

MINUTES OF REGULAR MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
October 9, 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 9th day of October, 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, Ms. Kelley Mattlage, Ms. Jennifer Green, Ms. Dawn Humphrey, Mr. Greg Phipps, Mr. Garrett Tabor, Mr. Marty Murray, Ms. Jamie Allgood, 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 Moore.

As the first order of business, the Board considered questions and comments from members of the audience. Ms. Allgood thanked the Board for the District’s donation to the Porter High School Class of 2025 Project Graduation.

The Board next considered the review and approval of the minutes of the Board of Directors meetings held on September 11, 2025, and September 23, 2025. After review and discussion, Director Persson moved to approve the minutes from the September 11, 2025, and September 23, 2025, meetings, as written. Director Willingham seconded the motion, which passed unanimously.

The Board next deferred approval of the audit report for the fiscal year ended June 20, 2025, until the next meeting.

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The Board next deferred discussion on the 2025 holiday Constable patrol security program until the next meeting.

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 complete.

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 Wetz made a motion to approve the reports as presented and to authorize payment of invoices on the General Operating Fund, the Capital Projects Funds, the Special Events Account, debits for payroll and wire transfers, all as set forth on the attached reports. Director Rogers seconded the motion, which passed unanimously.

The Board next considered the annual review and approval of an Order Establishing Policy for Investment of District Funds and Appointing Investment Officer (“Order”), including a revised form of Collateral Security Agreement (“CSA”) attached thereto. Ms. Richardson presented and discussed the attached Order and CSA form with the Board. After discussion, Director Persson moved to approve the Order and CSA form and authorize the Chair to sign and the Secretary to attest on behalf of the Board and the 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.

The Board next considered authorizing the design, advertisement for bids, and award of a contract for the construction of paving and road side ditches to serve the E. Industrial Parkway extension, Phase 2 within the Industrial Park. Mr. Phipps stated that JAC held a bid opening on July 31, 2025 and received two (2) bids. He stated that iCON GC, LLC (“iCON”) was the low bidder with a bid amount of \$1,164,000. Mr. Phipps stated that JAC is reviewing past projects and references for iCON and will present an award recommendation next month.

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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 design 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. Phipps stated that JAC issued the Notice to Proceed on September 29, 2025. He stated that the contractor has mobilized and begun the tree removal.

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

The Board next recessed at 5:49 p.m. The Board convened in Executive Session at 6:16 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 7:33 p.m.

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 D-Bat Valley Ranch (“D-Bat”). Mr. McCrady stated that the IA is being sent to D-Bat for execution.

The Board next considered the status of the IA with CC SCOA III, LP. 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 considered 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. Mr. McCrady stated that the land transaction closed last week and can be removed from the agenda.

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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 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 deferred the approval of a Purchase and Sale Agreement (“PSA”) relative to the sale of land in the Industrial Park to Collett Industrial.

The Board next deferred the approval of a PSA with related incentives relative to the sale of land in the Industrial Park to Pure Tech Water (“Pure Tech”). Mr. McCrady stated that he is waiting on receipt of the executed Form 1295 from Pure Tech.

The Board next considered the status of a PSA with incentives relative to the sale of land in the Industrial Park to Catalyst Trading. Mr. McCrady stated that stated that Mr. Phipps is working on the layout of the project.

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 GCP for review and execution.

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 the documents are with Tension Steel for review execution.

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. 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.. 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 (“Gates”). Mr. McCrady stated that Gates is having issues with platting and recommended the item be removed from the agenda.

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.

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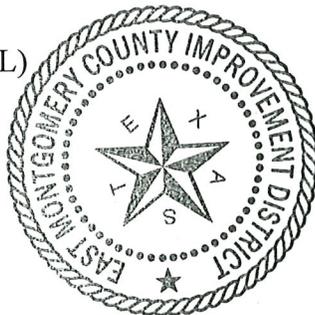
The Board next considered the status of a contract with Spaw-Glass Construction Corporation (“Spaw-Glass”) for construction of the conference center and parking garage. Mr. Phipps stated the project is progressing very well. He stated that the parking structure wall foundations and the ramp stem walls have been poured. Mr. Phipps then presented pay application no. 9 in the amount of \$7,166,667.87 to Spaw-Glass and recommended the payment of same. After discussion, Director Carlisle moved to approve the payment of pay application no. 9 to Spaw-Glass, as set out above. Director Moore seconded the motion, which passed unanimously.

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 presented pay application no. 8 to Sig in the amount of \$3,064.81 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. 8 to Sig and approve the release of the escrow amount to Signorelli, as set out above. Director Persson seconded the motion, which passed unanimously.

The Board next considered matters for possible placement on future agendas. The Board noted that the November meeting will be held on November 6, 2025.

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

(SEAL)



A handwritten signature in blue ink, which appears to read "Katherine Persson", is written over a horizontal line.

Katherine Persson
Secretary, Board of Directors