

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, February 12, 2026, 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 meeting held on January 8, 2026;
3. Status of construction of improvements and the leasing of space in The Atrium Center, and the taking of any actions required in connection therewith;
4. 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;
5. Consider adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District;
6. Consider review of Façade Improvement Grant Program requests and approval of funding in connection with same;
7. 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) Status of contract with iCON GC, LLC 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;
8. 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 the taking of any actions required in connection therewith;
9. Announcements;

10. 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;
11. 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 Casa Julia New Caney LLC;
 - c) Status of Incentive Agreement with D-Bat Valley Ranch; and
12. Consider report on activities and real property transactions within the Industrial Park and take appropriate action related to the following:
 - a) Authorize the sale, option or lease of property in the Industrial Park to Foresight Communication or assignees or Vertical Bridge entities or assignees;
 - b) Status of contracts for the purchase of land for expansion of the Industrial Park;
 - c) 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;
 - d) 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;
 - e) Status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Catalyst Trading;
 - f) Status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to GCP Paper USA, Inc.;
 - g) 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;
 - h) 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;
13. 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;
14. 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;
15. Consider adoption of Order Establishing Office and Meeting Place Outside the District, and the taking of any actions required in connection therewith;
16. Review and act upon proposals relative to renewal of the District's insurance coverage for term expiring March 31, 2027; 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.

17. Consider matters for possible placement on future agendas.



By: Katherine Persson - MA
Katherine Persson, Secretary
East Montgomery County Improvement District

EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
NOTICE OF PUBLIC MEETING
SUPPLEMENTAL AGENDA

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a public meeting at The Atrium Center, Room 105, 21575 U.S. Highway 59 North, New Caney, Texas, said address being a meeting place of the District.

The meeting will be held on Thursday, February 12, 2026, at 5:30 p.m.

The Board shall consider and act upon the following matters:

1. Consider calling Directors Election to be held on May 2, 2026, and determining procedure for giving notice of same, and the adoption of an order in connection therewith, including appointment of an agent for the District in connection therewith, the approval of any joint election agreements among the District and other participating entities as authorized by the Texas Election Code, and the taking of any other actions required in connection therewith.

DEL DISTRITO DE MEJORAMIENTO DEL CONDADO EAST MONTGOMERY
AVISO DE ASAMBLEA PUBLICA
SUPLEMENTAL AGENDA

Por la presente se da aviso a todos los miembros interesados del publico que las Junta Directiva del Distrito titulado anteriormente, celebrara una asamblea publica en The Atrium Center, Room 105, 21575 U.S. Highway 59 North, New Caney, Texas, siendo dicha direccion un lugar de reunion del Distrito.

La asamblea se celebrara el Jueves, 12 de Febrero de 2026 a las 5:30 p.m.

La Junta tratara y actuara sobre los siguientes asuntos:

1. Considerar el llamado a Elección de Directores que se celebrará el 2 de Mayo de 2026 y determinar el procedimiento para notificar el mismo, la adopción de una orden con relación al llamado, incluyendo el nombramiento de un agente por el Distrito relacionado con el mismo, la aprobación de cualquier acuerdo de elección conjunta entre el Distrito y otras entidades que participen, según lo autoriza el Código Electoral de Texas y la toma de cualquier otra acción requerida con relación al llamado a elección.

(SEAL)
(SELLO)



By: Brenda Webb MA
Brenda Webb
Chair