

MINUTES OF REGULAR MEETING  
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT  
June 12, 2025

THE STATE OF TEXAS           §  
  §  
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 12<sup>th</sup> day of June, 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 Director Persson, thus constituting a quorum.

Also present were Mr. Frank McCrady, Mr. Joe O’Connell, Ms. Kelley Mattlage, Ms. Jennifer Green, Mr. Jonah Tuikov, Mr. Garrett Tabor, Mr. Marty Murray, Ms. Jacquelyn Goodwin and others as reflected 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 Moore.

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 considered questions and comments from members of the audience. Cpt. Jeff Shipley with the Montgomery County Sherriff’s Office (“MCSO”) introduced himself to the Board. He stated that until recently, only the City of Conroe Police Department and the Department of Public Safety had the capabilities to work and investigate fatal crash sites in Montgomery County. Cpt. Shipley stated that Montgomery County Commissioners Court approved the creation of a new traffic division, and the MCSO and is requesting funds to purchase fifteen (15) portable breath alcohol test instruments for a total cost of \$6,270, and aerial

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equipment including accessories with a three (3) year rental license at a cost of \$21,384.00. Director Moore asked if the equipment and software would increase the conviction rate. Cpt. Shipley stated that the equipment and software provides concrete evidence and noted that the MCSO has the support of the District Attorney's office. After discussion, Chair Webb stated that the Board will add an item to the next agenda for further consideration.

The Board next considered the review and approval of the minutes of the Board of Directors meetings held on May 6, 2025, and on May 8, 2025. After review and discussion, Director Wetz moved to approve the minutes from both meetings, as written. Director Willingham seconded the motion, which passed unanimously.

The Board next considered the engagement of an auditor to prepare the District's audit report for the fiscal year ending June 30, 2025. Mr. O'Connell reviewed an engagement letter from McCall Gibson Swedlund Barfoot Ellis PLLC ("McCall") and stated that the projected fees to prepare the District's audit are estimated at \$42,500. He then stated that the projected fees to prepare the audit reports for the East Montgomery County Improvement District Economic Development Zone Nos. 1, 2, 3, and 4 (the "Zones") are estimated at \$8,500 and presented the executed Form 1295 for the Board's review. After discussion, Director Mullane made a motion to approve the engagement of McCall to prepare the District's audit report and the audit reports for the Zones for the fiscal year ending June 30, 2025. Director Moore 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 Mr. Murray and his team continue to do a great job on the maintenance of the building. He stated that Mr. Murray will be installing additional lighting throughout the Atrium Center parking lot to help deter unauthorized parking and loitering.

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, the Special Events Account, debits for payroll and wire transfers, all as set forth on the attached reports. Director Wetz seconded the motion, which passed unanimously.

The Board next deferred the adoption of an operating budget for the fiscal year ending June 30, 2026, until later in the meeting.

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The Board next considered the review of Façade Improvement Grant Program requests and the approval of funding related to same. Mr. McCrady presented and reviewed the attached grant request and pictures from J&R Ace Hardware (“J&R”) requesting reimbursement of \$10,000 for the purchase of new signage. After discussion, Director Carlisle moved to approve the Façade Improvement Grant request from J&R, as set out above. Director Willingham seconded the motion, which passed unanimously.

Mr. McCrady next presented and reviewed the attached grant request and pictures from Deca Beer Brewery (“Deca”) requesting reimbursement of \$6,196.72 for the purchase of new signage. After discussion, Director Moore moved to approve the Façade Improvement Grant request from Deca, as set out above. Director Carlisle seconded the motion, which passed unanimously.

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.

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 presented and discussed the site plan for Phase I of the dog park. He stated that he is in talks with the Texas Parks and Wildlife Association and other grant resources for contributions related to the park improvements. Mr. McCrady further stated that Burditt is in the process of completing the documents and that final comments are being addressed for submittal of the permit.

The Board next deferred the review of bids and award of a contract for the site preparation to serve the Phase I Park Improvements after Mr. McCrady stated that the bid opening and award of a contract will be completed once the permits are received.

The Board next considered the status of a contract with Spaw-Glass Construction Corporation (“Spaw-Glass”) for construction of the conference center. Mr. McCrady stated that the project is progressing rapidly. He then presented pay application no. 5 in the amount of \$5,296,412.10 to Spaw-Glass and recommended the Board approve the payment of same. After discussion, Director Carlisle moved to approve the payment of pay application no. 5 to Spaw-Glass, as set out above. Director Mullane 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 stated that the installation of the storm sewer, water and sanitary sewer is progressing with completion scheduled for August. Mr. McCrady then presented pay application no. 4 to Sig in the amount of \$603,626.81 and 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. 4 to Sig and approve the release of the escrow amount to Signorelli, as set out above. Director Mullane seconded the motion, which passed unanimously.

The Board next considered the approval of a Resolution Authorizing Application for Grants related to park and recreational facilities. Mr. McCrady reviewed the Resolution with the Board. After discussion, Director Wetz moved to approve the Resolution and authorize the Chair or President/CEO to execute same on behalf of the Board and the District. Director Carlilse seconded the motion, which passed unanimously.

The Board next considered announcements. Mr. McCrady introduced Jonah Tuikov, a student at the University of Arkansas who is currently working as an intern with the District. He stated that Mr. Tuikov has been visiting various businesses in the community to gain insight into the needs of the community. He then reviewed the attached Calendar of Events.

The Board next recessed at 6:10 p.m. The Board convened in Executive Session at 6:47 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 8:25 p.m.

The Board next considered the adoption of an operating budget for the fiscal year ending June 30, 2026. Mr. McCrady presented and reviewed the attached proposed budget with the Board. After discussion, Director Carlisle moved to approve the budget for the fiscal year ending June 30, 2026, as presented. Director Mullane seconded the motion, which passed unanimously.

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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 Uncle Tony’s Cafe (“Uncle Tony’s”). After discussion, Director Mullane moved to approve the IA with Uncle Tony’s. Director Willingham seconded the motion, which passed unanimously.

The Board next considered the approval of an IA with CC SCOA III, LP (“CC”). After discussion, Director Mullane moved to approve the IA with CC. Director Willingham seconded the motion, which passed unanimously.

The Board next considered the status of the IA with B&B Arch Management Co., Inc. Mr. McCrady stated that he had nothing new to report.

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 had nothing new to report.

The Board next considered the approval of a Purchase and Sale Agreement (“PSA”) relative to the sale of an additional 35.73-acre tract of land in the Industrial Park to GCP Paper USA Inc. (“GCP”) for construction of a 498,000 square foot distribution center including authorizing the Chair and/or President/CEO to take all actions and execute all documents necessary to close on the transaction. After discussion, Director Mullane moved to approve a PSA with GCP and authorize the Chair and President/CEO to take all actions and execute all documents necessary to close on the transaction. Director Wetz seconded the motion, which unanimously carried.

The Board next considered the approval 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 (“Tension Steel”) including authorizing the Chair and/or President/CEO to take all actions and execute all documents necessary to close on the transaction. After discussion, Director Mullane moved to approve a PSA with Tension Steel and authorize the Chair and President/CEO to take all actions and execute all documents necessary to close on the transaction. Director Willingham seconded the motion, which unanimously carried.

The Board next deferred the approval of a PSA with incentives relative to the sale of land in the Industrial Park to Beck International.

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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 V Steel Group Inc. or assignees. Mr. McCrady stated 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 Milestone Metals or assignees. 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 or assignees. Mr. McCrady stated that he had nothing new to report.

The Board next considered the status of a modification to the PSA and related documents to reflect the change of the entity name from GCP Paper to GCP Real Estate, Inc. Mr. McCrady stated that the modification to the PSA is being prepared.

The Board next considered the status of modifications to the agreement and related documents with Gates Lubricants. 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 for the lease of space in the EDA Building.

The Board next deferred a request from the District's Records Management Officer to destroy notes of the Board of Directors meetings from February 2024 through February 2025 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)



Katherine Persson  
Secretary, Board of Directors