

**EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT - 0413**  
**AGENDA**

POSTED  
 04/17/2017 12:33PM  
 Karen Anz  
 MARK TURNBULL, COUNTY CLERK  
 MONTGOMERY COUNTY, TEXAS

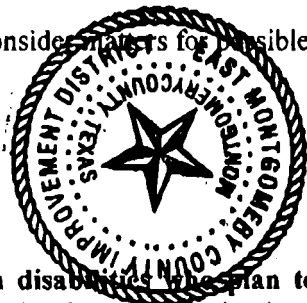
**TO: THE BOARD OF DIRECTORS OF EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT, AND TO ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that the Board of Directors of East Montgomery County Improvement District will hold a regular meeting on **Thursday, April 20, 2017, at 6:00 p.m., at the East Montgomery County Improvement District Complex, Board Room, Room 103, 21575 U.S. Highway 59 North, New Caney, Texas, within the boundaries of the District, for the following purposes:**

1. Consider comments from members of the audience;
2. Consider and act upon approval of the minutes of the Board of Directors meeting held on January 18, 2017 and March 9, 2017;
3. Consider financial, bookkeeping, cash flow and investment reports, and the taking of any actions required in connection therewith, including authorizing the payment of invoices presented or shown in such reports;
4. Consider status of advance redemption of outstanding Series 2010 Bonds, and the taking of any actions required in connection therewith;
5. Announcements;
6. Recess to Executive Session to discuss: real property matters pursuant to §551.072, Texas Government Code, pending or contemplated litigation pursuant to §551.071, 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;
7. Consider status of the development of the District's 12.85-acre site, including: the construction of improvements and the leasing of space in the District's office building, and the taking of any actions required in connection therewith;
8. Consider status of design of new District building by Turner Duran Architects;
9. Consider report on activities within the Industrial Park, and the taking of any actions required in connection therewith, including:
  - a) status of sale of dirt out of future detention pond, including status of contract with TDG for excavation and delivery of dirt;
  - b) review of bids and award of contract for construction of second phase of the regional detention basin;
  - c) status of contract with Quadvest Construction for construction of roads to serve Section 3;
  - d) status of contract with Clearwater for construction of water and sanitary sewer facilities to serve Industrial Park, Section 4;
  - e) status of contract with Angel Brothers for construction of roads to serve Industrial Park, Section 4;
  - f) status of plat of Section 3 and Section 4;
  - g) status of contract with Quadvest Construction for construction of wastewater lift station;

- h) status of contract with Quadvest for water distribution and wastewater collection facilities to serve Industrial Park, Section 3;
- i) status of contract with E&S Construction for construction of warehouse building project;
- j) status of Purchase and Sale Agreement with Woodland Fluid Power Inc. and relative to purchase of a site in the Industrial Park;
- k) status and amendment of Purchase and Sale Agreement with Metal Specialties or assignees and Purchase and Sale Agreement relative to purchase of a site in the Industrial Park;
- l) status of Purchase and Sale Agreement with Fire Ant Rescue Inc. d/b/a Bug Police relative to purchase of a site in the Industrial Park;
- m) status of Purchase and Sale Agreement with Kro Energy Products, LLC and James and Betty Edwards Family Partnership LLP relative to purchase of a site in the Industrial Park;
- n) approval of incentive agreement with JRA Services LLC and/or assignees and authorize preparation of Purchase and Sale Agreement relative to purchase of a site in the Industrial Park, and authorize the President and Chair to take all actions and execute all required documents in connection with the purchase and sale of the property;
- o) approval of incentive agreement with Memstar USA, Inc. and/or assignees and authorize preparation of Purchase and Sale Agreement relative to purchase of a site in the Industrial Park, and authorize the President and Chair to take all actions and execute all required documents in connection with the purchase and sale of the property;
- p) approval of incentive agreement with Alan Rudolph Speed Sportz its assignees or affiliates and authorize preparation of Purchase and Sale Agreement relative to purchase of a site in the Industrial Park, and authorize the President and Chair to take all actions and execute all required documents in connection with the purchase and sale of the property and authorize the taking of all actions required in connection therewith;

- 10. Consider status of incentive agreements, approval of new incentive agreements, and the taking of any actions required in connection therewith, including:
  - a) Plaza Plastics Corp.;
  - b) Veer Hanuman Hospitality, Inc.; and
  - c) Super Cuts;
- 11. Consider status of construction of splash pad in the City of Splendora, and the taking of any actions required in connection therewith;
- 12. Consider status of construction of splash pad site in the City of Roman Forest, and the taking of any actions required in connection therewith;
- 13. Consider report on activities of the 85<sup>th</sup> Texas Legislation, including legislation or proposed legislation affecting the District's enabling statute, and the taking of any actions required in connection therewith; and
- 14. Consider items for possible placement on future agendas.



By: Stephen Carlisle by TM  
 Stephen Carlisle  
 Secretary of the East Montgomery County  
 Improvement District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services to aid in communication and/or participation are requested to contact the District's President/CEO at (281) 354-4419 at least three (3) business days prior to the meeting so that appropriate arrangements can be made.