

MINUTES OF MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
July 30, 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 Session, open to the public, on the 30th day of July, 2026, at 12:00 p.m., at The Atrium Center, Room 200A, 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 Wetz, thus constituting a quorum.

Also present were Mr. Frank McCrady, Mr. Joe O'Connell, Mr. Chris Bontrager, Ms. Kelley Matlage, Ms. Jennifer Green, Mr. Greg Phipps, Ms. Brandi Eckersley and Ms. Jennifer Kennedy and Crystal Kotte via TEAMS.

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

As the first order of business, the Board deferred questions and comments from members of the public after Chair Webb stated that no one had signed up to speak.

Director Carlisle entered the meeting.

The Board next considered the review of bids and award of a contract for the office furniture package to serve the conference center. Ms. Kennedy with TJNG Partners joined the meeting via TEAMS and stated that TJNG sent out a request for proposal ("RFP") for the office furniture package and received two (2) bids. She stated that WRG Texas ("WRG") was the low bidder with a bid amount of \$237,587.90. Ms. Kennedy then presented and reviewed the attached proposal response comparison and the review notes in detail. She also presented and discussed the additional incentives being offered by WRG. Ms. Kennedy noted that WRG did not follow the bidding requirements set out in the RFP. She then stated that L&M Office Furniture ("L&M") was

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the second low bidder with a bid amount of \$266,444.88. Ms. Kennedy stated that L&M is a local vendor in the area and did follow the bidding requirements as set out in the RFP. Chair Webb requested that Ms. Kennedy contact L&M to see if they would “match” the additional incentives being offered by WRG. Ms. Kennedy then recommended the Board award the contract to the second low bidder, L&M, subject to L&M applying the same additional incentives being offered by WRG. After discussion, Director Persson moved to approve the award of the contract to the second low bidder, L&M, subject to the inclusion of the additional incentives, as set out above. Director Willingham seconded the motion, which passed unanimously.

The Board next considered the status of the park grant application. Mr. McCrady stated that the application is ready for submission to the Texas Parks and Wildlife Department.

The Board next discussed the development of the conference center. Mr. McCrady stated that the construction is progressing extremely well.

The Board next considered approval of the Pre-Opening Services and Management Agreement (“Agreement”) between the District and Global Spectrum, LP d/b/a Oak View Group (“OVG”) relative to the conference center. Mr. McCrady reviewed various portions of the Agreement and stated that Hunden and OVG are also in the process of finalizing its review. He pointed out several matters that are not currently included in the Agreement but noted that the items will be included upon review by Marks Richardson PC. The Board then deferred approval of the Agreement until the August meeting.

Mr. McCrady next discussed the status of the proposed name for the convention center. He stated that he spoke with Mr. Quisenberry, the trademark attorney, and it was determined that he was not aware the District was seeking a naming sponsorship when he initially reviewed the potential list of names with the federal trade base. Ms. Matlage stated that OVG is currently working to acquire a naming rights vendor. Mr. Quisenberry next joined the meeting via telephone. Chair Webb introduced herself and requested Mr. Quisenberry confirm and/or clarify that none of the potential names listed can be used as the conference center name. Mr. Quisenberry stated that the use of certain names currently being used by local vendors could put the District “at risk” for possible litigation. He stated that the most important consideration is how the brand or logo is used to identify the particular service. Mr. Quisenberry then stated that the term “Pines” is not a particularly strong trademark because it is more descriptive, whereas a term such as “Legacy” is considered more distinctive. Chair Webb next asked if the District should trademark the name chosen by the Board. Mr. Quisenberry stated that there are certain advantages and risks associated with registering a trademark. Chair Webb then thanked Mr. Quisenberry for his time and he exited.

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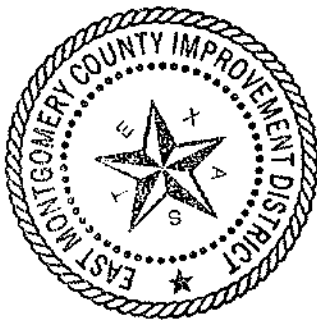
the meeting. Ms. Matlage reminded the Board that a logo will also need to be created in conjunction with selecting the name. After discussion, the Board concurred to approve the naming of the conference center at the August meeting.

Director Persson exited the meeting during the above discussion.

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