

EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT

THE



INSIDER



EMCTX.COM

VOLUME 12, ISSUE 3 JULY 2026



*Celebrating in
East County*

**4TH FEST AT
VALLEY RANCH**

WORK MOVES INSIDE ON
EMCID'S CONVENTION CENTER

GET READY FOR
**BACK 2
SCHOOL
SUPPLIES**

CONVENTION CENTER CONSTRUCTION

with Kelley

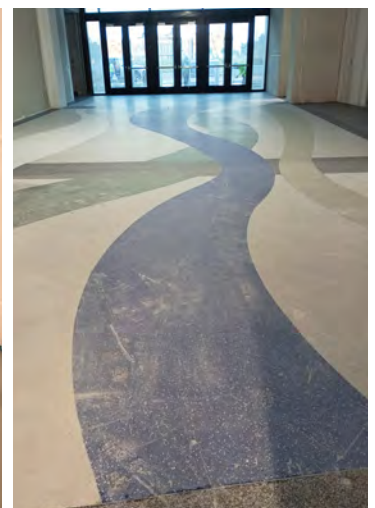


PROGRESS

We are nearing completion on our 210,000-square-foot convention center and keeping the name under wraps for a later reveal, sure to embody the spirit of our community. The progress on the venue—which opens in only a few months—is incredible!

While crews are still finishing up the exterior of the facility, much of the work is taking place indoors these days. Various sections of the building have terrazzo floors installed, while others are being prepped. Interior and exterior doors are in; drywall is going up on walls and ceilings. The grand fountain at the entrance to the building has been tiled.

It's all coming together nicely, and we hope you'll take a look when you visit The Hill at Valley Ranch for 4th Fest! It's sure to be a blast with an amazing fireworks show, sponsored by EMCID.



BONDS

GOVERNMENTS USE TO FUND PROJECTS



Just as a homeowner takes on a mortgage to finance a house, a government issues bonds to borrow money from investors to fund public projects. The same goes for the types of mortgages and bonds and the risks associated with them. With EMCID being a sales tax-funded entity, our options are more limited. To fund the convention center, we chose the least risky of those we are eligible for, **Sales Tax Revenue Bonds**. The bonds we sold will be paid back through revenue we already receive.

The ranking below progresses from broadest, unconditional tax pledges with lowest risk to narrow, unproven, project-specific income streams with the highest risk.

R I S K	LOWEST ↑ ↓ HIGHEST	Type of Bond	Risk / Use	Funded Through Property Tax	Funded Through Sales Tax	Funded Through Fees / Assessments	Requires Voter Approval	Available to EMCID
		General Obligation Bond (GO)	Lowest - Backed by the government's ability to raise ad valorem taxes, these bonds pay for infrastructure projects	YES	NO	NO	YES	NO
		Certificates of Obligation	Low - Similar to GO bonds but used for urgent/essential needs	YES	POSSIBLY	NO	NO - Unless petitioned by voters	NO
		Utility Revenue Bonds	Low - Reliant on essential service fees to finance public utility projects	NO	NO	YES - Revenues from specific services (water, sewer, electric) assessed to property owners benefitting from services	NO	NO
		Sales Tax Revenue Bond	Moderate - commonly used for economic development, public venues, and tourism, these bonds are subject to economic fluctuations in consumer spending	NO	YES - Bonds are repaid through existing general sales tax collections	NO	NO	YES
		Standard Revenue Bond	Moderate to High - commonly used to fund specific projects, where success depends solely on the project's success	NO	YES - Bonds are repaid only through the income generated by a specific project (toll roads, stadiums, convention centers, airports)	NO	NO	YES
		Tax Increment Financing Bond	High - Relies on future property or sales tax revenue generated to pay for infrastructure or economic development projects	YES - Incremental increases in tax revenue within a specific geographical area	POSSIBLY	NO	NO	NO
		Special Assessment Bonds	High - Similar to TIFs but are backed by special assessments on specific property owners to pay for infrastructure or services in a specific geographical area	YES	NO	NO	NO	NO
		Landbacked Bonds	Highest - issued to fund infrastructure in newly developing areas. Success relies entirely on the success of the development and property sales. If homeowners default on special taxes, the bond defaults	YES	NO	NO	YES	NO

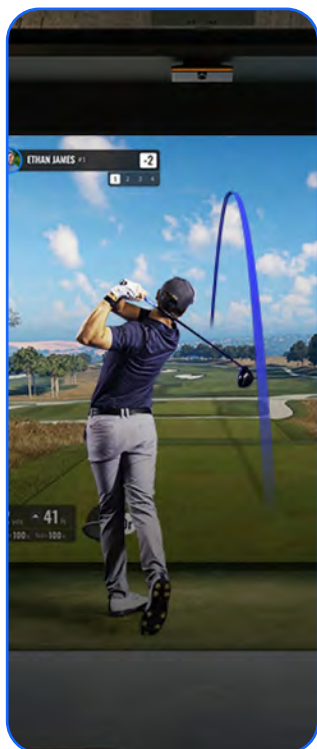
New looks in East Montgomery County BUSINESS Happenings



RECREATION

24-Hour Golf Lab

Founded by longtime golfer and certified Titleist golf fitness trainer Matthew Skelton, Golf Lab 24 brings a modern twist to the game. Open 24 hours a day, this innovative facility offers private bays equipped with high-tech simulators featuring thousands of courses from around the world. Whether you're looking to fine-tune your swing, play a full round, or take lessons, Golf Lab 24 gives golfers the flexibility to practice anytime—day or night. Guests can book by the hour or take advantage of membership options, with leagues expected to launch soon. "There isn't anything like this in the area, so the feedback has been great," Skelton shared. "I hope to expand and even open a second location in the future."



22985 FM 1314, Building 4, Suite 6, in Porter near Porter High School



FUN & ACTIVITIES

Game Nights Activated



Emporium Games opened in New Caney, bringing a unique gathering place for tabletop gaming enthusiasts and the community alike. Whether you're rolling dice in Dungeons & Dragons, trading cards in Pokémon, or strategizing in Magic: The Gathering, there will be dedicated gaming rooms designed for players of all levels and ages. They will also have a retail side to purchase games and more. Guests can also enjoy a full coffee and tea bar, fresh pastries, and training rooms equipped with audio-visual capabilities—perfect for hosting events, workshops, and game nights.

22564 Community Drive in New Caney, next to Fat Boys Restaurant



HEALTH & MARTIAL ARTS

High Kicks & New Beginnings

For more than a decade, Christian Auguste has dedicated himself to the discipline of karate, training at the Karate School

in Atascocita and rising to the level of Master Instructor. Now, alongside his wife, Carley, he is bringing that passion and expertise to the New Caney community with the opening of 99 Karate. 99 Karate offers an after-school program designed to teach children the fundamentals of karate, as well as evening classes for community members of all ages who are interested in learning. The school is also hosting a summer program from 7 a.m. to 6 p.m., providing kids with a safe, engaging environment to learn karate principles while staying active during the summer months.

21042 Loop 494 in New Caney | 99karateschool@gmail.com | 832-527-9276



FOOD & DRINK

Glazing New Ground



Pat's Donuts' third location in East Montgomery County is under construction. The owners, local construction company, Bazcon US, the EMCID Board of Directors, and community partners came together on May 5 to celebrate the groundbreaking of this exciting new addition. This new Pat's Donuts site sits next to Circle K and beside Big Rivers Waterpark & Adventures. This project has been years in the making and reflects the vision and dedication of the Long family. "Thank you for believing in us, our business, and my family," Buntara Long with Pat's Donuts said. "This is just the beginning. We're proud to build something to honor our past, represent our culture, and create something meaningful for the future."

23487 SH 242 in New Caney

FREE

2,500

school packs!



SATURDAY, JULY 25TH | 8AM-12PM

Randall Reed Stadium, 21360 Valley Ranch Parkway

4TH VALLEY RANCH FEST



**Saturday,
July 4, 2026**



**6:00 -
10:00 PM**



**The Hill at
Valley Ranch**

21562 Valley Ranch Pkwy
New Caney, TX 77357



For event details,
scan the QR Code

Gather with family, friends and neighbors for a star-spangled night of live music, hometown pride, unforgettable summer memories and fireworks lighting up the sky as we celebrate 250 years of America together at Valley Ranch 4th Fest.

FREE Parking & Admission

- Fireworks Show
- Kids Zone
- Car Show
- Vendor Market
- Hot Dog Eating Contest
- Live Music by
Joey Green & Payton Howie

COMMUNITY PARTNER RECOGNITION



Fireworks sponsored by The East Montgomery County Improvement District

www.emctx.com



FROM THE COMMISSIONER'S DESK

Dear Neighbor,

On June 1st, Precinct 4, local community stakeholders, and local first responders marked the first day of hurricane season by celebrating the opening of the first Emergency Response Warehouse in East Montgomery County.

Historical patterns for natural disasters such as Hurricane Harvey, Tropical Storm Imelda, and Winter Storm Uri all inhibited transportation via flooded or iced over roadways, closing off the eastern portion of Montgomery County's access to Conroe. Being that the Montgomery County's Office of Homeland Security and Emergency Management's emergency supply facility is housed in Conroe, Precinct 4 has often lost the availability of supplies when a disaster occurs. The new 10,000 square foot Emergency Warehouse located at the East Montgomery County Industrial Park houses emergency supplies such as water, MREs, cots, and any other items that would be considered an immediate need in the event of a natural disaster. This location is centrally located within the precinct, within 5 miles of Highway 59 and the Grand Parkway, allowing a quicker response time to deploy supplies and immediate needs to the constituents in Precinct 4.

This facility represents our commitment to preparedness, public safety, and taking care of our growing community when it matters most. Know that Precinct 4 will continue to prepare and respond when the next disaster comes.

Always working to serve you,

A handwritten signature in black ink, appearing to read "Matt Gray".

Commissioner Matt Gray



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East Montgomery County Improvement District 21575 U.S. Highway 59, Ste. 200, New Caney, TX 77357 281.354.4419

get your
\$1,600
scholarship

Students attending colleges or universities outside the Lone Star College System (such as University of Houston, SHSU, UT, etc.) may apply for \$1,600 in tuition and fee reimbursement.

Receipts will be required.



EMCID'S
FACADE
IMPROVEMENT
PROGRAM



Supporting the
revitalization of
our businesses



The Insider is a quarterly newsletter produced by the East Montgomery County Improvement District. Please direct questions or comments to:
Kelley Mattlage, Chief Operating Officer, kmattlage@emctx.com