

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, June 11, 2026, at 5:30 p.m.** The Board shall act upon the following matters:

1. Consider execution of Community Development Grant Agreements and presentation of Community Development Grants;
2. 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);
3. Approval of the minutes of the Board of Directors meetings held on April 9, 2026 (12:00 p.m.), May 12, 2026 (12:00 p.m.), May 12, 2026 (12:10 p.m.), May 14, 2026, and May 26, 2026;
4. Consider engagement of auditor to prepare the District's audit report for fiscal year ending June 30, 2026;
5. Status of construction of improvements and the leasing of space in The Atrium Center, and the taking of any actions required in connection therewith;
6. Consider review and approval of 2025 EMCID Sales Tax Calculations to Comply with Agreements with Montgomery County Emergency Services District No. 6 and No. 7, and the taking of any actions required in connection therewith;
7. 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;
8. Review of Façade Improvement Grant Program requests and approval of funding in connection with same;
9. 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;

10. 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;
11. Announcements;
12. 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;
13. Status of economic development agreements and take actions required in connection with the following:
  - a) Approval of Incentive Agreement with Beck International;
  - b) Approval of Incentive Agreement with Pats Donuts or its assignees or affiliates;
  - c) Approval of Economic Development Agreement with Grand Parkway & Imperial Promenade, LLC;
  - d) Status of Economic Development Agreement with Italiano's Restaurant or its affiliates;
  - e) Status of amended Incentive agreement with D-Bat Valley Ranch;
  - f) Status of Incentive Agreement with Dual Sense LLC;
  - g) Status of Incentive Agreement with Apogee Peak #1, LLC;
  - h) Status of Incentive Agreement with Casa Julia New Caney LLC;
14. Consider report on activities and real property transactions within the Industrial Park and take appropriate action related to the following:
  - a) Status of option agreement for lease of property in the Industrial Park to The Towers LLC or assignee for communication tower;
  - b) Status of contracts for the purchase of land for expansion of the Industrial Park;
  - c) Status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Tonya Switalski;
  - d) Status of Purchase and Sale Agreement relative to the sale of land in the Industrial Park to Collett Industrial or assignees;
  - e) Status of Purchase and Sale Agreement relative to the sale of land in the Industrial Park to Allied Industrial Services, LLC, or assignees;
  - f) Status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Catalyst Trading;
  - 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;

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.

15. Status of Lease Agreement between the District and Dual Sense LLC for the lease of space in the EDA Building;
16. Status of Amended and Restated Pre-Development Incentive Agreement between the District and Houston Hospitality Holdings, LLC;
17. 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;
18. 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;
19. Consider request from Records Management Officer to destroy notes of Board of Directors meetings from February 2025 through February 2026;
20. Consider acceptance of Qualification Statement and Oath of Office for elected directors;  
and
21. Consider matters for possible placement on future agendas.



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

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