

MINUTES OF REGULAR MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
February 12, 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 12th day of February, 2026, 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. Greg Phipps, Mr. Garrett Tabor, Mr. Marty Murray, Cpt. Jeff Shipley, Ms. Kara Richarson 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 Mullane.

As the first order of business, the Board considered questions and comments from members of the audience. Cpt. Shipley of the Montgomery County Sherriff’s Office discussed upcoming community events and stated that the portable breathe testers, purchased with funds granted by the District, are a great asset to the community.

The Board next considered the review and approval of the minutes of the Board of Directors meeting held on January 8, 2026. After review and discussion, Director Persson moved to approve the minutes from the January 8, 2026, meeting, as written. Director Mullane seconded the motion, which passed unanimously.

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The Board next considered the status of the construction of improvements and the leasing of space in the Atrium Center. Mr. McCrady stated that he had nothing new to report.

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. 21987 and 21999 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.

Mr. Tabor next presented and reviewed the attached Quarterly Investment Report (“QIR”), which had been prepared by Municipal Accounts & Consulting, LP, for the reporting period ending December 31, 2025. After review, Director Mullane moved to approve the District's QIR and to authorize the Investment Officer to execute same on behalf of the Board and District. Director Willingham seconded the motion, which passed unanimously.

Ms. Richardson next advised that provisions of the Public Funds Investment Act require the Board of Directors of the District to review, revise and adopt at least annually a list of qualified brokers authorized to engage in investment transactions with the District. She reviewed a Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District and the attached list of financial institutions, brokers and dealers attached thereto as Exhibit “A.” Ms. Richardson recommended to the Board that, if any of the directors have a relationship with any of the institutions shown on the list that could create a conflict of interest, then that institution(s) should be deleted from the list that the Board adopts. After discussion, Director Mullane made a motion to approve the Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District. Director Wetz 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.

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The Board next considered the status of the contract with iCON GC, LLC (“iCON”) 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 Notice to Proceed was issued on January 23, 2026. He stated that iCON encountered some drainage items that needed to be addressed during the paving construction phase of the roadside ditch grading, resulting in the issuance of change order no. 1, an increase of \$110,425.64 in the contract amount. He stated that East Montgomery County Municipal Utility District No. 3 (“No. 3”) sold bonds to fund the drainage portion of the project and that No. 3 will reimburse the District for the drainage work performed by iCON. Mr. Phipps then presented the executed Form 1295 from iCON, and recommended the Board approve change order no. 1. After discussion, Director Wetz moved to approve change order no. 1, based on a finding by the Board that said change order was necessary and beneficial to the District, as set out above. Director Persson 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 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 5:48 p.m. The Board convened in Executive Session at 6:24 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 7:50 p.m.

Director Wetz exited the meeting.

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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 he has received the executed IA with D-Bat and that the item can be removed from the agenda.

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

The Board next considered authorizing the sale, option or lease of property in the Industrial Park to The Towers, LLC or assignees or Vertical Bridge entities or assignees for telecommunication use. Mr. McCrady presented the executed Form 1295 from The Towers, LLC. After discussion, Director Persson moved to approve the option agreement, subject to finalization by Wilson Cribbs & Goren (“WCG”). Director Mullane seconded the motion, which passed unanimously.

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. Mr. McCrady stated that the sale transaction is no longer proceeding and 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 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 GCP has sent the escrow money and that the land transaction documents are with the title company for closing.

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.

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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 was waiting on receipt of the PSA and related documents from WCG.

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. 13 in the amount of \$7,484,009.93 to Spaw-Glass and stated that JAC recommends the payment of same. Mr. Phipps also presented change order no. 1, for the addition of sixteen (16) contract days to the project as a result of inclement weather events, the executed Form 1295 from Spaw-Glass, and recommended the Board approve same. Mr. Phipps stated that the additional weather days will result in a new substantial completion date of November 2, 2026. After discussion, Director Mullane moved to approve the payment of pay application no. 13 to Spaw-Glass and change order no. 1, based on a finding by the Board that said change order was necessary and beneficial to the District, 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 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.

The Board next considered the approval of an Order Establishing Office and Meeting Place Located Outside the Boundaries of the District ("Order") and authorizing the publication of notice of same. Ms. Richardson stated that MRPC is moving its offices to 3355 W. Alabama St., Suite 350, Houston, Texas 77098, effective March 1, 2026. After discussion, Director Moore moved that the Order designating 3355 W. Alabama St., Suite 350, Houston, Texas, 77098 as an office and meeting place outside the District be adopted and that MRPC be authorized to publish notice of same. Director Rogers seconded the motion, which passed unanimously.

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The Board next considered the review of a proposal relative to the renewal of the District's insurance coverage for the term expiring March 31, 2026. Mr. McCrady presented the proposal from Texas Municipal League Intergovernmental Risk Pool ("TML"), stated that Director Wetz has reviewed the proposal, and recommended that the Board renew its coverage with TML for commercial general liability and hired car and non-ownership automobile liability, pollution liability, real and personal property, comprehensive boiler and machinery, mobile equipment, crime and law enforcement liability, scheduled to expire on March 31, 2027. After discussion, Director Carlisle moved to renew the existing coverages provided by TML, subject to reconciliation of the property and equipment schedule, and authorize Mr. McCrady to execute the various coverage proposals. Director Persson seconded the motion, which passed unanimously.

The Board next considered matters for possible placement on future agendas.

The Board next considered the calling of a Directors Election to be held on May 2, 2026, and determining of procedure for giving notice of same, and the adoption of an Order in connection therewith, including the appointment of an agent for the District in connection therewith, and the approval of any joint election agreements among the District, Montgomery County and other participating entities as authorized by the Texas Election Code, if necessary. It was noted that the terms of office of Directors Carlisle, Moore, Mullane and Rogers will expire in June 2026. Ms. Richardson advised the Board that notice of the election could be given by one or more of the following methods: (1) publishing the notice in a newspaper published in the territory of the District or of general circulation in the District at least ten (10) days before the election, but not more than thirty (30) days before; (2) posting the notice at a public place in the District at least twenty-one (21) days before the election; or (3) mailing the notice to each registered voter in the District at least ten (10) days before the election. Ms. Richardson further advised that, in addition to the above, notice must be posted at the location used for posting notices of the meetings at least twenty-one (21) days before the election. Following discussion of the options, it was moved by Director Mullane, seconded by Director Carlisle and unanimously carried that the Order Calling the election be adopted, that notice of the election be given by publishing the notice in a newspaper published in the territory of the District or of general circulation in the District at least ten (10) days before the election, but not more than thirty (30) days before, and that the attorneys for the District be authorized to arrange for said notice to be published and posted and, if necessary, authorize the District to enter into any joint election agreements with Montgomery County and other participating entities as authorized by

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the Texas Election Code.

Ms. Richardson next advised the Board that an agent should be appointed to perform election duties in connection with the Directors Election. After discussion on the matter, Director Mullane moved that the Notice of Appointed Agent appointing the law firm of Marks Richardson PC as agent be adopted, that the Chair and Secretary be authorized to execute the Notice on behalf of the Board and the District, and that the attorneys of the District be instructed to handle the mechanics of said election. Director Carlisle seconded said motion, which passed unanimously.

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

(SEAL)



Katherine Persson
Secretary, Board of Directors

