

MINUTES OF REGULAR MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
January 8, 2026

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 8th day of January, 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, Mr. Garrett Tabor, Mr. Marty Murray, Mr. Greg Phipps, Chief Barry Welch, Ms. Kara Richarson, 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.

Chair Webb led in prayer followed by the pledges of allegiance led by Director Persson.

As the first order of business, the Board considered the review and approval of the minutes of the Board of Directors meeting held on December 11, 2025. After review and discussion, Director Persson moved to approve the minutes from the December 11, 2025, meeting, as written. Director Willingham seconded the motion, which passed unanimously.

The Board next considered a report on the 2025 Constable patrol holiday security program. Chief Barry Welch of the Montgomery County Constable’s Office presented the attached Safe Shopper slide show recap and report. He stated that the program began on November 10, 2025, and ended on January 3, 2026, and noted the Montgomery County Constables Pct. 4 (“Constables”) worked 1,733 man hours during the program period. He further

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stated that the Constables arrested 102 shoplifters and made 42 felony arrests and 62 misdemeanor arrests. Chief Welch stated that the Constables were able to recover 71% of the merchandise stolen during the program period. He concluded by thanking the Board for the District's continued partnership with the Constables and the ongoing support to help keep the community safe.

Director Moore entered during the above presentation.

The Board next considered questions and comments from members of the audience. Judge Wayne Mack, Justice of the Peace in Montgomery County Pct. 1, introduced himself to the Board and stated that he is running for County Judge in the upcoming May 2026 election.

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 additional security lighting in the parking lot should be completed tomorrow. Mr. McCrady stated that all columns will be re-painted next week. He reported that the building has been experiencing random power outages and that additional surge protection will be installed.

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 nos. 21827, 21877, 21882, 21911 and 21942 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 Willingham 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. He then presented a picture of the new Ace Hardware sign purchased with funds from the Program.

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.

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The Board next considered the status of the contract with iCON GC, LLC for the construction of paving and roadside ditches to serve the E. Industrial Parkway extension, Phase 2 within the Industrial Park. Mr. Phipps stated that the insurance and bonds have been reviewed and that the contracts will be signed tonight with the Notice to Proceed being issued tomorrow.

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 JAC has reviewed and addressed comments to the civil drainage plans and now awaits final approval from Montgomery County (the “County”). Mr. Phipps further stated that once the drainage plans are approved, the full park plans package will be submitted to the County for permits.

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

The Board next recessed at 6:00 p.m. The Board convened in Executive Session at 6:32 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 7:31 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 reminded the Board 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 status of the IA with Casa Julia New Caney LLC (“Casa Julia”). Mr. McCrady stated that the IA is with Casa Julia for execution.

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.

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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. 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 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.

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

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. 12 in the amount of \$5,727,650.17 to Spaw-Glass and stated that JAC recommends the payment of same. After discussion, Director Carlisle moved to approve the payment of pay application no. 12 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 reported that the final road striping and sign installation remain to be completed. He then stated that JAC did not receive a pay application during the month.

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The Board next considered the review and amendment to the Order Adopting a Code of Ethics, Fees and Expense Policy, Policy Relating to Consulting Services, Uniform Financial Accounting and Reporting Standards, Policy Relating to Adoption of Annual Operating Budget, and Creating an Audit Committee of the Board of Directors (“Order”). Ms. Richardson advised that there was a statutory change increasing the dollar amount threshold triggering director’s “substantial interest” in a business entity. She stated that a director is now considered to have a “substantial interest” in a business entity if the director owns \$15,000 or more of the fair market value of such entity. After discussion, Director Carlisle moved to approve the amendment to the Order as set out above. Director Wetz seconded the motion, which passed unanimously.

The Board next considered the approval of the annexation of an 890.936-acre tract of land (the “Property”) into the District by CH-B Kingland, LLC, including the approval of a Letter Agreement and the Order Adding Land and Redefining Boundaries (“Order”). Ms. Richardson stated that the Letter Agreement provides that the annexation is contingent upon the closing of the sale of the Property from CH-B Kingland, LLC to Area 1 Parks and Entertainment, LLC and the recordation of the Order in the real property records of Liberty County, Texas by the escrow agent for the closing. She noted that the Letter Agreement also provides that the District will revoke the adoption of the Order if the sale of the Property fails to close. After discussion and review of the subject Petition for the Addition of Land to the District (“Petition”), the Board determined that the Petition met all legal requirements as to form and was properly presented properly, that all facts and statutory requirements of substance existed for the addition of the Property into the District, that the allegations of the Petition are true, that there are no persons residing or living on the Property and that the Petition should be granted and the Property described therein be added to the District, contingent upon the closing of the sale of the Property from CH-B Kingland, LLC to Area 1 Parks and Entertainment, LLC and the recordation of the Order in the real property records of Liberty County, Texas . Thereupon, Ms. Richardson presented an Order granting said Petition, adding the Property into the District, and redefining the boundaries of the District after such addition. After discussion, Director Persson made a motion to approve the Letter Agreement and adopt the Order, with caveat that such Order be effective upon the closing of the sale of the Property from CH-B Kingland, LLC to Area 1 Parks and Entertainment, LLC and the recordation of the Order in the real property records of Liberty County, Texas by the escrow agent for the closing and that, if such sale of the Property fails to close, that such Order shall be revoked by the District. Director Carlisle seconded the motion, which passed unanimously.

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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