

EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT  
**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, October 9, 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 meetings held on September 11, 2025, and September 23, 2025;
3. Consider approval of audit report for the fiscal year ended June 30, 2025;
4. Consider authorizing 2025 Constable patrol security program in shopping centers within the District during the holiday season, and authorizing funding in connection therewith;
5. Status of construction of improvements and the leasing of space in The Atrium Center, and the taking of any actions required in connection therewith;
6. 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;
7. Consider annual review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of a Resolution in connection therewith;
8. Consider review of Façade Improvement Grant Program requests and approval of funding in connection with same;
9. 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; and
  - b) Consider authorizing the design, advertisement for bids, and award of construction contract or concurrence in award of contract for the construction of paving and roadside ditches to serve E. Industrial Parkway extension, Phase 2 within the Industrial Park;and the taking of any actions required in connection therewith;

10. 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) Status of contract with TDG General Contractors for the site preparation and demolition to serve the FM 1485 Park, Phase I – Dog Park Improvements, and the taking of any actions required in connection therewith;
11. Announcements;
12. 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;
13. Status of economic development agreements and take actions required in connection with the following:
  - a) Approval of Incentive Agreement with Beck International;
  - b) Status of Incentive Agreement with D-Bat Valley Ranch; and
  - c) Status of Incentive Agreement with CC SCOA III, LP;
14. Consider report on activities and real property transactions within the Industrial Park and take appropriate action related to the following:
  - a) Status of purchase of approximately 0.1924 acres along Nichols Lane relative to expansion of Industrial Park and obtaining roadway frontage;
  - b) Authorize the sale or lease of property in the Industrial Park for telecommunications use;
  - c) Status of contracts for the purchase of land for expansion of the Industrial Park;
  - d) Approval of Purchase and Sale Agreement relative to the sale of land in the Industrial Park to Collett Industrial or assignees, including authorizing the Chair and President/CEO to take all actions necessary to close on the land transaction;
  - e) Approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Pure Tech Water or assignees, including authorizing the Chair and President/CEO to take all actions necessary to close on the land transaction;
  - f) Status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Catalyst Trading;
  - g) Status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to GCP Paper USA, Inc.;
  - h) Status Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Tension Steel Pipe Corporation USA;
  - i) 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;
  - j) Status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to MTS Estate Ltd. or assignees; and

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at 713-942-9922 at least three business days prior to the meeting so that appropriate arrangements can be made.

- k) Status of modification to Gates Lubricants Agreement and related documents;
15. Consider approval of Lease Agreement between the District and Elevated Land Solutions for the lease of space in the EDA Building;
  16. Status of contract with Spaw-Glass Construction Corporation for construction of the conference center and parking garage, and authorize the taking of any actions required in connection therewith;
  17. 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; and
  18. Consider matters for possible placement on future agendas.

(SEAL)

By: *Katherine Persson (JP)*  
Katherine Persson, Secretary  
East Montgomery County Improvement District