

**MINUTES OF THE BOARD OF DIRECTORS  
CONROE INDUSTRIAL DEVELOPMENT CORPORATION  
SPECIAL BOARD MEETING OF APRIL 18, 2019**

On April 18, 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

Duke Coon

Seth Gibson - arrived during discussion of Item 2

Raymond McDonald

Toby Powell

Chip VanSteenberg

Members absent were:

Keaton Hineman

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

APPROVE AS SUBMITTED THE MINUTES OF THE MEETING OF  
MARCH 21, 2019

**For**

George Waggoner

Duke Coon

Raymond McDonald

Toby Powell

Chip VanSteenberg

**Against**

**Abstained**

**Absent**

Seth Gibson

Keaton Hineman

The motion was passed and adopted.

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

APPROVE THE FINANCIAL REPORT FOR FEBRUARY 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 Toby Powell Chip VanSteenberg			

The motion was passed and adopted.

Item 3. A Motion by **Director McDonald** seconded by **Director Gibson** to:

AMENDMENT TO PRE-DEVELOPMENT SERVICES AGREEMENT WITH GARFIELD PUBLIC/PRIVATE LLC RELATED TO PROPOSED HOTEL/CONFERENCE CENTER DEVELOPMENT

Extended to August 2019 or a Master Services Agreement is signed with Garfield Public/Private LLC.

<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 4. A Motion by **Director Coon** seconded by **Director Gibson** to:

ANNUAL PERFORMANCE REVIEW OF PREVIOUSLY APPROVED ECONOMIC DEVELOPMENT AGREEMENTS AND AUTHORIZATION OF INCENTIVE PAYMENTS EARNED FOR 2018

<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 5. PUBLIC HEARING: 4:07pm - 4:08Pm

On proposed development incentive agreement with Old Dominion Freight Line - There were no public comments.

Item 6. A Motion by **Director Powell** seconded by **Director VanSteenberg** to:

CONSIDER DEVELOPMENT AGREEMENT WITH OLD DOMINION FREIGHT LINE

Agreement for 24.68 acres at a cost of approximately \$9.25 million, creating 87 new jobs, similar to FedEx Facility, qualified for \$228,258 paid out over 7 years per standard agreement.

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

The motion was passed and adopted.

Item 7. At 4:09pm 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 4:42pm the Chairman reconvened the regular meeting.

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

A Motion by **Director Powell** seconded by **Director Coon** to:

Authorize President to sign proposed purchase contract with BDEF Investment, LLC Conroe Park North Reserve E for 5.64 acres for lump sum of \$556,500 subject to 2 revisions: purchaser to pay for survey, if desired and the contract not be assignable without approval of the CIDC Board.

For

Against

Abstained

Absent

Duke Coon  
Seth Gibson

George Waggoner

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 - information only on invoice for second portion payout for paving contract in Conroe Park North to be approved in the next City Council Meeting.

Item 11. With no further items for discussion, the meeting was adjourned at 4:51pm.

#### 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 16<sup>th</sup> day of May, 2019.

Signed this 16 day of May, 2019.

  
Board Secretary