the Special Events Account, debits for payroll and wire transfers, all as set forth on the attached reports. Director Persson seconded the motion, which passed unanimously.

The Board next deferred the review of grant requests for the Façade Improvement Grant Program (the "Program") after Mr. McCrady stated that the District did not receive any applications to participate in the Program this month.

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.

Mr. Phipps next reported that the District will need to grant various waterline, sanitary sewer, detention, right-of-way and access easements to East Montgomery County Municipal Utility District No. 3 in connection with the E. Industrial Parkway extension project. He also noted that the District needs to facilitate the acquisition of easements and road right-of-way from the Deleon Family. After discussion, Director Moore made a motion authorizing the President/CEO to execute all necessary easements and other documents relating to the road expansion project. Director Willingham 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 comments are being addressed for submittal of the permit. He reported that the civil drainage plans have been submitted to Montgomery County for review.

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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.

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 6:06 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 7:50 p.m.

The Board next considered the status of economic development Incentive Agreements (individually each referred to herein as an “IA”), including the approval of an IA with Dhanani Private Equity Group (“Dhanani”). After discussion, Director Persson moved to approve the IA with Dhanani. Director Wetz seconded the motion, which passed unanimously.

The Board next considered the status of the IA with Uncle Tony’s Café. Mr. McCrady stated that the IA is being prepared for execution by the parties.

The Board next considered the status of the IA with CC SCOA III, LP. Mr. McCrady stated that the IA is being prepared for execution by the parties.

The Board next considered the status of the IA with B&B Arch Management Co., Inc. Mr. McCrady stated that he had nothing new to report and recommended that the item be removed from the agenda. The Board concurred.

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”) relative to the sale of land in the Industrial Park to Beck International (“Beck”) after Mr. McCrady stated that the Board will consider approval of an Incentive Agreement with Beck at the next meeting.

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The Board next considered the status of a PSA with incentives relative to the sale of an additional 53.73-acre tract of land in the Industrial Park to GCP Paper USA Inc. Mr. McCrady stated that the documents are with the developer for review.

The Board next considered the status of a PSA with incentives relative to the sale of 35.46 acres of land in the Industrial Park to Tension Steel Pipe Corporation USA. Mr. McCrady stated that Tension Steel is waiting on approval of a tax abatement from the County before executing the PSA and related documents.

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 and recommended the item be removed from the agenda. The Board concurred.

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 the closing documents at the title company.

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 he had nothing new to report.

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 complete, and the item can be removed from the agenda. The Board concurred.

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 deferred the approval of a Lease Agreement by and between the District and Elevated Land Solutions (“ELS”) for the lease of space in the EDA Building after Mr. McCrady stated he is still in negotiations with ELS.

The Board next considered the status of a contract with Spaw-Glass Construction Corporation (“Spaw-Glass”) for construction of the conference center. Mr. Phipps stated that the project is progressing as well as possible with the daily rain events the area has been experiencing and presented aerial pictures of the project. He then presented pay application no. 6 in the amount of \$3,286,815.43 to Spaw-Glass, noted that Spaw-Glass is requesting 14 weather-related days and recommended that the Board approve the payment of same and the additional weather-related days. After discussion, Director Carlisle moved to approve the payment of pay application no. 6 to Spaw-Glass and the 14 weather-related days, as set out above. Director

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Willingham 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 August. Mr. Phipps then presented pay application no. 5 to Sig in the amount of \$110,214.68 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 Persson moved to concur in the approval of pay application no. 5 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 the approval of two (2) proposals submitted by Hunden Partners (“Hunden”) relative to the developer solicitation and selection process and the management company solicitation and section process relating to the new convention center. Mr. McCrady reviewed the proposals and presented the executed Form 1295 from Hunden. After discussion, Director Persson moved to approve the proposals submitted by Hunden, subject to review by Marks Richardson PC, and to authorize the District’s President/CEO and/or the Chair to execute same on behalf of the Board and District. Director Wetz seconded the motion, which passed unanimously.

The Board next considered the approval of the destruction of notes of Board of Directors meetings through February 2025, in accordance with the District’s Records Retention Schedule for General Records. Ms. Richardson presented the attached list of records and advised that the retention period has passed for all records listed, that, to the best of her knowledge and belief, none of the records’ subject matter was pertinent to a pending lawsuit, and that there were no open records requests pending with respect to any of the records. After discussion, Director Moore moved to authorize the destruction of said notes as requested and in accordance with the provisions of the District’s Records Management Program and said Schedule. Director Wetz seconded the motion, which passed unanimously.

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