

MINUTES OF REGULAR MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
June 11, 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 11th day of June, 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, except Director Mullane, 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, Mr. Josh Rambo, 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.

Chair Webb led in prayer followed by the pledges of allegiance led by Director Moore.

As the first order of business, the Board considered the execution of the Community Development Grant Agreements and the presentation of the Community Development Grants. Chairperson Webb executed the Community Development Grant Agreements and presented the grant checks to the applicants.

The Board next considered questions and comments from members of the audience. Mr. Stanley McVay addressed the Board. Captain Jeff Campbell, the President of the Roman Forest Police Association, next thanked the Board for their continued support in the community.

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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.), May 12, 2026 (12:00 p.m.), May 12, 2026 (12:10 p.m.), May 14, 2026, and May 26, 2026. After review and discussion, Director Persson moved to approve the minutes of the 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, meetings, as written. Director Wetz seconded the motion, which passed unanimously.

The Board next considered the engagement of an auditor to prepare the District's audit report for the fiscal year ending June 30, 2026. Mr. Rambo reviewed an engagement letter from McCall Gibson Swedlund Barfoot Ellis PLLC ("McCall") and stated that the projected fees to prepare the District's audit are estimated at \$48,000. He then stated that the projected fees to prepare the audit reports for the East Montgomery County Improvement District Economic Development Zone Nos. 1, 2, 3, and 4 (the "Zones") are estimated at \$8,500 and presented the executed Form 1295 for the Board's review. After discussion, Director Moore made a motion to approve the engagement of McCall to prepare the District's audit report and the audit reports for the Zones for the fiscal year ending June 30, 2026. Director Rogers seconded the motion, which passed unanimously.

The Board next considered the review and approval of the 2025 Report on Applying Agreed-Upon Procedures to Sales Tax Calculations to Comply with the Agreements with Montgomery County Emergency Services District No. 6 ("ESD No. 6") and Montgomery County ESD No. 7 ("ESD No. 7"). Mr. Rambo reviewed the attached draft report with the Board and noted that, according to the Calculations, ESD No. 6 will be receiving \$1,416,760.97 from the District and ESD No. 7 will be receiving \$837,891.76 from the District, all in accordance with their respective agreements with the District. After discussion, Director Carlisle moved to approve the attached draft report for 2025, as presented. Director Persson 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 the building has been experiencing electrical issues with Reliant Energy.

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 Wetz made a motion to approve the reports as presented and to authorize payment of invoices on the General Operating Fund, with check no. 22165 and

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22203 through 22225 being voided, the Capital Projects Funds, with check no. 1025 being voided, 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 “Façade Program”) after Mr. McCrady stated that the District did not receive any applications to participate in the Façade 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 all deficiencies have been corrected and that a Certificate of Substantial Completion was issued on June 1, 2026. He then presented pay application no. 4 (final) in the amount of \$74,357.33, and recommended the Board approve payment of same. He also presented change order no. 2 (final quantities), a decrease of \$41,588.87 in the contract amount, the executed Form 1295 from iCON, and recommended the Board approve same. After discussion, Director Carlilse moved to approve the payment of pay application no. 4 (final) and change order no. 2 (final quantities), based on a finding by the Board that said change order was necessary and beneficial to the District, 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 the civil and drainage plans have been approved by Montgomery County Engineering. He stated that he is meeting with Burditt to review the final architectural plans and noted that Burditt will submit the full park project plans to the Montgomery County Permit Department the week of June 15, 2026.

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

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The Board next recessed at 5:59 p.m. The Board convened in Executive Session at 6:32 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 7:53 p.m.

The Board next considered amending the Façade Program to remove the owner and tenant eligibility requirements and to allow franchisees to participate in the program. After discussion, Director Carlisle moved to amend the Façade Program requirements, as set out above. Director Wetz seconded the motion, which passed unanimously.

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 stated he had nothing new to report.

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 Grand Parkway & Imperial Promenade, LLC (“GP&IP”). After discussion, Director Persson moved to authorize the District’s consultants to negotiate the final terms of the EDA and authorize the President/CEO to execute same. Director Moore seconded the motion, which passed unanimously.

The Board next considered the status of an EDA with Italiano’s Restaurant or its affiliates (“Italiano’s”). Mr. McCrady stated that he received the executed EDA from Italiano’s and that same can be removed from the agenda.

The Board next considered the status of amended IA with D-Bat Valley Ranch (“D-Bat”). Mr. McCrady stated that he received the executed amended IA from D-Bat and that same can be removed from the agenda.

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 he received the executed IA from Apogee and that same can be removed from the agenda.

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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 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 status of contracts for the purchase of land for expansion of the Industrial Park. After discussion, Director Wetz moved to approve a contract for the purchase of 30 acres in the Industrial Park and authorize the Chair and President/CEO to take all actions necessary to fund and close on the transaction. Director Willingham seconded the motion, which passed unanimously.

The Board next considered the status of a Purchase and Sale Agreement ("PSA") and related incentives relative to the sale of land in the Industrial Park to Tonya Switalski. 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 status of the revised PSA relative to the sale of land in the Industrial Park to Allied Industrial Services, LLC. 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 Catalyst Trading. Mr. McCrady stated that the land transaction is no longer proceeding and that 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 the land transaction is no longer proceeding and that 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 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 has been signed by the parties and that Dual Sense has completed its move into the EDA Building. He stated that the item can be removed from the agenda.

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The Board next considered the status of the Amended and Restated Pre-Development Incentive Agreement (“Pre-Development Agreement”) between the District and Houston Hospitality Holdings, LLC (“HHH”). Mr. McCrady stated that he has received the executed Pre-Development Agreement from HHH and that the item can be removed from the agenda.

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 presented pay application no. 17 in the amount of \$4,749,999.98 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. 17 to Spaw-Glass, as set out above. Director Carlisle seconded the motion, which passed unanimously.

Ms. Mattlage next discussed the status of the proposed name for the convention center. She stated that there is an event venue located in Conroe named Grand Pines Reserve Events Venue and therefore “Grand Pines” cannot be used in naming the convention center. Ms. Mattlage stated that Oak View Group (“OVG”) recommended naming the convention center the “Northeast Houston Convention Center”. The Board voiced its opposition to the suggested name and discussed various other names to suggest to OVG.

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 stated that Signorelli, on behalf of Valley Ranch Town Center Holdings, Ltd., has determined that the improvements required to serve the convention center development, as set out in the Site Development Agreement, are complete and is requesting the release of the remaining funds held in escrow. Mr. Phipps then presented pay application no. 13 to Sig in the amount of \$323,575.09 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 Persson moved to concur in the approval of pay application no. 13 to Sig and approve the release of the remaining escrow amount to Signorelli, as set out above. Director Carlisle seconded the motion, which passed unanimously.

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The Board next considered the approval of the destruction of notes of Board of Directors meetings through February 2026, in accordance with the District's Records Retention Schedule for General Records. Director Persson, as the District's records management officer, presented the attached list of records and advised that the time limitations for retention had passed for all records listed, that, to the best of her knowledge and belief, none of the records' subject matter was pertinent to a pending lawsuit, and that there were no open records requests pending with respect to any of the records. After discussion, Director Carlisle made a motion to authorize the destruction of said notes as requested and in accordance with the provisions of the District's Records Management Program and said Schedule. Director Rogers seconded the motion, which passed unanimously.

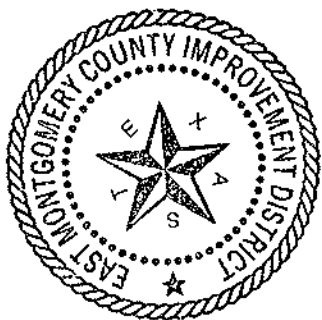
The Board next considered the acceptance of the Oath of Office ("Oath") and Statement of Elected Officer ("Statement") for Stephen Carlisle, Crystal Moore and Leonard Rogers. Directors Carlisle, Moore and Rogers took their Oath and executed their Statement. After discussion, it was moved by Director Persson, seconded by Director Wetz and unanimously carried that the Board accept said Oath and Statement for Directors Carlisle, Moore and Rogers and declare them re-elected for a term, ending June 30, 2030.

The Board next deferred the acceptance of the Oath and Statement for Elizabeth Mullane until the next meeting.

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