

MINUTES OF REGULAR MEETING  
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT  
September 11, 2025

THE STATE OF TEXAS           §  
  §  
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 11<sup>th</sup> day of September, 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, thus constituting a quorum.

Also present were Mr. Frank McCrady, Mr. Joe O’Connell, Mr. Chris Bontrager, Ms. Kelley Mattlage, Ms. Jennifer Green, Ms. Dawn Humphrey, Mr. Garrett Tabor, Ms. Kara Richardson, Ms. Brandi Eckersley and several others as shown on the attached sign-in sheet.

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

Director Willingham led in prayer followed by the pledges of allegiance led by Director Rogers.

As the first order of business, the Board considered questions and comments from members of the audience. Ms. Scribner with the Red, White & Bluebonnets organization presented Mr. McCrady with the 147<sup>th</sup> Quilt of Ballard in recognition of Mr. McCrady’s service in the United States military.

Dr. Angel Munoz with Wee Kare Pediatrics addressed the Board and stated that he is expanding his pediatrics practice and will be opening a location on FM 1485 by the end of the year.

## **East Montgomery County Improvement District meeting of September 11, 2025**

The Board next considered the review and approval of the minutes of the Board of Directors meetings held on August 14, 2025, and August 25, 2025. After review and discussion, Director Persson moved to approve the minutes from the August 14, 2025 meeting, as revised and the August 25, 2025, minutes, as written. Director Moore 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 stated that the rehabilitation of the large fountain in front of the building is almost complete.

The Board next considered a request from the Montgomery County Sheriff's Office ("MCSO") for funds to purchase equipment for its newly formed traffic division. Cpt. Shipley with the MCSO addressed the Board and presented the attached PowerPoint presentation. He stated that the MCSO is requesting funds in the total amount of \$8,050.40 to purchase fifteen (15) Lifeloc Professional Breath Alcohol Tester units, 250 mouthpieces and a calibration station with accessories. He stated that all equipment will stay within the boundaries of East County - MCSO District 3. After discussion, Director Carlisle moved to approve the request for funding in full, with the funds being utilized out of the District's Community Development Grant budget, subject to approval by Montgomery County Commissioner's Court. Director Moore seconded the motion, which passed unanimously.

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 Mullane made a motion to approve the reports as presented and to authorize payment of invoices on the General Operating Fund, with check no. 21874 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 Wetz 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. McCrady 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 Mr. Phipps had nothing new to report this month.

## **East Montgomery County Improvement District meeting of September 11, 2025**

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. McCrady 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 status of the contract with TDG General Contractors for the site preparation to serve the Phase I Park Improvements. Mr. McCrady stated that the construction contracts have been executed and that construction is scheduled to begin within the next ten (10) days.

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

The Board next recessed at 6:14 p.m. The Board convened in Executive Session at 6:42 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 8:00 p.m.

The Board next considered the approval of a Fifth Amended and Restated Agreement (“Agreement”) with the Greater East Montgomery County Chamber (“GEMCC”). After discussion, Director Persson moved to approve the Agreement, to fund the GEMCC \$100,000 per year for the next three (3) years, and to allow the GEMCC to utilize the future convention center as available at the then-current market rate. Director Willingham seconded the motion, which passed unanimously.

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 approval of an IA with D-Bat Valley Ranch (“D-Bat”). After discussion, Director Mullane moved to approve the IA with D-Bat. Director Moore seconded the motion, which passed unanimously.

## **East Montgomery County Improvement District meeting of September 11, 2025**

The Board next considered the status of the IA with Uncle Tony's Café. Mr. McCrady stated that the IA has been executed and can be removed from the agenda.

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 has been executed and can be removed from the agenda.

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

The Board next deferred the status of the purchase of approximately 0.1924 acres along Nichols Lane relative to the expansion of the Industrial Park and additional roadway frontage after Mr. McCrady stated that he had nothing new to report.

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 approval of a Purchase and Sale Agreement ("PSA") and related incentives relative to the sale of land in the Industrial Park to Catalyst Trading ("Catalyst") or assignees, including authorizing the Chair and President/CEO to take all actions necessary to close on the transaction. After discussion, Director Moore moved to approve the PSA with Catalyst and authorize the Chair and President/CEO to take all actions necessary to close on the transaction. Director Mullane seconded the motion, which passed unanimously.

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 tract of land is under contract.

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 ("Tension Steel"). Mr. McCrady stated that Tension Steel's tax abatement was approved by Montgomery County Commissioner's Court.

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 land transaction has closed, and the item can be removed from the agenda.

## **East Montgomery County Improvement District meeting of September 11, 2025**

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 PSA with incentives relative to the sale of land in the Industrial Park to MTS Estate Ltd. or assignees. Mr. McCrady stated that the land transaction is scheduled to close in January 2026.

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. McCrady presented aerial pictures of the project and discussed the construction progress. He then presented pay application no. 8 in the amount of \$5,637,154.78 to Spaw-Glass, noted that Spaw-Glass is requesting 1 weather-related day and recommended that the Board approve the payment of same and the additional weather-related day. After discussion, Director Persson moved to approve the payment of pay application no. 8 to Spaw-Glass and the 1 weather-related day, as set out above. Director Mullane seconded the motion, which passed unanimously.

The Board next deferred the status of the contract with Joslin Construction (“Joslin”) for construction of the parking garage to serve the conference center. Mr. McCrady stated that the Joslin contract is included in the Spaw-Glass contract and that a separate agenda item is not required.

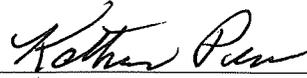
Mr. McCrady next reported on the status of the contract between Sig Construction (“Sig”) and The Signorelli Group (“Signorelli”) for the paving and construction of the water, sanitary sewer, and drainage facilities to serve the conference center. He stated that the installation of the storm sewer, water and sanitary sewer is complete. He then presented pay application no. 7 to Sig in the amount of \$174,730.86 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. 7 to Sig and approve the release of the escrow amount to Signorelli, as set out above. Director Wetz seconded the motion, which passed unanimously.

**East Montgomery County Improvement District meeting of September 11, 2025**

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

