

**MINUTES OF THE BOARD OF DIRECTORS
CONROE INDUSTRIAL DEVELOPMENT CORPORATION
REGULAR BOARD MEETING OF APRIL 16, 2020**

On April 16, 2020 the Board of Directors of the Corporation did meet via Zoom teleconference due to the COVID-19 pandemic, 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 the pandemic emergency procedures authorized by the Governor and Attorney General of the State of Texas, and to each Director of the Corporation in the manner provided by law.

All of the following members were present:

Keaton Hineman - presided at the meeting

Chip VanSteenberg

Seth Gibson

Toby Powell

Raymond McDonald

Duke Coon

Members absent were:

George Waggoner

Other persons in attendance included:

Paul Virgadamo, President

Steve Williams, Treasurer

Marcus Winberry, Secretary

Danielle Scheiner, Executive Director CEDC

Laura Lea Palmer, Deputy Director CEDC

Jennifer Matthews, Associate Director CEDC

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

Item 1. A Motion by **Director Powell** seconded by **Director VanSteenberg** to:

APPROVE AS SUBMITTED THE MINUTES OF THE MEETING OF
FEBRUARY 27, 2020

For

Against

Abstained

Absent

George Waggoner

Chip VanSteenberg

Seth Gibson

Keaton Hineman

Duke Coon

Raymond McDonald

Toby Powell

The motion was passed and adopted.

Item 2. PUBLIC HEARING - PROPOSED CARL BARTON SEWER SYSTEM PROJECT

The Vice Chairman opened the Public Hearing at 4:02 pm to discuss the City of Conroe request for funding of the Carl Barton Sewer Project that provides additional service to the Conroe Park North Industrial Park. The Executive Director explained that the City was requesting to transfer excess funds previously approved for Conroe Park North infrastructure to the sewer project that would also benefit and serve the industrial park. The sum of \$2,129,082 is available for transfer to the sewer project. No members of the public offered comment and the Vice Chairman closed this portion of the public hearing at 4:03 pm and moved to Item 3.

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

APPROVE FUNDING TO THE CITY OF CONROE IN THE AMOUNT OF \$2,129,082 FOR CARL BARTON SEWER SYSTEM PROJECT TO BE PAID FROM CIDC FUNDS PREVIOUSLY AUTHORIZED FOR CONROE PARK NORTH STREET REHABILITATION PROJECT

For

Against

Abstained

Absent

George Waggoner

Chip VanSteenberg
Seth Gibson
Keaton Hineman
Duke Coon
Raymond McDonald
Toby Powell

The motion was passed and adopted.

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

APPROVE THE MONTHLY FINANCIAL REPORT FOR JANUARY 2020 & FEBRUARY 2020 AS PRESENTED

For

Against

Abstained

Absent

George Waggoner

Chip VanSteenberg
Seth Gibson
Keaton Hineman
Duke Coon
Raymond McDonald
Toby Powell

The motion was passed and adopted.

Item 5. A Motion by **Director Powell** seconded by **Director Gibson** to:

APPROVE THE ANNUAL PERFORMANCE REVIEW OF ECONOMIC DEVELOPMENT AGREEMENTS AND AUTHORIZE PAYMENT OF INCENTIVE PAYMENTS EARNED FOR 2019 AS PER THE ATTACHED LIST OF APPROVED PAYMENTS

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

The motion was passed and adopted.

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

GRANT ARCHITECTURAL REVIEW COMMITTEE APPROVAL FOR TEXAS TISSUE CONVERTING, LLC PROJECT AS PER THE PLANS ON FILE WITH THE EXECUTIVE DIRECTOR

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

The motion was passed and adopted.

Item 7. At 4:18 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 4:35 pm the Chairman reconvened the regular meeting.

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

No action.

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

ECONOMIC DEVELOPMENT GRANT TO HOME DEPOT USA, INC. AND
CONROE LOGISTICS CENTER, LLC FOR IMPROVEMENTS TO PORTER
ROAD IN CONNECTION WITH PROPOSED WAREHOUSE PROJECT

Grant Agreement approved in the amount not to exceed \$6,114,151.92.

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

The motion was passed and adopted.

Item 10. Executive Director's Report - Danielle Scheiner gave an updated activity and status report.

Item 11. Payment of Invoices - no invoices were presented for payment.

Item 12. With no further items for discussion, the meeting was adjourned at 4:45 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 21 day of May, 2020.

Signed this 21 day of May, 2020.



Board Secretary