

MINUTES OF REGULAR MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
April 9, 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 9th day of April, 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. Chris Bontrag, Ms. Kelley Mattlage, Ms. Jennifer Green, Mr. Greg Phipps, Mr. Garrett Tabor, Ms. Jacqui Vat, Mr. Hank Vat, Chief Howard Rinewalt, Ms. Kara Richarson and Ms. Brandi Eckersley.

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 Mr. McCrady.

As the first order of business, the Board 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 meeting held on March 12, 2026. After review and discussion, Director Wetz moved to approve the minutes of the March 12, 2026, meeting, as written. Director Persson seconded the motion, which passed unanimously.

The Board next presented a check to Chief Rinewalt with the Montgomery County Emergency Services District No. 7 in accordance with its grant agreement with the District.

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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 is increasing the security features in the upstairs offices to ensure the safety of the staff by better controlling visitor access to certain areas.

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. 22108 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.

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 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 asphalt road is complete and Entergy has completed the installation of the poles and wiring. He then presented pay application no. 2, in the amount of \$746,400.69, and recommended the Board approve payment of same. After discussion, Director Persson moved to approve pay application no. 2, to iCON, as set out above. Director Wetz 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 JAC has requested an update on the approval timeline as the TIA-Memo and civil drainage plans have been with the Montgomery County Engineering Department for 86 days for final review and approval. He further stated that once the drainage plans are approved, the full park plans package will be submitted to the County for permits.

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The Board next considered announcements. Mr. McCrady reviewed the attached Calendar of Events. He stated that the New Caney lodge fish fry is scheduled for tomorrow and Saturday from 10:30-2:00.

The Board next recessed at 5:47 p.m. The Board convened in Executive Session at 6:12 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 7:37 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 approval of an IA with Dual Sense LLC ("Dual Sense"). After discussion, Director Persson moved to approve the IA with Dual Sense. Director Carlisle seconded the motion, which passed unanimously.

The Board next considered the status of the IA with Porter Inn. Mr. McCrady stated that the IA is with Porter Inn for execution.

The Board next considered the status of the IA with Apogee Peak #1, LLC ("Apogee"). Mr. McCrady stated that the IA is with Apogee for execution.

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 approval of a land purchase for a project on McCleskey Road, including authorizing the Chair and President/CEO to take all actions necessary to close on the land transaction. Mr. McCrady stated that the land purchase consists of a 22-acre tract on McCleskey Road and that he has received the executed Form 1295 from the seller. After discussion, Director Persson moved to approve the land purchase and authorize the Chair and President/CEO to take all actions necessary to close on the land transaction. Director Mullane seconded the motion, which passed unanimously.

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

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The Board next considered the status of the option agreement for the lease of property in the Industrial Park to The Towers, LLC or assignees or Vertical Bridge entities or assignees for construction of a communication tower. Mr. McCrady stated that Wilson Cribbs & Goren (“WCG”) is preparing the agreement.

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 land in the Industrial Park to Collett Industrial (“Collett”) or assignees, including authorizing the Chair and President/CEO to take all actions necessary to close on the transaction. After discussion, Director Carlisle moved to approve the PSA with Collett and authorize the Chair and President/CEO to take all actions necessary to close on the transaction. Director Rogers seconded the motion, which passed unanimously.

The Board next considered the approval of a Purchase and Sale Agreement (“PSA”) relative to the sale of land in the Industrial Park to Allied Industrial Services, LLC (“Allied”) or assignees, including authorizing the Chair and President/CEO to take all actions necessary to close on the transaction. After discussion, Director Wetz moved to approve the PSA with Allied and authorize the Chair and President/CEO to take all actions necessary to close on the transaction. Director Mullane seconded the motion, which passed unanimously.

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 the land transaction has closed and 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. Mr. McCrady stated that he had nothing new to report.

The Board next considered the approval of a Lease Agreement between the District and Dual Sense for the lease of space in the EDA building. After discussion, Director Wetz moved to approve a Lease Agreement with Dual Sense. Director Mullane seconded the motion, which passed unanimously.

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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. 15 in the amount of \$6,692,919.78 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. 15 to Spaw-Glass, as set out above. Director Persson 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 presented pay application no. 12 to Sig in the amount of \$46,210.39 and stated that JAC 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. 12 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 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