

**MINUTES OF THE BOARD OF DIRECTORS
CONROE INDUSTRIAL DEVELOPMENT CORPORATION
REGULAR BOARD MEETING OF NOVEMBER 21, 2019**

On November 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
Raymond McDonald
Duke Coon
Chip VanSteenberg

Members absent were:

Toby Powell
Seth Gibson
Keaton Hineman

Other persons in attendance included:

Paul Virgadamo, President
Steve Williams, Treasurer
Danielle Scheiner, Executive Director CEDC

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

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

APPROVE AS SUBMITTED THE MINUTES OF THE MEETINGS OF
SEPTEMBER 26, 2019 & OCTOBER 17, 2019

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

The motion was passed and adopted.

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

APPROVE THE FINANCIAL REPORT FOR SEPTEMBER 2019 AS PRESENTED

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

The motion was passed and adopted.

Item 3 a. PUBLIC HEARING - PERFORMANCE BASED INCENTIVE AGREEMENT WITH SOUTHERN STAR BUSKE, LLC IN THE AMOUNT OF \$190,986

The Chairman opened the first Public Hearing at 4:04 pm to discuss the performance based incentive agreement with Southern Star Buske, LCC. Danielle Scheiner deferred this item at 4:05 pm.

Item 3 b. PUBLIC HEARING - PERFORMANCE BASED INCENTIVE AGREEMENT WITH TEXAS TISSUE CONVERTING, LLC IN THE AMOUNT OF \$1,000,131

At 4:05 pm the Chairman convened a public hearing on the performance based incentive agreement with Texas Tissue Converting, LLC in the amount of \$1,000,131. No members of the public offered comment and the Chairman closed this portion of the public hearing at 4:05 pm and moved to Item 3 c.

Item 3 c. PUBLIC HEARING - PERFORMANCE BASED INCENTIVE AGREEMENT WITH VGXI, INC. IN THE AMOUNT OF \$1,215,306

At 4:05 pm the Chairman convened a public hearing on the performance based incentive agreement with VGXI, Inc. in the amount of \$1,215,306. No members of the public offered comment and the Chairman closed this portion of public hearing at 4:06 pm and moved to Item 3 d.

Item 3 d. PUBLIC HEARING - PERFORMANCE BASED INCENTIVE AGREEMENT WITH SABRE INDUSTRIES, INC. IN THE AMOUNT OF \$333,936

At 4:06 pm the Chairman convened a public hearing on the performance based incentive agreement with Sabre Industries, Inc. in the amount of \$333,936. No members of the public offered comment and the Chairman closed this portion of the public hearing at 4:06 pm and moved to Item 3 e.

Item 3 e. PUBLIC HEARING - CITY OF CONROE, TEXAS REQUEST FOR FUNDING IN THE AMOUNT OF \$2,613,600 FOR PURCHASE OF LAND RELATED TO

THE DEVELOPMENT OF A MUNICIPALLY OWNED HOTEL AND CONVENTION CENTER

At 4:06 pm the Chairman convened a public hearing on the City of Conroe, Texas request for funding in the amount of \$2,613,600 for purchase of land related to the development of a municipally owned hotel and convention center. No members of the public offered comment and the Chairman closed this portion of the public hearing at 4:07 pm and moved to Item 3 f.

- Item 3 f. PUBLIC HEARING - CITY OF CONROE, TEXAS REQUEST FOR FUNDING IN THE AMOUNT OF \$9,500,000 FOR ACQUISITION AND CONSTRUCTION OF AN EXTENSION OF PORTER ROAD

At 4:07 pm the Chairman convened a public hearing on the City of Conroe, Texas request for funding in the amount of \$9,500,000 for acquisition and construction of an extension of Porter Road. No members of the public offered comment and the Chairman adjourned the public hearing at 4:08 pm and reconvened the regular meeting.

- Item 4. CONSIDER APPROVAL OF A PERFORMANCE BASED INCENTIVE AGREEMENT WITH SOUTHERN STAR BUSKE, LLC

Deferred.

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

CONSIDER APPROVAL OF A PERFORMANCE BASED INCENTIVE AGREEMENT WITH TEXAS TISSUE CONVERTING, LLC

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

The motion was passed and adopted.

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

CONSIDER APPROVAL OF A PERFORMANCE BASED INCENTIVE AGREEMENT WITH VGXI, INC.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner			
Raymond McDonald			

Chip VanSteenberg
Duke Coon

Toby Powell
Seth Gibson
Keaton Hineman

The motion was passed and adopted.

Item 7. A Motion by **Director Coon** seconded by **Director VanSteenberg** to:

CONSIDER APPROVAL OF A PERFORMANCE BASED INCENTIVE AGREEMENT WITH SABRE INDUSTRIES, INC.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner Raymond McDonald Chip VanSteenberg Duke Coon			

Toby Powell
Seth Gibson
Keaton Hineman

The motion was passed and adopted.

Item 8. A Motion by **Director VanSteenberg** seconded by **Director McDonald** to:

CONSIDER APPROVAL OF A REQUEST BY THE CITY OF CONROE TO PROVIDE FUNDING FOR THE PURCHASE OF LAND TO BE USED FOR A MUNICIPALLY OWNED HOTEL AND CONVENTION CENTER

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner Raymond McDonald Chip VanSteenberg Duke Coon			

Toby Powell
Seth Gibson
Keaton Hineman

The motion was passed and adopted.

Item 9. A Motion by **Director Coon** seconded by **Director McDonald** to:

CONSIDER APPROVAL OF A REQUEST BY THE CITY OF CONROE TO PROVIDE FUNDING FOR THE ACQUISITION AND CONSTRUCTION OF AN EXTENSION OF PORTER ROAD IN THE CITY OF CONROE

Danielle Scheiner mentioned the extension of this road is to extend from FM 1314 to Airport Road to the north through a subject property that is potentially

involved in a project that we are hoping to finalize details on in the next month or two. Tommy Woolley provided explanation on why his itemized cost estimate came in closer to \$5 million versus the preliminary cost estimate of \$9.5 million the developer provided.

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

The motion was passed and adopted.

Item 10. CONSIDER A REQUEST BY THE CITY OF CONROE TO PROVIDE FUNDING FOR THE DEVELOPMENT OF AN EXPANDED AND RELOCATED OSCAR JOHNSON COMMUNITY CENTER

Discussion item. No action at this time.

Item 11. At 4:41 pm the Chairman recessed the regular meeting for an Executive Session to deliberate the offer of financial incentive and deliberate concerning the sale, purchase, exchange or value of real property.

At 5:25 pm the Chairman reconvened the regular meeting.

Item 12. CONTRACT(S)/OFFER(S) FOR SALE AND PURCHASE OF LAND

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

Contract related sale of approximately 21.52 acres in the Technology Park at a price of \$3.38 per square foot.

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

The motion was passed and adopted.

Item 13. Executive Director's Report - Danielle Scheiner gave an updated activity and status report.

Item 14 a. Payment of Invoices - no invoices were presented for payment.

Item 14 b. George Waggoner and Danielle Scheiner discussed changing the date to the 18th for the December meeting. All present indicated they would be available for this date and the next CIDC Board Meeting will be held December 18th, 2019 at 4:00 pm.

Item 15. With no further items for discussion, the meeting was adjourned at 5:29 pm.

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 18 day of December, 2019.

Signed this 18 day of December, 2019.


Board Secretary