

MINUTES OF REGULAR MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
August 14, 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 14th day of August, 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 Mullane, 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, Mr. Marty Murray, Mr. Mark Linabury, Cpt. Jeff Shipley, Cpt. Brian Alms, 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 Carlisle.

As the first order of business, the Board considered questions and comments from members of the audience. Cpt. Shipley with the Montgomery County Sheriff’s Office (“MCSO”) addressed the Board and stated that the MCSO will present a PowerPoint presentation at the District’s next meeting regarding a request for funds from the MCSO to purchase equipment for its newly formed traffic division. He stated that the MCSO is removing the request for funds associated with the purchase of a drone.

Cpt. Alms next introduced himself to the Board and stated that he is the District’s point of contact in the East Patrol Command of the MCSO.

East Montgomery County Improvement District meeting of August 14, 2025

The Board next considered the review and approval of the minutes of the Board of Directors meetings held on June 12, 2025, July 10, 2025, and July 24, 2025. After review and discussion, Director Wetz moved to approve the minutes from all three (3) meetings, as written. Director Persson 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 presented the attached correspondence from Platinum Enterprises LLC advising that the building inspection by the fire department is complete and that the building passed in full accordance with all applicable regulations and standards. Mr. McCrady noted that the installation of the new carpet in the Board Room is complete.

The Board next deferred a request from the MCSO for funds to purchase equipment for its newly formed traffic division until the next 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 Persson made a motion to approve the reports as presented and to authorize payment of invoices on the General Operating Fund, with check nos. 21677, 21734, 21761, 21812, and 21796, being voided, the Capital Projects Funds, the Special Events Account, debits for payroll and wire transfers, all as set forth on the attached reports. Director Moore seconded the motion, which passed unanimously.

Mr. Tabor next presented and reviewed with the Board the attached Quarterly Investment Report (“QIR”), which had been prepared by Municipal Accounts & Consulting, L.P., for the reporting period ending June 30, 2025. After review, Director Persson moved to approve the District's QIR and to authorize the Investment Officer to execute same on behalf of the Board and District. Director Moore 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.

Director Rogers entered the meeting.

East Montgomery County Improvement District meeting of August 14, 2025

The Board next considered granting a Temporary Access Easement (1.3900 acres) to GCP Real Estate, Inc. to allow construction traffic from the end of East Industrial Parkway to the GCP site. He noted that the temporary access easement will be valid until the permanent roadway is constructed by the District. After discussion, Director Carlisle made a motion to approve the easement and authorize the President/CEO to execute same. Director Willingham seconded the motion, which passed unanimously.

Mr. Phipps next reported that the District's agreement with GCP Paper USA, Inc. requires the District to provide electrical power, gas and detention to the GCP site. He stated that the Entergy gas line that currently serves the Lowe's tract does not have enough capacity to serve the GCP site and that the District will need to build a new line at a cost of \$663,111.57. He stated that the new gas line will also serve GCP's second site location. After discussion, Director Persson made a motion to approve the construction of a new electrical line, as set out above. 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 has completed 95% of the documents. He reported that the civil drainage plans have been submitted to Montgomery County for review with permitting to follow the drainage approval.

The Board next considered the review of bids and award of a contract for the site preparation to serve the Phase I Park Improvements. Mr. Phipps reported that the site preparation project has been advertised for bid with the bid opening scheduled for August 19, 2025. He stated that a pre-bid meeting was held at on the site on August 12, 2025, with three (3) interested bidders attending.

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

The Board next recessed at 5:51 p.m. The Board convened in Executive Session at 6:18 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 7:23 p.m.

East Montgomery County Improvement District meeting of August 14, 2025

The Board next deferred the approval of a Fifth Amended and Restated Agreement with the Greater East Montgomery County Chamber.

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 Beck International ("Beck"). Mr. McCrady stated that he is waiting on receipt of the executed Form 1295 from Beck.

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

The Board next considered the status of the IA with Dhanani Private Equity Group. Mr. McCrady stated that the IA is being prepared for execution by the parties.

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

The Board next considered authorizing the purchase of approximately 0.1924 acres along Nichols Lane relative to the expansion of the Industrial Park and additional roadway frontage. After discussion, Director Persson made a motion to approve the purchase of the property and authorize the President/CEO to take all actions necessary to close on same. Director Willingham seconded the motion, which passed unanimously.

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 deferred the approval of a Purchase and Sale Agreement ("PSA") and related incentives relative to the sale of land in the Industrial Park to Catalyst Trading or assignees.

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 considered the status of a PSA with incentives relative to the sale of an additional 35.73-acre tract of land in the Industrial Park to GCP Paper USA Inc. Mr. McCrady stated that the documents are with the purchaser 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 the documents are with the purchaser for review.

East Montgomery County Improvement District meeting of August 14, 2025

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 are with the title company and that the transaction is scheduled to close tomorrow.

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 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 presented aerial pictures of the project and discussed the construction progress. He then presented pay application no. 7 in the amount of \$5,339,851.92 to Spaw-Glass, noted that Spaw-Glass is requesting 2 weather-related days and recommended that the Board approve the payment of same and the additional weather-related days. After discussion, Director Persson moved to approve the payment of pay application no. 7 to Spaw-Glass and the 2 weather-related days, as set out above. Director Moore seconded the motion, which passed unanimously.

Mr. Phipps next reported that construction of the parking garage is scheduled to begin on Monday.

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 complete. Mr. Phipps then presented pay application no. 6 to Sig in the amount of \$133,945.74 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 Carlisle moved to concur in the approval of pay application no. 6 to Sig and approve the release of the escrow amount to Signorelli, as set out above. Director Wetz seconded the motion, which passed unanimously.

The Board next deferred the review and approval of an amendment, extension and/or renewal of Contract of Employment between the District and the President/CEO of the District.

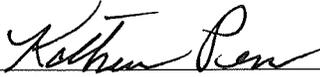
East Montgomery County Improvement District meeting of August 14, 2025

The Board next considered matters for possible placement on future agendas, including holding a special meeting on August 25, 2025, at 12:00 p.m.

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

(SEAL)





Katherine Persson
Secretary, Board of Directors