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, August 13, 2026, at 5:30 p.m.** The Board shall act upon the following matters:

1. 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);

2. Consider presentation by Montgomery County Sheriff's office regarding PIT Bumpers for patrol units;

3. Consider acceptance of Qualification Statement and Oath of Office for elected director;

4. Approval of the minutes of the Board of Directors meetings held on July 9, 2026, July 27, 2026, and July 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 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;

7. Consider adoption of operating budget for fiscal year ending June 30, 2027;

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 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, including the review of bids and award of a contract for the project, 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 Incentive Agreement with A-S 140 Kingwood Parc City Center, L.P.;
    d) Status of Economic Development Agreement with Grand Parkway & Imperial Promenade, LLC;
    e) 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) Approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to CRESA Development Companies or its assignees, including authorizing the Chair and President/CEO to take all actions necessary to close on the land transaction;
    d) Approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Fulton Thermal Corp or its assignees, LLC, including authorizing the Chair and President/CEO to take all actions necessary to close on the land transaction;
    e) Approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Millstone Metals or its assignees, including authorizing the Chair and President/CEO to take all actions necessary to close on the land transaction;
    f) Approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Multi Seal or its assignees, including authorizing the Chair and President/CEO to take all actions necessary to close on the land transaction;
    g) Approval of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Stellies Restaurant Equipment, LLC or its assignees, including authorizing the Chair and President/CEO to take all actions necessary to close on the land transaction;
    h) Status of Purchase and Sale Agreement and related incentives relative to the sale of land in the Industrial Park to Tonya Switalski;
    i) Status of Purchase and Sale Agreement relative to the sale of land in the Industrial Park to Collett Industrial or assignees;

j) Status of Purchase and Sale Agreement relative to the sale of land in the Industrial Park to Allied Industrial Services, LLC, or assignees;

k) 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;

15. 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;

16. Status of contract with L&M Office Furniture for the office furniture package to serve the conference center, and the taking of any actions required in connection therewith;

17. Consider approval of Pre-Opening Services and Management Agreement between the District and Global Spectrum, L.P. d/b/a Oak View Group relative to the conference center;

18. Consider discussion regarding development of conference center, and the taking of any actions required in connection therewith; and

19. Consider matters for possible placement on future agendas.

(SEAL)

By: Katherine Persson

Katherine Persson, Secretary by KBM

East Montgomery County Improvement District

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.

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