

MINUTES OF SPECIAL MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
August 25, 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 Special Session, open to the public, on the 25th day of August, 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, thus constituting a quorum.

Also present were Mr. Frank McCrady, Mr. Greg Phipps, Ms. Kelly Matlage and Ms. Kara Richardson.

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

As the first order of business, the Board 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 status of development of the 64-acre park, including the review of bids and award of a contract for the site preparation and demolition to serve the FM 1485 Park, Phase I – Dog Park Improvements (“Improvements”). Mr. Phipps reported that JA Costanza & Associates Engineering, Inc. received four (4) bids on August 19, 2025, for the project. He stated that TDG General Contractors, Inc. (“TDG”) submitted the low bid with a base bid of \$108,919.00. He presented the executed Form 1295 from TDG and then recommended the Board award the contract for the Improvements to the low bidder, TDG. After discussion, Director Persson made a motion to approve the award of the contract to TDG, as set out above. Director Mullane seconded the motion, which passed, with Director Rogers abstaining.

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The Board next recessed at 12:12 p.m. Ms. Mattlage and Mr. Phipps exited the meeting. Director Moore entered the meeting.

The Board next convened in Executive Session at 12:13 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, Economic Development negotiations pursuant to §551.087, Texas Government Code, and personnel matters pursuant to §551.074, Texas Government Code . The Board reconvened in Open Session at 1:58 p.m.

The Board next considered a report on the activities and real property transactions within the Industrial Park, including the approval of a Purchase and Sale Agreement (“PSA”) and related incentives relative to the sale of up to a 5-acre tract of land in the Industrial Park to MTS Estate Ltd. or assignees (“MTS”) for construction of a 30,000 square foot building including authorizing the Chair and/or President/CEO to take all actions and execute all documents necessary to close on the transaction. After discussion, Director Carlisle made a motion to approve a PSA with MTS and authorize the Chair and President/CEO to take all actions and execute all documents necessary to close on the transaction. Director Wetz seconded the motion, which passed unanimously.

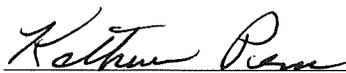
The Board next considered the review and approval of a Fifth Amended and Restated Contract of Employment (“Contract”) between the District and the President/CEO of the District. After discussion, Director Persson made a motion to approve the deferred compensation for the President/CEO for the previous contract year as discussed and to approve the Contract effective June 1, 2025, with such Contract approval , contingent upon final review and approval by the Chair and Vice Chair of the District. Director Rogers 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