

MINUTES OF REGULAR MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
December 11, 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 11th day of December, 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. Brandon Nash, Mr. Garrett Tabor, Mr. Marty Murray, Ms. Jacquelyn Goodwin, Ms. Brandi Eckersley and several others as listed on the attached sign-in sheet.

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

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

As the first order of business, the Board considered the execution of the Community Development Grant Agreements and the presentation of the Community Development Grants. Chairperson Webb executed the Community Development Grant Agreements and presented the grant checks to the applicants.

The Board next presented a check in the amount of \$84,405.70 to the East Montgomery County Fair Association, representing EMCID’s additional 10% contribution for the buyer’s auction.

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The Board next 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 review and approval of the minutes of the Board of Directors meetings held on November 4, 2025, and November 6, 2025. After review and discussion, Director Persson moved to approve the minutes from the November 4, 2025, and November 6, 2025 meetings, as written. Director Wetz seconded the motion, which passed unanimously.

The Board next considered the status of the 2025 holiday patrol security program. Mr. McCrady stated that he spoke with Chief Barry Welch and Constable Hayden of the Montgomery County Constable's Office yesterday who advised that the Safe Shopper Initiative program is going great.

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 motor for the large fountain in front of the building is being replaced. He stated that the installation of the Christmas lighting 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 Mullane made a motion to approve the reports as presented and to authorize payment of invoices on the General Operating Fund, with check no. 21956 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 Moore seconded the motion, which passed unanimously.

The Board next considered the approval of grant funding to Montgomery County Emergency Services District No. 7 ("ESD No. 7"). Mr. McCrady reported that the previous grant agreement with ESD No. 7 for \$300,000 per year has expired. He recommended the District extend the grant for one (1) year but reduce it to \$150,000. After discussion, Director Wetz moved to approve the grant funding extension with ESD No. 7, as set out above. Director Persson 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.

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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 roadside ditches to serve the E. Industrial Parkway extension, Phase 2 within the Industrial Park. Mr. Phipps reminded the Board 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 has reviewed past projects and received numerous positive references for iCON and recommended the Board award to same. After discussion, Director Carlisle moved to approve the award of the contract to iCON, as set out above. Director Mullane seconded the motion, which passed unanimously.

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 reported that Burditt has completed 95% of the design documents. He reported that the civil drainage plans have been submitted to Montgomery County (the “County”) for review, and that JAC is currently addressing the comments. Mr. Phipps stated that the plans will be resubmitted to the County for approval, the week of December 15, 2025.

The Board next considered the status of the contract with TDG General Contractors (“TDG”) for the site preparation to serve the Phase I Park Improvements. Mr. Phipps stated that the work is complete and an inspection was held with minor corrective action completed. He then presented pay application no. 1 (final) in the amount of \$106,769.00 and noted that TDG is not requesting any weather-related days and recommended that the Board approve the payment of pay application no. 1 (final) to TDG. Mr. Phipps also presented change order no. 1 (final quantities), a decrease of \$2,150.00 in the contract amount, the executed Form 1295 from TDG, and recommended the Board approve same. Mr. Phipps then stated that a final inspection was held on December 2, 2025, with no deficiencies being noted and presented the Substantial Completion letter and the District’s acceptance of project letter and recommended the Board accept the project as complete. After discussion, Director Carlisle moved to approve the payment of pay application no. 1 (final) and change order no. 1 (final quantities), based on a finding by the Board that said change order was necessary and beneficial to the District, and accept the project as complete, as set out above. Director Mullane seconded the motion, which passed, with

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Director Rogers abstaining.

The Board next considered announcements. Mr. McCrady reviewed the attached Calendar of Events. He stated he spoke with Commissioner Gray who expressed his appreciation of support by the Board.

The Board next recessed at 5:57 p.m. The Board convened in Executive Session at 6:31 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 7:34 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 Beck has moved into the IP, and that he is waiting on receipt of the executed IA and Form 1295 from Beck.

The Board next considered the approval of an IA with Casa Julia New Caney LLC (“Casa Julia”). After discussion, Director Persson moved to approve the IA with Casa Julia. Director Carlisle seconded the motion, which passed unanimously.

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.

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 is looking at land options.

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.

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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 has received the signed documents and is waiting on a check from GCP for delivery to the title company for closing.

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 the company is no longer pursuing the purchase of land and noted that the item can be removed from the agenda.

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 (“MTS”). Mr. McCrady stated that Mr. Baskin is in the process of preparing the PSA and related documents for execution by MTS.

The Board next considered 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 discussion, Director Carlisle moved to approve the Lease Agreement with ELS. Director Persson seconded the motion, which passed unanimously.

Mr. Phipps next presented a drone video of the progression of the ongoing construction of the convention center and parking garage progress and explained the layout of the convention center.

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 then presented pay application no. 11 in the amount of \$6,847,828.91 to Spaw-Glass and stated that JAC recommended the payment of same. After discussion, Director Carlisle moved to approve the payment of pay application no. 11 to Spaw-Glass, as set out above. Director Mullane 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 stated that the utilities and roads serving the project are complete. Mr. Phipps then presented pay application no. 10 to Sig in the amount of \$82,976.89 and stated that JAC recommended the Board concur in the payment of

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same by Signorelli out of the District's escrow account established for the payment of same. After discussion, Director Mullane moved to concur in the approval of pay application no. 10 to Sig and approve the release of the escrow amount to Signorelli, as set out above. Director Carlisle seconded the motion, which passed unanimously.

The Board next deferred the review of the District's Code of Ethics Policy until the next meeting.

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)



A handwritten signature in blue ink, appearing to read "Katherine Persson".

Katherine Persson
Secretary, Board of Directors