

MINUTES OF REGULAR MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
May 14, 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 14th day of May, 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. Jennifer Green, Mr. Greg Phipps, Mr. Garrett Tabor, Lt. Clay Swilling, Cpt. Brian Alms, Cpt. Shipley, Ms. Kara Richarson and Ms. Brandi Eckersley, and several others as listed on the attached sign-in sheet.

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 Director Moore.

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 a presentation by the Montgomery County Sherriff’s Office. Cpt. Alms presented a power point and discussed statistic updates and other matters relative to the east patrol command area in East Montgomery County.

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The Board next considered the review and approval of the minutes of the Board of Directors meetings held on April 9, 2026 (12:00 p.m.) and April 9, 2026 (5:30 p.m.). After review and discussion, Director Persson moved to approve the minutes of the April 9, 2026 (5:30 p.m.), meeting, as written. Director Rogers seconded the motion, which passed unanimously. The Board concurred to defer approval of the minutes of the April 9, 2026 (12:00 p.m.), meeting, until next month.

The Board next considered the review of Community Development Grant requests. Mr. McCrady stated that representatives from all applicants were in attendance at the meeting. Director Persson stated that the Board reviewed all of the grant applications and made a motion to approve and fund the following Community Development Grant requests: 1) limit the fund requests from boosters to \$2,500 each to New Caney High Schol Spirit Band Club, Porter Spartan Women Basketball Boosters and Wildcat Cosmetology Booster Club; 2) fund \$3,925.84 to City of Woodbranch Village, as requested; 3) fund \$4,700 to Montgomery County Youth Services DBA Yes to Youth, as requested; 4) fund \$4,303.01 to Roman Forest Policy Association, as requested; 5) fund \$5,000 each to City of Splendora, Community Assistance Center, East Texas Dream Center, First United Methodist Church Splendora, Friends of RB Tullis Library, Splendora Project Graduation, St. John of the Cross-Food Pantry, and Troop 1013, as requested; and 6) deny the funding request from Knights of Columbus #13166 as this request is considered a capital improvement project. Director Mullane 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 there will be a few small outdoor improvements performed in the coming weeks.

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. Mr. Tabor next presented and reviewed with the Board the attached Quarterly Investment Report ("QIR"), which had been prepared by Municipal Accounts & Consulting, LP, for the reporting period ending March 31, 2026. 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. 22128 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.

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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 a final inspection was held on May 15, 2026, with minor deficiencies being noted. He stated that iCON is in the process of addressing the deficiencies and noted that a follow-up inspection will be held once deficiencies have been corrected. He then presented pay application no. 3, in the amount of \$24,642.24, and recommended the Board approve payment of same. After discussion, Director Carlisle moved to approve pay application no. 3, to iCON, as set out above. Director Mullane 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 the traffic impact analysis was submitted to Montgomery County on January 13, 2026, and that JAC is awaiting approval. He stated the JAC has requested an update on the final review and approval timeline on the TIA-Memo and civil drainage plans from the Montgomery County Engineering Department. He further stated that once the drainage plans are approved, the full park plans package will be submitted to the County for permits.

The Board next considered announcements. Mr. McCrady reviewed the attached Calendar of Events.

The Board next recessed at 6:01 p.m. The Board convened in Executive Session at 6:26 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 7:57

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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 deferred the approval of an IA with Pats Donuts or its assignees or affiliates.

The Board next considered the approval of an Economic Development Agreement (“EDA”) with Italiano’s Restaurant or its affiliates (“Italiano’s”). After discussion, Director Wetz moved to approve the EDA with Italiano’s. Director Mullane seconded the motion, which passed unanimously.

The Board next considered the approval of an amended IA with D-Bat Valley Ranch (“D-Bat”). After discussion, Director Persson moved to approve the amended IA with D-Bat. Director Mullane seconded the motion, which passed unanimously.

The Board next considered the status of the IA with Dual Sense LLC (“Dual Sense”). Mr. McCrady stated that the IA is with Dual Sense 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 status of a land purchase for a project on McCleskey Road. Mr. McCrady reported that the land transaction has closed and that the item can be removed from the agenda.

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

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 is preparing the agreement.

The Board next considered the approval of a Purchase and Sale Agreement (“PSA”) and related incentives relative to the sale of land in the Industrial Park to Tonya Switalski, including authorizing the Chair and President/CEO to take all actions necessary to close on the transaction. After discussion, Director Persson moved to approve the PSA with Tonya Switalski and authorize the Chair and President/CEO to take all actions necessary to close on the transaction.

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Director Wetz seconded the motion, which passed unanimously.

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 status of a PSA with incentives relative to the sale of land in the Industrial Park to Collett Industrial or assignees. Mr. McCrady stated that he had nothing new to report.

The Board next considered the approval of a revised PSA relative to the sale of land in the Industrial Park to Allied Industrial Services, LLC (“Allied”) or assignees. After discussion, Director Mullane moved to approve the revised PSA with Allied and authorize the Chair and President/CEO to take all actions necessary to close on the transaction. Director Wetz 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 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 status of a Lease Agreement (“Agreement”) between the District and Dual Sense for the lease of space in the EDA building. Mr. McCrady stated that the Agreement is being prepared for execution by the parties.

The Board next considered the approval of an Amended and Restated Pre-Development Incentive Agreement between the District and Houston Hospitality Holdings, LLC. After discussion, Director Mullane moved to approve the Amended and Restated IA. Director Moore seconded the motion, which passed unanimously.

The Board next viewed 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. McCrady presented pay application no. 16 in the amount of \$5,230,498.56 to Spaw-Glass and stated that JAC recommends the payment of same. After discussion, Director Persson moved to approve the payment of pay application no. 16 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 JAC did not receive a pay application this month.

The Board next considered a discussion relative to the purchase of artwork for the conference center. Mr. McCrady stated that he will have the consultants send the art specs to the Board for review.

The Board next considered the annual review and approval of compensation and benefits for District personnel. After discussion, Director Persson moved to approve payment of deferred compensation to Mr. McCrady. 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

