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MARK TURNBULL, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

EAST MONTGOMERY COUNTY IMPROVEMENT DISTRICT**AGENDA**

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 **Tuesday, June 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 execution of Grant Agreements and presentation of Community Development Grants;
3. Consider and act upon approval of the minutes of the Board of Directors meeting held on May 11, 2017;
4. Consider presentation by Creed Development relating to Gigabit City REIT business model;
5. Consider engagement of auditor to prepare the District's audit report for fiscal year ending June 30, 2017;
6. Consider review and approval of EMCID Sales Tax Calculations to Comply with Agreements with Montgomery County Emergency Services District No. 6 and No. 7, and the taking of any actions required in connection therewith;
7. 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;
8. Consider award of economic development grant to:
 - a) Jacques Verron d/b/a Rocking Horse Daycare; and
 - b) Speed Sportz Racing Park at Grant Texas LLC
9. Consider approval of Resolution Appointing Members of Architectural Control Committee, and the taking of any actions required in connection therewith;
10. Announcements;
11. 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; personnel matters pursuant to §551.074, Texas Government Code and Economic Development negotiations pursuant to §551.087, Texas Government Code;
12. 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;

13. Consider status of design of new District building, and the taking of any actions required in connection therewith, including engagement of appraiser for proposed building sites;
14. 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) status of contract with Texas Dirt LLC 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 E&S Construction for construction of warehouse building project;
 - i) status of Purchase and Sale Agreement with Woodland Fluid Power Inc. relative to purchase of a site in the Industrial Park;
 - j) status of Purchase and Sale Agreement with Metal Specialties or assignees relative to purchase of a site in the Industrial Park;
 - k) approval of incentive agreement with Youtrients, 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;
 - l) 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;
 - m) status of incentive agreement and Purchase and Sale Agreement with JRA Services LLC dba Hometown Chef Catering Co. and/or assignees relative to purchase of a site in the Industrial Park;
 - n) approval of incentive agreement with New Directions Aeromatics, 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;
 - o) approval of incentive agreement with Andrews Fabrication 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 Conveyance of Utility Facilities for water distribution and wastewater collection facilities to serve Industrial Park, Section 3 (Quadvest) to East Montgomery County MUD No. 3;
and authorize the taking of all actions required in connection therewith;
15. Consider status of construction of splash pad in the City of Splendora, and the taking of any actions required in connection therewith;
16. Consider status of construction of splash pad site in the City of Roman Forest, and the taking of any actions required in connection therewith;
17. Consider adoption of operating budget for fiscal year ending June 30, 2018;

- 18. Consider report on activities of the 85th Texas Legislation, including legislation or proposed legislation affecting the District's enabling statute, and the taking of any actions required in connection therewith;
- 19. Consider request from Records Management Officer to destroy notes of Board of Directors meetings from April 4, 2016 to January 12, 2017;
- 20. Consider review and approval of amendments to certain terms of Mr. McCrady's employment contract and authorize execution by the Chair of the Fourth Amendment to Third Amended and Restated Contract of Employment between the District and Frank McCrady relative to such modified terms, and the taking of any actions required in connection therewith;
- 21. Discussion on plans for future festivals;
- 22. Discussion on feasibility of raising scholarship amounts; and
- 23. Consider matters for possible placement on future agendas.

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

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.

