

MINUTES OF REGULAR MEETING
EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT
September 10, 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 10th day of September, 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 Mullane and Moore, thus constituting a quorum.

Also present were Mr. Frank McCrady, Mr. Joe O’Connell, Mr. Chris Bontrager, Mr. Brandon Nash, Ms. Kelley Mattlage, Ms. Jennifer Green, Ms. Melanie Hall, Ms. Kim Croley, Mr. Greg Phipps, Mr. Marty Murray, Ms. Kara Richarson, 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 Wetz led in prayer followed by the pledges of allegiance led by Director Carlisle.

As the first order of business, the Board considered questions and comments from members of the audience. Cpt. Jeff Shipley with the Montgomery County Sherrieff’s Office (“MCSO”) discussed the various task force operations conducted by the MCSO during the past month.

Mr. Stanley McVay next addressed the Board.

The Board next considered the review and approval of the minutes of the Board of Directors meetings held on August 13, 2026, and August 20, 2026. After review and discussion, Director Persson moved to approve the minutes of the August 13, 2026, and August 20, 2026, meetings, as written. Director Wetz seconded the motion, which passed unanimously.

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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 Montgomery County Pct. 4 Constable's office has moved out of the Atrium Center and noted that the leased space is being repurposed.

The Board next considered the financial, bookkeeping, cash flow, investment reports and the quarterly investment report for the report period ending June 30, 2026, and authorizing the payment of invoices presented as reflected in the reports. Mr. O'Connell presented the attached financial and investments reports, which had been prepared by Municipal Accounts & Consulting LP, and discussed the invoices presented for payment. Following review of the reports, Director Rogers made a motion to approve the reports as presented and to authorize payment of invoices on the General Operating Fund, with check no. 22319 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.

Director Webb next reported that she was contacted by the East Montgomery County Fair Association advising that they were unable to reach an agreement with the East Montgomery County Sports Association to use its parking facilities as overflow parking to accommodate families and visitors during high-attendance times at the East Montgomery County Fair & Rodeo. In connection therewith, the District agreed to make improvements to its 13-acre tract of land owned by the District and located on McCleskey Road to accommodate the overflow parking. Chair Webb noted that the materials used for the improvements will be re-used for future District improvements. After discussion Director Carlisle moved to ratify the prior action taken by the District. Director Wetz 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 development of the 64-acre East Montgomery County recreational park, including status of the service agreement with Burditt Consultants, LLC, for Phase I Park Improvements including design of construction services for the dog park, parking prefabricated restrooms and landscaping, and including the review of bids and award of contract for the project. Mr. Phipps stated that JAC held a bid opening on September 9, 2026, and received eight (8) bids. He stated that HD Outdoor Construction ("HD") was the low bidder with a bid

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amount of \$1,329,890.77. Mr. Phipps stated that JAC has reviewed past projects and received positive references for HD and recommended the Board award the project to HD. After discussion, Director Carlisle moved to approve the award of the contract to HD, as set out above. Director Persson seconded the motion, which passed unanimously.

The Board next considered announcements. Mr. McCrady reviewed the attached Calendar of Events. Chair Webb next thanked Mr. Murray and his crew for the emergency improvement work performed on the District's tract located on McCleskey Road.

The Board next recessed at 5:53 p.m. The Board convened in Executive Session at 6:252 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 8:10 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 and recommended removing same from the agenda. The Board concurred.

The Board next deferred the approval of an IA with Pats Donuts or its assignees or affiliates. Mr. McCrady recommended moving same from the agenda. The Board concurred.

The Board next deferred the status of an Economic Development Agreement with Grand Parkway & Imperial Promenade, LLC.

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 deferred the status of the IA with A-S 140 Kingwood Parc City Center, L.P.

The Board next considered a report on the retail/commercial property transactions within the District, including the approval of a Purchase and Sale Agreement ("PSA") and related incentives relative to the sale of retail/commercial land in the District to Main Street Partners or its assignees or affiliates ("Main Street"), including authorizing the Chair and/or President/CEO to take all actions and execute all documents necessary to close on the transaction. After discussion, Director Carlisle moved to approve a PSA with Main Street and authorize the Chair and President/CEO to take all actions and execute all documents necessary to close on the

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transaction. Director Persson seconded the motion, which unanimously carried.

The Board next considered the approval of a PSA and related incentives relative to the sale of retail/commercial land in the District to Sam's East Inc. or its assignees or affiliates ("Sam's"), including authorizing the Chair and/or President/CEO to take all actions and execute all documents necessary to close on the transaction. After discussion, Director Persson moved to approve a PSA with Sam's and authorize the Chair and/or President/CEO to take all actions and execute all documents necessary to close on the transaction. Director Wetz seconded the motion, which unanimously carried.

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 he had nothing new to report.

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 closed on the purchase of 30 acres in the Industrial Park.

The Board next considered the approval of a PSA and related incentives relative to the sale of land in the Industrial Park to Corum Properties ("Corum"), including authorizing the Chair and/or President/CEO to take all actions and execute all documents necessary to close on the transaction. After discussion, Director Wetz moved to approve a PSA with Corum and authorize the Chair and President/CEO to take all actions and execute all documents necessary to close on the transaction. Director Willingham seconded the motion, which unanimously carried.

The Board next considered the approval of an IA with JM Maly Inc. ("Maly"). After discussion, Director Carlisle moved to approve the IA with Maly. Director Wetz seconded the motion, which passed unanimously.

The Board next considered the approval of a PSA and related incentives relative to the sale of land in the Industrial Park to Multi Seal or its assignees ("Multi"), including authorizing the Chair and/or President/CEO to take all actions and execute all documents necessary to close on the transaction. After discussion, Director Persson moved to approve a PSA with Multi and authorize the Chair and President/CEO to take all actions and execute all documents necessary to close on the transaction. Director Willingham seconded the motion, which unanimously carried.

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The Board next considered the status of the PSA and related incentives relative to the sale of land in the Industrial Park to CRESA Development Companies or its assignees. Mr. McCrady stated that he had nothing new to report.

The Board next considered the status of the PSA and related incentives relative to the sale of land in the Industrial Park to Fulton Thermal Corp or its assignees. Mr. McCrady stated that Mr. Baskin with Wilson Cribbs Goren is in the process of preparing the documents.

The Board next considered the approval of incentives relative to the sale of land in the Industrial Park to Milestone Real Estate or its assignees ("Milestone"). Mr. McCrady stated that the incentives will be included in the PSA with Milestone previously approved by the Board. After discussion, Director Wetz moved to approve the incentives with Milestone. Director Willingham seconded the motion, which passed unanimously.

The Board next considered the status of the PSA and related incentives relative to the sale of land in the Industrial Park to Stellies Restaurant Equipment, LLC or its assignees. Mr. McCrady stated that Mr. Phipps is working on the site plan.

The Board next considered the status of the 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 the PSA with incentives relative to the sale of land in the Industrial Park to Collett Industrial or assignees. Mr. McCrady stated that the closing documents are at the title company for closing.

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 the closing documents are at the title company for closing.

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 development of Caney Pines Conference Center ("CPCC"), including status of the contract with Spaw-Glass Construction Corporation ("Spaw-Glass") for construction of the CPCC and parking garage. Mr. Phipps presented pay application no. 20 in the amount of \$4,300,564.28 to Spaw-Glass and stated that JAC recommends the payment of same. After discussion, Director Carlisle moved to approve the payment of pay application no. 20 to Spaw-Glass, as set out above. Director Persson seconded the motion, which passed unanimously.

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The Board next considered the status of the contract with L&M Office Furniture (“L&M”) for the office furniture package to serve the CPCC. Mr. Phipps reported that L&M has issued the purchase order for the selected furniture with arrival expected in October. He stated that the additional furniture, including banquet chairs, tables, etc. to serve the facility are being purchased via BuyBoard Texas, Sourcewell and Omnia in accordance with government agency purchasing requirements.

The Board next deferred the review and approval of a Certificate of Authority relative to CPCC expenditures until the next meeting.

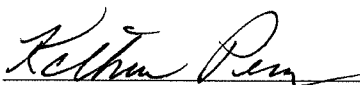
Ms. Mattlage next reported the Global Spectrum, L.P. d/b/a Oak View Group (“OVG”) is in the process of hiring five (5) positions at the CPCC. She then discussed the installation of an ice rink in the CPCC during the annual Holiday Event and noted that the holiday event will be operated by Ice Rink Events this year. Ms. Mattlage next reported that the CPCC Grand Opening is scheduled for Thursday, December 10, 2026, with a community event open to the public scheduled for Saturday, December 12, 2026. She further stated that OVG is in negotiations for a naming rights sponsorship and a pouring rights sponsorship.

The Board next considered the approval of an Amended and Restated Pre-Development Incentive Agreement (“Agreement”) with Houston Hospitality Holdings, LLC (“HHH”). After discussion, Director Persson moved to approve the Agreement as discussed in executive session. Director Carlisle 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

