

**MINUTES OF THE BOARD OF DIRECTORS
CONROE INDUSTRIAL DEVELOPMENT CORPORATION
SPECIAL BOARD MEETING OF MARCH 21, 2019**

On March 21, 2019 the Board of Directors of the Corporation did meet in the Council Chambers of the Conroe City Hall located at 300 West Davis Street in Conroe, Texas, written notice of the time, place and subject of said public meeting having been previously given in accordance with Texas Government Code, Chapter 551 and to each Director of the Corporation in the manner provided by law.

All of the following members were present:

George Waggoner
Seth Gibson
Keaton Hineman
Raymond McDonald
Chip VanSteenberg

Members absent were:

Duke Coon
Toby Powell

Other persons in attendance included:

Paul Virgadamo, President
Marc Winberry, Secretary
Steve Williams, Treasurer
Danielle Scheiner, Executive Director CIDC

A quorum of the Board was present and the Chairman convened the meeting.

Item 1. A Motion by **Director Gibson** seconded by **Director McDonald** to:

APPROVE AS SUBMITTED THE MINUTES OF THE MEETING OF
FEBRUARY 14, 2019

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner			Duke Coon
Seth Gibson			
Keaton Hineman			
Raymond McDonald			
Chip VanSteenberg			Toby Powell

The motion was passed and adopted.

Item 2. A Motion by **Director Powell** seconded by **Director McDonald** to:

APPROVE THE FINANCIAL REPORT FOR JANUARY 2019 AS PRESENTED

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner			Duke Coon
Seth Gibson			
Keaton Hineman			
Raymond McDonald			
Chip VanSteenberg			Toby Powell

The motion was passed and adopted.

Item 3. PUBLIC HEARING: 4:54pm - 4:55pm

On proposed Economic Incentive Agreement with Pipeline Packaging, Inc. to promote investment and job creation in the City of Conroe - There were no public comments.

Item 4. A Motion by **Director Gibson** seconded by **Director VanSteenberg** to:

CONSIDER APPROVAL OF AN ECONOMIC DEVELOPMENT AGREEMENT WITH PIPELINE PACKAGING, INC. TO PROMOTE INVESTMENT AND JOB CREATION IN THE CITY OF CONROE

In the amount of approximately \$374,086; bring in 10 new jobs from outside of Conroe; \$7.8 million in building improvements, \$123,000 in office furniture, \$365,000 in machinery and equipment, as well as inventory; this is actually an expansion to an existing company that they purchased.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner			Duke Coon
Seth Gibson			
Keaton Hineman			
Raymond McDonald			
Chip VanSteenberg			Toby Powell

The motion was passed and adopted.

Item 5. A Motion by **Director VanSteenberg** seconded by **Director McDonald** to:

REVIEW PERFORMANCE AND APPROVE ANNUAL INCENTIVE PAYMENTS TO VARIOUS RECIPIENTS FOR 2018 REVIEW YEAR.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner			Duke Coon
Seth Gibson			
Keaton Hineman			
Raymond McDonald			Toby Powell
Chip VanSteenberg			

The motion was passed and adopted.

Item 6. PRESENTATION AND DISCUSSION OF PROPOSED PUBLIC-PRIVATE PARTNERSHIP FOR DEVELOPMENT OF OFFICE BUILDING IN THE DEISON TECHNOLOGY PARK

Danielle Scheiner briefed board on spec building proposal. Recommendation seeking proposals through RFP for May, 2019.

Item 7. At 4:05pm the Chairman recessed the regular meeting for an Executive Session to deliberate the offer of financial incentive and deliberate concerning the sale, purchase, exchange of real property.

At 4:49pm the Chairman reconvened the regular meeting.

Item 8. CONTRACT(S)/OFFER(S) FOR SALE AND PURCHASE OF LAND

A Motion by **Director McDonald** seconded by **Director VanSteenberg** to:

a. Contract for sale of property to Avanti Katy extended through June 6th of 2019.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner			Duke Coon
Seth Gibson			
Keaton Hineman			
Raymond McDonald			Toby Powell
Chip VanSteenberg			

The motion was passed and adopted.

A Motion by **Director Gibson** seconded by **Director McDonald** to:

- b. New contract on sale of approximately 10 acres at \$2.10/acre to Southern Star Buske.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner			Duke Coon
Seth Gibson			
Keaton Hineman			
Raymond McDonald			Toby Powell
Chip VanSteenberg			

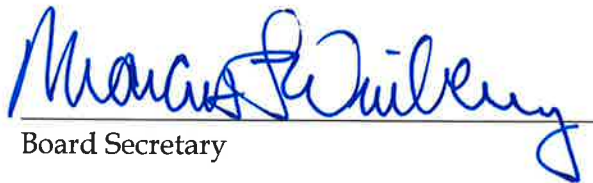
The motion was passed and adopted.

- Item 9. Executive Director's Report - Danielle Scheiner gave an updated activity and status report.
- Item 10. Payment of Invoices - Invoice from Larry Young Paving, Inc. shared for information only, payment will be approved by City Council.
- Item 11. With no further items for discussion, the meeting was adjourned at 5:06pm.

CERTIFICATE OF CORPORATE SECRETARY

I hereby certify that the above and foregoing minutes were approved and adopted by majority vote of the Board of Directors on the 18th day of April, 2019.

Signed this 18 day of April, 2019.


Board Secretary

Incentives for Approval
March 21, 2019

Ball Metal (Year 3)

\$34,571.00

(Qualified for full amount.)

Bauer Equipment America (Year 1)

\$31,123.15

(Did not qualify for the full amount of \$37,661.00. The amount of taxes paid was less than the maximum.)

C&C Metals (Year 7)

\$13,996.00

(Qualified for full amount.)

Energy Alloys (Year 6)

\$107,413.00

(Qualified for full amount.)

General Packaging (Year 2)

\$18,737.00

(Qualified for full amount)

HTTP (Year 7)

\$18,067.00

(Qualified for full amount)

Hempel (Year 4)

\$19,698.76

(Did not qualify for the full amount of \$45,491.00. The amount of taxes paid was less than the maximum.)

ICOTEX (Year 1)

\$7,197.00

(Qualified for full amount.)

LUC Urethanes, Inc. (Year 3)

\$27,758.53

(Did not qualify for the full amount of \$29,394.00. The amount of taxes paid was less than the maximum.)

McKesson (Year 3)

\$264,435.00

(Qualified for full amount.)

Medivators – 501 FM 3083 (Year 7)

\$3,707.00

(Qualified for full amount.)

Newpark Drilling Fluids, LLC (Year 3)

\$43,126.00

(Qualified for full amount.)

NOV Texas Oil Tools (Year 6)

\$105,843.00

(Qualified for full Amount)

Professional Directional – (Year 4)

\$297,268.00

(Qualified for full amount.)

Sooner Container (Year 6)

\$51,106.00

(Qualified for full amount)

Stainless Structural (Year 6)

\$73,799.00

(Qualified for full amount)

Supra America (Year 2)

\$64,684.26

(Did not qualify for the full amount of \$79,576.00. The amount of taxes paid was less than the maximum)

Teligistics (Year 2)

\$38,857.00

(Qualified for full amount)

Turbo Drill (Year 7)

\$41,327.00

(Qualified for full amount)