

**MINUTES OF THE BOARD OF DIRECTORS
CONROE INDUSTRIAL DEVELOPMENT CORPORATION
REGULAR BOARD MEETING OF JUNE 18, 2020**

On June 18, 2020 the Board of Directors of the Corporation did meet via Zoom 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 to each Director of the Corporation in the manner provided by law.

All of the following members were present:

- George Waggoner
- Keaton Hineman
- Chip VanSteenberg
- Toby Powell - *entered the meeting at Item #3.*
- Raymond McDonald
- Duke Coon

Members absent were:

- Seth Gibson

Other persons in attendance included:

- Paul Virgadamo, President
- Steve Williams, Treasurer
- Marcus Winberry, Board Secretary
- Danielle Scheiner, Executive Director CEDC
- Jennifer Mathews, Associate Director CEDC
- Norman McGuire, Director of Public Works
- Tommy Woolley, Director of Capital Projects - Engineering

A quorum of the Board was present and the Vice 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 MAY 21,
2020

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

The motion was passed and adopted

Item 2. PUBLIC HEARINGS ON THE FOLLOWING CITY OF CONROE CIP INFRASTRUCTURE PROJECTS BENEFITTING CONROE PARK NORTH INDUSTRIAL PARK:

- 2 a. WATER SUPPLY ELEVATED STORAGE TANK AT CONROE PARK NORTH - \$3,045,000

The Chairman opened the first Public Hearing at 4:02 pm to discuss the Water Supply Elevated Storage Tank at Conroe Park North in the amount of \$3,045,000. No members of the public offered comment and the Chairman closed this portion of the public hearing and moved to Item 2b.

- 2 b. 10,200 LINEAR FOOT WATER LINE EXTENSION FROM SH 75 TO FM 1484 THROUGH CONROE PARK NORTH - \$3,066,000

The Chairman opened Item 2b and convened the second Public Hearing on the 10,200 linear foot water line extension from SH 75 to FM 1484 through Conroe Park North in the amount of \$3,066,000. No members of the public offered comment and the Chairman closed this portion of the public hearing and moved to Item 2c.

- 2 c. TRAFFIC SIGNAL FOR CONROE PARK NORTH AT THE INTERSECTION OF SEVEN COVES ROAD AND FARRELL ROAD - \$370,000

The Chairman opened Item 2c and convened the last Public Hearing on the traffic signal for Conroe Park North at the intersection of Seven Coves Road and Farrell Road in the amount of \$370,000. No members of the public offered comment and the Chairman adjourned the public hearing at 4:03 pm and reconvened the regular meeting.

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

APPROVE FUNDING FOR CONROE PARK NORTH ELEVATED STORAGE TANK IN THE AMOUNT OF \$3,045,000.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
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 Coon** seconded by **Director Powell** to:

APPROVE FUNDING FOR 10,200 LINEAR FOOT WATER LINE EXTENSION IN THE AMOUNT OF \$3,066,000.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
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 McDonald** seconded by **Director Hineman** to:

APPROVE FUNDING IN FOR THE TRAFFIC SIGNAL AT THE INTERSECTION OF SEVEN COVES ROAD AND FARRELL ROAD IN THE AMOUNT OF \$370,000.

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

The motion was passed and adopted.

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

APPROVE THE MONTHLY FINANCIAL REPORT FOR APRIL 2020.

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

The motion was passed and adopted.

Item 7. A Motion by **Director Powell** seconded by **Director McDonald** to:

APPROVE QUARTERLY INVESTMENT REPORT FROM JANUARY 1st, 2020
THRU MARCH 31st, 2020.

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

The motion was passed and adopted.

Item 8. REVIEW OF CIDC FY20-21 PROPOSED BUDGET

Steve Williams presented the CIDC Proposed Budget for FY20-21.

No action.

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

APPROVE PURCHASE OF A GENERATOR FOR THE DEISON TECHNOLOGY
PARK AS RECOMMENDED BY THE DIRECTOR OF PUBLIC WORKS.

Norman McGuire recommended approval of a generator for the Deison
Technology Park in the amount of \$36,741.00.

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

The motion was passed and adopted.

Item 10. At 4:31 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 5:17 pm the Chairman reconvened the regular meeting.

Item 11 a. CONTRACT(S)/ OFFER(S) FOR SALE AND PURCHASE OF LAND

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

STAFF RECOMMENDED APPROVAL FOR A 30 DAY EXTENSION FOR VGXI INC.

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

The motion was passed and adopted.

Item 11 b. CONTRACT(S)/ OFFER(S) FOR SALE AND PURCHASE OF LAND

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

STAFF RECOMMENDED APPROVAL FOR A 90 DAY EXTENSION FOR MACOTA PROPERTIES LLC

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

The motion was passed and adopted.

Item 12. Executive Director's Report - Danielle Scheiner gave an updated activity and status report.

Item 13. Payment of Invoices - no invoices were presented for payment.

Item 14. With no further items for discussion, the meeting was adjourned at 5:25 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 16 day of July, 2020.

Signed this 16 day of July, 2020.


Board Secretary