

MINUTES OF REGULAR MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
July 9, 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 9th day of July, 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 Directors Persson and Mullane, thus constituting a quorum.

Also present were Mr. Frank McCrady, Mr. Joe O’Connell, Mr. Chris Bontrager, Ms. Kelley Mattlage, Ms. Jennifer Green, Ms. Miriam Aurioles, Mr. Greg Phipps, Mr. Garrett Tabor, Ms. Kara Richarson and Ms. Brandi Eckersley, and several others as listed on the attached request to speak sheet.

The Chair called the meeting to order and announced that a quorum was present.

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

As the first order of business, the Board considered questions and comments from members of the audience. Mr. David Young addressed the Board and expressed his concerns with the vendor statement that is listed on the Oak View Group’s (“OVG”) website. Mr. Stanley McVay next addressed the Board. Captain Jeff Shipley with the Montgomery County Sherrieff’s Office traffic division next discussed the tragic accident that occurred on June 28, 2026, and took the life of Deputy Erika Serrato. He also discussed the multi-agency task force initiative that occurred over the July 4th weekend.

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

The Board next considered the election of officers. After discussion, Director Rogers moved to keep all director positions the same. Director Willingham seconded the motion, which passed unanimously.

The Board next considered the review and approval of the minutes of the Board of Directors meetings held on June 1, 2026, and June 11, 2026. After review and discussion, Director Wetz moved to approve the minutes of the June 1, 2026, and June 11, 2026, meetings, as written. Director Willingham 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 he had nothing new to report.

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 Willingham made a motion to approve the reports as presented and to authorize payment of invoices on the General Operating Fund, the Capital Projects Funds, the Special Events Account, debits for payroll and wire transfers, all as set forth on the attached reports. Director Moore seconded the motion, which passed unanimously.

The Board next deferred the adoption of an operating budget for the fiscal year ending June 30, 2027.

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 the project is complete and that a Certificate of Substantial Completion was issued on June 1, 2026. He then presented the attached District's Acceptance Letter from JA Costanza & Associates Engineering, Inc. ("JAC") and recommended the Board approve same and accept the project as complete. After discussion, Director Carlilse

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moved to approve the District's Acceptance Letter issued by JAC and accept the project as complete. Director Moore 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 full park project plans are with the Montgomery County Permit Department for permitting. He then recommended the Board authorize JAC to advertise the project for bids. After discussion, Director Wetz made a motion authorizing JAC to advertise the project for bids. Director Willingham seconded the motion, which passed unanimously.

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

Chair Webb exited prior to executive session and Director Carlisle chaired the remainder of the meeting.

The Board next recessed at 5:57 p.m. The Board convened in Executive Session at 6:25 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 7:05 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 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 deferred the status of an Economic Development Agreement ("EDA") with Grand Parkway & Imperial Promenade, LLC.

The Board next considered the status of the IA with Dual Sense LLC ("Dual Sense"). Mr. McCrady stated that he received the executed IA from Dual Sense and that same can be removed from the agenda.

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.

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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 finalizing the agreement.

The Board next considered the status of contracts for the purchase of land for expansion of the Industrial Park. Mr. McCrady stated that the District has 30 acres in the Industrial Park under contract for purchase. After discussion, Director Wetz moved to approve a contract for the purchase of 30 acres in the Industrial Park and to 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 is waiting on receipt of the plans.

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 MTS Estate Ltd. Mr. McCrady stated that he had nothing new to report.

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. 18 in the amount of \$7,456,820.57 to Spaw-Glass and stated that JAC recommends the payment of same. After discussion, Director Moore moved to approve the payment of pay application no. 18 to Spaw-Glass, as set out above. Director Wetz seconded the motion, which passed unanimously.

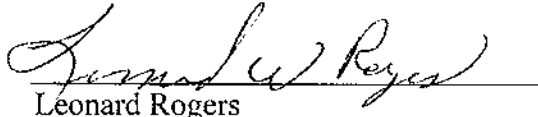
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Mr. Phipps next reported on the status of the contract between Sig Construction ("Sig") and The Signorelli Group ("Signorelli") for the paving and construction of the water, sanitary sewer, and drainage facilities to serve the conference center. He 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. Mr. Phipps stated that the remaining funds held in escrow for the project have been released, the escrow account has been closed out and stated that the item can be removed from the agenda.

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)


Leonard Rogers
Asst. Secretary, Board of Directors

