

MINUTES OF SPECIAL MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
July 24, 2025

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The Board of Directors of East Montgomery County Improvement District (the “District”) met in Special Session, open to the public, on the 24th day of July, 2025, at 12:00 p.m., at The Atrium Center, Room 200A, 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 Moore and Mullane, thus constituting a quorum.

Also present were Mr. Frank McCrady, Ms. Kelley Matlage and Ms. Jacquelyn Goodwin.

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

As the first order of business, the Board next deferred questions and comments from the public after Chair Webb stated that no one had signed up to speak.

The Board next considered the approval of a Pre-Development Incentive Agreement (“Agreement”) with Houston Hospitality Holdings LLC (“HHH”) regarding the development of a mixed-use entertainment facility project. Mr. McCrady presented and reviewed the preliminary terms of Agreement. After discussion, Director Persson moved to approve the Agreement with HHH, authorize Mr. McCrady and Ms. Richardson to finalize same and to authorize the District’s President/CEO and/or Chair to execute the Agreement on behalf of the Board and District. Director Wetz seconded the motion which passed unanimously.

Director Carlisle entered the meeting during the discussion.

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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)



A handwritten signature in blue ink that reads "Katherine Persson".

Katherine Persson
Secretary, Board of Directors