

MINUTES OF REGULAR MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
November 6, 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 6th day of November, 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 Directors Mullane and Willingham, 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, Mr. Josh Rambo, 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 Persson.

As the first order of business, the Board presented a check to the Montgomery County Sheriff’s Office (“MCSO”) for the funds to purchase fifteen (15) Lifeloc Professional Breath Alcohol Tester units, 250 mouthpieces and a calibration station with accessories to serve the community. Captain Shipley accepted the check on behalf of MCSO and thanked the Board for the funding.

The Board next deferred questions and comments from members of the audience after Chair Webb stated that no one had signed up to speak.

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The Board next considered the review of Community Development Grant requests. Mr. McCrady stated that representatives from all applicants were in attendance at the meeting. Chair Webb stated that the District received a total of sixteen (16) Community Development Grant application requests totaling \$79,766. After discussion, Director Persson made a motion to approve and fund the following Community Development Grant requests: 1) \$5,000.00 each to All Ears! Listening and Language Center, EMC Pit Building Scholarship, Mission Northeast, Society of St. Stephen, Splendora ISD Education Foundation, Splendora Sports Association, Woodlands Dog Park dba Lone Star Animal Welfare League and West Fork HS Senior Class Booster Club; 2) \$4,766.00 to OnPoint Rescue; 3) \$3,000.00 each to MCP4 Community Response Team (with the caveat that such funds be used solely to cover the costs of food and necessities to serve first responders and injured officers) and the East Montgomery County Swim Team; 4) \$2,500.00 each to New Caney High School Cheer Booster Board, Porter Spartan Band, Red, White and Bluebonnets, and the Wildcat Athletic Booster Club; and 5) \$1,000.00 to the Montgomery County Animal Society. Director Moore seconded the motion, which passed unanimously.

Director Carlisle entered the meeting.

The Board next considered the review and approval of the minutes of the Board of Directors meeting held on October 9, 2025. After review and discussion, Director Rogers moved to approve the minutes from the October 9, 2025 meeting, as written. Director Wetz seconded the motion, which passed unanimously.

The Board next considered the approval of the audit report for the fiscal year ended June 30, 2025. Mr. Rambo reviewed the draft audit and related financial reports. After discussion, Director Carlisle moved to approve the attached audit report for the fiscal year ended June 30, 2025, to authorize the Chair to execute the Annual Filing Affidavit on behalf of the Board and District, and to authorize the filing of such audit report and Annual Filing Affidavit with the appropriate governmental authorities. Director Moore seconded the motion, which passed unanimously.

Mr. Tabor entered the meeting.

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The Board next considered authorizing the 2025 holiday patrol security program. Chief Barry Welch of the Montgomery County Constable's Office discussed the Safe Shopper Initiative and recommended that the District add additional days to the schedule used last year by starting the program earlier and ending it later based on predicted shopper traffic. He noted that the addition of the extra days would increase the costs of the program by approximately \$20,000. Chair Webb questioned whether any of the shopping center developers help pay for security. Chief Welch stated that there are a few businesses that provide some security at night and during the weekends. Mr. McCrady stated that the Board has approved \$95,000 in its budget for the program this year. The Board recommended starting the program on Monday, November 10th and ending it on January 10th with the option to add additional days to the end of the schedule if there is funding available. After discussion, Director Persson moved to approve the program with a start date of November 10, 2025, and an end date of January 10, 2025, with the possibility of adding additional days to the end of the program if there are District funds available. Director Wetz 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 complete and that 400 square feet of carpet is being replaced in the chandelier room.

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, the Capital Projects Funds, the Special Events Account, debits for payroll and wire transfers, all as set forth on the attached reports. Director Carlisle 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.

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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. McCrady reminded the Board that JAC held a bid opening on July 31, 2025 and received two (2) bids which are currently being reviewed by JAC.

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 reported 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. McCrady stated that work has been on-going and that JAC anticipates completion of the project in mid-November.

Ms. Matlage next presented a drone video of the convention center construction progress and explained the layout of the convention center.

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

The Board next recessed at 6:19 p.m. The Board convened in Executive Session at 6:56 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 8:17 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 with D-Bat for execution.

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

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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.

The Board next considered the status of a PSA with incentives relative to the sale of land in the Industrial Park to Catalyst Trading (“Catalyst”). Mr. McCrady stated that the documents are with Catalyst for review and execution.

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 he had nothing new to report.

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 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 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 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 and parking garage. Mr. McCrady stated the project is progressing very well. He then presented pay application no. 10 in the amount of \$11,416,746.35 to Spaw-Glass and stated that JAC recommended the payment of same. After discussion, Director Persson moved to approve the payment of pay application no. 109 to Spaw-Glass, as set out above. Director Wetz seconded the motion, which passed unanimously.

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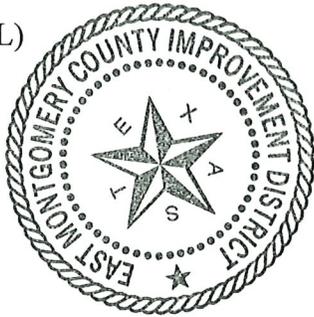
Mr. McCrady next reported on the status of the contract between Sig Construction (“Sig”) and The Signorelli Group (“Signorelli”) for the paving and construction of the water, sanitary sewer, and drainage facilities to serve the conference center. He presented pay application no. 9 to Sig in the amount of \$192,561.31 and stated that JAC 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. 9 to Sig and approve the release of the escrow amount to Signorelli, as set out above. Director Moore seconded the motion, which passed unanimously.

The Board next considered the review of the District’s Code of Ethics Policy (the “Policy”). Ms. Richardson discussed the current Policy.

The Board next considered matters for possible placement on future agendas. The Board noted that the December meeting will be held on December 11, 2025.

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

(SEAL)



A handwritten signature in blue ink that reads "Katherine Persson".

Katherine Persson
Secretary, Board of Directors