

**NOTICE OF REGULAR MEETING  
BOARD OF DIRECTORS  
CONROE INDUSTRIAL DEVELOPMENT CORPORATION**

**CITY COUNCIL CHAMBERS – CONROE CITY HALL – 300 WEST DAVIS, CONROE  
THURSDAY, July 16, 2020 – 4:00 p.m.**

**DUE TO THE COVID-19 PANDEMIC EMERGENCY AND THE NEED TO IMPLEMENT SOCIAL DISTANCING THE GOVERNOR OF TEXAS HAS SUSPENDED THE APPLICATION OF CERTAIN LAWS RELATED TO THE PHYSICAL ASSEMBLY OF A QUORUM OF BOARD MEMBERS AND PERMITTING GOVERNMENTAL BODIES TO CONDUCT MEETINGS TELEPHONICALLY OR BY VIDEO CONFERENCING. MEMBERS OF THE CITY COUNCIL MAY ATTEND AND PARTICIPATE IN THIS MEETING BY TELEPHONE, VIDEO CONFERENCING OR BY THEIR PHYSICAL ATTENDANCE AT THE POSTED MEETING LOCATION.**

**MEMBERS OF THE PUBLIC MAY VIEW THE OPEN MEETING ONLINE AT [www.CityofConroe.org/OurCityTV](http://www.CityofConroe.org/OurCityTV)**

**PROVISION WILL BE MADE VIA TOLL FREE PHONE NUMBER FOR CITIZEN COMMENT DURING ANY PUBLIC HEARING OR CITIZENS INQUIRY TIME DESIGNATED ON THE MEETING AGENDA: 877-853-5257 (Toll Free) or 888-475-4499 (Toll Free) Webinar ID: 836 4861 1028.**

**IN ACCORDANCE WITH GUIDELINES AND DIRECTIVES RELATED TO PUBLIC ASSEMBLIES DURING THE PRESENT EMERGENCY THE PHYSICAL ASSEMBLY OF PERSONS IN THE COUNCIL CHAMBERS WILL BE LIMITED TO NO MORE THAN TEN (10) PERSONS. CITIZENS WHO DESIRE TO VIEW THE MEETING OR MAKE PUBLIC COMMENT ARE ENCOURAGED TO USE THE WEB LINK.**

**CONROE CITY COUNCIL MEETING NOTICE**

*A quorum of the Conroe City Council may attend this meeting, including any executive session that is closed to the general public. This notice shall also serve as notice of a meeting of the City Council as required by the Texas Open Meetings Act. No action shall be taken by the City Council during this meeting and any deliberations between a quorum of the City Council shall be limited to the items posted below and shall be incidental to the meeting of the development corporation.*

**CALL TO ORDER - CALL OF ROLL**

**1. Public Hearing**

- a. Request of Woodforest Bank for grant not to exceed \$500,000 for site improvements necessary to support expanded business enterprise at 400 W. Davis Street in Conroe**

**2. Minutes of prior meeting(s)**

**3. Monthly Financial Report**

**4. Consider and act on CIDC FY 20-21 Proposed Budget**

**It is the policy of the Board of Directors to afford disabled persons maximum access to all public meetings. The Board of Directors will make reasonable accommodations to address the needs of persons with vision or hearing impairments or other disabilities, including the provision of readers or sign language interpreters when requested reasonably in advance.**

5. Consider approval of VGXI Tree Clearing proposal for property in Deison Technology Park
6. Closed session deliberation(s) concerning:
  - a) the offer of a financial incentive – Gov. Code § 551.087
  - b) purchase, exchange or value of real property § 551.072
7. Contract(s)/Offer(s) for sale and purchase of land
8. Approve ground lease for cell tower development in Conroe Park North
9. Act on Woodforest Bank grant request to support expanded business enterprise at 400 W. Davis Street in Conroe, Texas
10. Executive Director's Report
  - a. Marketing and promotional activities
  - b. New business prospects, expansion and relocation activities
  - c. Industrial and Technology park development activities
  - d. Land sales
11. Payment of Invoices
12. ADJOURN

**EXECUTIVE SESSION:** At any time during the meeting the Board may announce it will go into closed session pursuant to Chapter 551 of the Texas Government Code to receive advice from legal counsel, to discuss the offer of a financial incentive for economic development purposes, to discuss matters of land acquisition, personnel matters or other lawful matters that are specifically related to items listed on this agenda. Prior to any such closed session the presiding officer, in open session, will identify the agenda item to be discussed and the section or sections of Chapter 551 under which the closed discussion is authorized.

**ORDER OF BUSINESS:** The Board may vote and/or act upon each of the items listed in this agenda in an order considered to be convenient to the public and the Board. One agenda item will be discussed at a time unless logic and practical consideration allow similar topics to be considered together for efficiency.

**ACTION:** The Board may vote on and authorize any action reasonably related to an agenda item and neither the use nor omission of words such as "discuss", "consider", "approve" or "act" shall be deemed to limit the authority of the Board to act with respect to an agenda item.



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**Marcus L. Winberry, Board Secretary**

I certify that the above notice of meeting was posted on bulletin board in the City Hall, 300 West Davis, and in other places accessible to the public on the 9<sup>th</sup> day of July, 2020.



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**Marcus L. Winberry, Board Secretary**

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# **ITEM 1**

## **PUBLIC HEARING**

- A. REQUEST OF WOODFOREST BANK  
FOR GRANT NOT TO EXCEED  
\$500,000 FOR SITE IMPROVEMENTS  
NECESSARY TO SUPPORT  
EXPANDED BUSINESS ENTERPRISE  
AT 400 W. DAVIS STREET IN CONROE**

## NOTICE OF PROPOSED PROJECT AND PUBLIC HEARING

Notice is hereby given that the Board of Directors of the Conroe Industrial Development Corporation, a Type B development corporation operating under Texas Local Government Code Chapters 501, 502 and 505, will conduct a Public Hearing on Thursday, July 16, 2020, at 4:00 p.m. in the Council Chambers of the City Hall located at 300 West Davis Street in Conroe, Texas.

The purpose of the public hearing is to receive public comment on a proposed grant to Woodforest Bank in an amount not to exceed \$500,000 for the purpose of covering demolition expenses and site work to prepare the property located at 400 W. Davis Street in Conroe, Texas for redevelopment of the site to accommodate new and expanded commercial business.

The meeting will be conducted by video conferencing. Members of the public may attend in person or may view the open meeting online at [www.CityofConroe.org/OurCityTV](http://www.CityofConroe.org/OurCityTV)

Persons wishing to comment during the public hearing may do so during the designated time by calling 346-248-7799 (Toll Free) or 877-853-5257 (Toll Free) or 888-475-4499 (Toll Free) Webinar ID: 836 4861 1028.

All interested persons are invited to make comment.

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Marcus L. Winberry, Board Secretary

## **ITEM 2**

### **MINUTES OF PRIOR MEETING(S)**

**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			Seth Gibson
Keaton Hineman Duke Coon Raymond McDonald			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 1<sup>st</sup>, 2020  
THRU MARCH 31<sup>st</sup>, 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 \_\_\_\_ day of July, 2020.

Signed this \_\_\_\_ day of July, 2020.

\_\_\_\_\_  
Board Secretary

# **ITEM 3**

## **MONTHLY FINANCIAL REPORT**

**CIDC Monthly Treasurer's Report**  
**Annual Funding Schedule and Cash Flows**  
 May 2020

**CIDC Incentives**

	<b>FY 19/20 Budget</b>	<b>FY 19/20 Estimate</b>	<b>YTD @ 5/31/20</b>	<b>YTD as % of Budget</b>	<b>FY 20/21 Budget</b>	<b>FY 21/22 Budget</b>	<b>FY 22/23 Budget</b>
<b>Incentives:</b>							
Ball Corporation	\$ 140,970	\$ 140,970	\$ 140,970	100.00%	\$ 225,870	\$ 304,165	\$ 375,864
Bauer Equipment America, Inc	52,683	42,104	42,104	79.92%	52,686	52,675	69,770
Borden Milk 2013	13,777	13,777	13,777	100.00%	11,688	-	-
Energy Alloys, LLC	105,672	105,672	105,672	100.00%	-	-	-
Five Below	-	-	-	N/A	-	250,225	249,815
Galdisa USA, Inc. 2016	16,990	16,990	16,990	100.00%	19,624	29,292	38,951
General Packaging 2015	19,135	19,135	19,135	100.00%	19,531	19,929	20,327
Hempel USA	45,728	29,883	29,883	65.35%	45,985	46,268	-
Industrial Components of Texas	14,721	14,721	14,721	100.00%	32,011	46,745	58,197
LUC Urethanes, Inc	28,263	27,477	27,477	97.22%	27,027	25,799	24,583
McKesson	264,435	264,435	264,435	100.00%	264,435	264,435	264,435
NEORig - 2018	86,989	45,992	45,992	52.87%	172,271	178,933	185,763
Newpark Drilling Fluids LLC 2015	44,671	44,671	44,671	100.00%	46,592	48,708	51,393
NOV Texas Oil Tools (National Oil Well Varco)	106,959	106,959	106,959	100.00%	-	-	-
Old Dominion Freight Line	-	-	-	N/A	18,724	19,276	19,834
Pipeline Packaging	-	-	-	N/A	46,928	47,521	48,125
Professional Directional	348,600	348,600	348,600	100.00%	393,493	431,977	-
Protect Controls	104,378	93,268	93,268	89.36%	-	-	-
Sabre Industries, Inc (2019)	-	-	-	N/A	-	47,679	47,666
Pipeline Packaging (formerly: Sooner Container)	58,512	56,477	56,477	96.52%	15,594	15,906	16,226
Southern Star Buske, LLC (2019)	-	-	-	N/A	-	26,612	27,033
Stainless Structural - 2012	75,071	75,071	75,071	100.00%	-	-	-
Stainless Structural - 2019	-	-	-	N/A	32,156	31,973	31,788
Supra America, Inc - 2016	88,193	68,838	68,838	78.05%	95,144	93,494	91,670
Telegistics - 2016	38,857	38,857	38,857	100.00%	38,857	38,857	38,857
Texas Tissue Converting, LLC (2019)	-	-	-	N/A	-	85,940	86,061
VGXI, Inc. (2019)	-	-	-	N/A	400,000	42,082	155,955
Economic Development Grant - Home Depot	-	-	-	N/A	6,114,152	-	-
Available for additional incentives	-	-	-	N/A	-	-	-
<b>Total Incentives</b>	<b>\$ 1,654,604</b>	<b>\$ 1,553,897</b>	<b>\$ 1,553,896</b>	<b>93.91%</b>	<b>\$ 8,072,768</b>	<b>\$ 2,148,491</b>	<b>\$ 1,902,313</b>
Incentives over 10% sales tax		\$ 400,216			\$ 6,965,500	\$ 1,030,150	\$ 772,789
10% sales tax		\$ (1,153,681)			\$ (1,107,268)	\$ (1,118,341)	\$ (1,129,524)

**CIDC Monthly Treasurer's Report**  
**Annual Funding Schedule and Cash Flows**  
 May 2020

	<b>FY 23/24</b>	<b>FY 24/25</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
<b>Incentives:</b>							
Ball Corporation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bauer Equipment America, Inc	87,595	106,235	-	-	-	-	-
Borden Milk 2013	-	-	-	-	-	-	-
Energy Alloys, LLC	-	-	-	-	-	-	-
Five Below	252,505	252,369	254,398	262,634	253,172	-	-
Galdisa USA, Inc. 2016	48,223	57,135	66,322	-	-	-	-
General Packaging 2015	20,732	-	-	-	-	-	-
Hempel USA	-	-	-	-	-	-	-
Industrial Components of Texas	74,585	94,531	-	-	-	-	-
LUC Urethanes, Inc	-	-	-	-	-	-	-
McKesson	264,435	264,435	264,435	-	-	-	-
NEORig - 2018	192,770	199,953	207,322	-	-	-	-
Newpark Drilling Fluids LLC 2015	-	-	-	-	-	-	-
NOV Texas Oil Tools (National Oil Well Varco)	-	-	-	-	-	-	-
Old Dominion Freight Line	20,399	34,963	49,797	65,264	-	-	-
Pipeline Packaging	48,740	54,669	60,838	67,264	-	-	-
Professional Directional	-	-	-	-	-	-	-
Protect Controls	-	-	-	-	-	-	-
Sabre Industries, Inc (2019)	47,667	47,680	47,706	47,747	47,802	-	-
Pipeline Packaging (formerly: Sooner Container)	-	-	-	-	-	-	-
Southern Star Buske, LLC (2019)	31,989	37,138	42,485	48,037	53,800	-	-
Stainless Structural - 2012	-	-	-	-	-	-	-
Stainless Structural - 2019	31,584	31,407	31,249	31,129	-	-	-
Supra America, Inc - 2016	89,700	-	-	-	-	-	-
Telegistics - 2016	38,857	-	-	-	-	-	-
Texas Tissue Converting, LLC (2019)	92,763	95,320	153,701	211,859	274,486	-	-
VGXI, Inc. (2019)	203,845	215,095	203,165	189,645	205,519	-	-
Economic Development Grant - Home Depot	-	-	-	-	-	-	-
Available for additional incentives	-	-	-	251,808	352,362	1,199,012	1,211,003
<b>Total Incentives</b>	<b>\$ 1,546,389</b>	<b>\$ 1,490,930</b>	<b>\$ 1,381,418</b>	<b>\$ 1,175,387</b>	<b>\$ 1,187,141</b>	<b>\$ 1,199,012</b>	<b>\$ 1,211,003</b>
Incentives over 10% sales tax	\$ 405,570	\$ 338,703	\$ 217,668	\$ (0)	\$ (0)	\$ (0)	\$ 0
10% sales tax	<b>\$ (1,140,819)</b>	<b>\$ (1,152,227)</b>	<b>\$ (1,163,750)</b>	<b>\$ (1,175,387)</b>	<b>\$ (1,187,141)</b>	<b>\$ (1,199,012)</b>	<b>\$ (1,211,003)</b>

**CIDC Monthly Treasurer's Report**  
**Annual Funding Schedule and Cash Flows**  
 May 2020

	<b>FY 30/31</b>	<b>FY 31/32</b>	<b>FY 32/33</b>	<b>FY 33/34</b>	<b>FY 34/35</b>	<b>FY 35/36</b>	<b>FY 36/37</b>
	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
<b>Incentives:</b>							
Ball Corporation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bauer Equipment America, Inc	-	-	-	-	-	-	-
Borden Milk 2013	-	-	-	-	-	-	-
Energy Alloys, LLC	-	-	-	-	-	-	-
Five Below	-	-	-	-	-	-	-
Galdisa USA, Inc. 2016	-	-	-	-	-	-	-
General Packaging 2015	-	-	-	-	-	-	-
Hempel USA	-	-	-	-	-	-	-
Industrial Components of Texas	-	-	-	-	-	-	-
LUC Urethanes, Inc	-	-	-	-	-	-	-
McKesson	-	-	-	-	-	-	-
NEORig - 2018	-	-	-	-	-	-	-
Newpark Drilling Fluids LLC 2015	-	-	-	-	-	-	-
NOV Texas Oil Tools (National Oil Well Varco)	-	-	-	-	-	-	-
Old Dominion Freight Line	-	-	-	-	-	-	-
Pipeline Packaging	-	-	-	-	-	-	-
Professional Directional	-	-	-	-	-	-	-
Protect Controls	-	-	-	-	-	-	-
Sabre Industries, Inc (2019)	-	-	-	-	-	-	-
Pipeline Packaging (formerly: Sooner Container)	-	-	-	-	-	-	-
Southern Star Buske, LLC (2019)	-	-	-	-	-	-	-
Stainless Structural - 2012	-	-	-	-	-	-	-
Stainless Structural - 2019	-	-	-	-	-	-	-
Supra America, Inc - 2016	-	-	-	-	-	-	-
Telegistics - 2016	-	-	-	-	-	-	-
Texas Tissue Converting, LLC (2019)	-	-	-	-	-	-	-
VGXI, Inc. (2019)	-	-	-	-	-	-	-
Economic Development Grant - Home Depot	-	-	-	-	-	-	-
Available for additional incentives	1,223,113	1,235,344	1,247,697	1,260,174	1,272,776	1,285,504	1,298,359
<b>Total Incentives</b>	<b>\$ 1,223,113</b>	<b>\$ 1,235,344</b>	<b>\$ 1,247,697</b>	<b>\$ 1,260,174</b>	<b>\$ 1,272,776</b>	<b>\$ 1,285,504</b>	<b>\$ 1,298,359</b>
Incentives over 10% sales tax	\$ 0	\$ 0	\$ (0)	\$ (0)	\$ 0	\$ 0	\$ 0
10% sales tax	<b>\$ (1,223,113)</b>	<b>\$ (1,235,344)</b>	<b>\$ (1,247,697)</b>	<b>\$ (1,260,174)</b>	<b>\$ (1,272,776)</b>	<b>\$ (1,285,504)</b>	<b>\$ (1,298,359)</b>

**CIDC Monthly Treasurer's Report**  
**Annual Funding Schedule and Cash Flows**  
 May 2020

	<u>FY 37/38</u>	<u>FY 38/39</u>	<u>FY 39/40</u>	<u>FY 40/41</u>
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
<b>Incentives:</b>				
Ball Corporation	\$ -	\$ -	\$ -	\$ -
Bauer Equipment America, Inc	-	-	-	-
Borden Milk 2013	-	-	-	-
Energy Alloys, LLC	-	-	-	-
Five Below	-	-	-	-
Galdisa USA, Inc. 2016	-	-	-	-
General Packaging 2015	-	-	-	-
Hempel USA	-	-	-	-
Industrial Components of Texas	-	-	-	-
LUC Urethanes, Inc	-	-	-	-
McKesson	-	-	-	-
NEORig - 2018	-	-	-	-
Newpark Drilling Fluids LLC 2015	-	-	-	-
NOV Texas Oil Tools (National Oil Well Varco)	-	-	-	-
Old Dominion Freight Line	-	-	-	-
Pipeline Packaging	-	-	-	-
Professional Directional	-	-	-	-
Protect Controls	-	-	-	-
Sabre Industries, Inc (2019)	-	-	-	-
Pipeline Packaging (formerly: Sooner Container)	-	-	-	-
Southern Star Buske, LLC (2019)	-	-	-	-
Stainless Structural - 2012	-	-	-	-
Stainless Structural - 2019	-	-	-	-
Supra America, Inc - 2016	-	-	-	-
Telegistics - 2016	-	-	-	-
Texas Tissue Converting, LLC (2019)	-	-	-	-
VGXI, Inc. (2019)	-	-	-	-
Economic Development Grant - Home Depot	-	-	-	-
Available for additional incentives	1,311,342	1,324,456	1,337,700	1,351,077
<b>Total Incentives</b>	<b>\$ 1,311,342</b>	<b>\$ 1,324,456</b>	<b>\$ 1,337,700</b>	<b>\$ 1,351,077</b>
Incentives over 10% sales tax	\$ (0)	\$ 0	\$ (0)	\$ (0)
10% sales tax	<b>\$ (1,311,342)</b>	<b>\$ (1,324,456)</b>	<b>\$ (1,337,700)</b>	<b>\$ (1,351,077)</b>



# **ITEM 4**

**CONSIDER AND ACT ON  
CIDC FY 20-21 PROPOSED BUDGET**



Previously presented 6-18-20.

---

**From:** Williams, Steve

**Sent:** Thursday, June 18, 2020 3:40 PM

**To:** Neal, Jennifer <JNeal@cityofconroe.org>; McDonald, Raymond <RMcDonald@cityofconroe.org>; 'Chip VanSteenberg' <cvansteenber@mc911.org>; 'Keation Hineman' <keaton.hineman@edwardjones.com>; 'George Waggoner' <george.waggoner@1stnb.com>; Coon, Duke <DCoon@cityofconroe.org>; Gibson, Seth <SGibson@cityofconroe.org>; Powell, Toby <TPowell@cityofconroe.org>; Palmer, Laura Lea <palmer@conroeedc.org>; Matthews, Jennifer <matthews@conroeedc.org>; McGuire, Norman <nmcguire@cityofconroe.org>; Woolley, Thomas <TWoolley@cityofconroe.org>; Cottar, Stephan <scottar@cityofconroe.org>

**Cc:** Winberry, Marcus <mwinberry@cityofconroe.org>; Virgadamo, Paul <PVirgadamo@cityofconroe.org>; Scheiner, Danielle <scheiner@conroeedc.org>; Endsley, Victoria <VEndsley@cityofconroe.org>

**Subject:** RE: CIDC Meeting at 4:00 pm - Log in to Zoom a few minutes early. (If Possible)

CIDC Board,

Please see the attached CIDC budget pages for FY 20/21. I will be covering these during the meeting at 4:00.

*Steve Williams, ICMA-CM, MPA, CGFO*

Assistant City Administrator/CFO

City of Conroe, Texas

300 W. Davis, Suite 210

P.O. Box 3066

Conroe, Texas 77305

936-522-3050 (office)

936-672-9486 (mobile)

**CONROE INDUSTRIAL  
DEVELOPMENT  
CORPORATION (CIDC)  
REVENUE CLEARING FUND**

**FY 20-21 Budget Summary**  
**Conroe Industrial Development Corporation**  
**Revenue Clearing Fund**

June 18, 2020

Type	Actual FY 18-19	Amended FY 19-20	Estimate FY 19-20	Base FY 20-21	Supplemental FY 20-21	Proposed FY 20-21	Dollar + / -	Percent + / -
<b>Beginning Fund Balance:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>CIDC Revenue Clearing Revenues:</b>								
Revenues	\$ 12,030,638	\$ 11,681,425	\$ 11,497,849	\$ 11,072,679	\$ -	\$ 11,072,679	\$ (608,746)	-5.2%
<b>Total Revenues</b>	<b>\$ 12,030,638</b>	<b>\$ 11,681,425</b>	<b>\$ 11,497,849</b>	<b>\$ 11,072,679</b>	<b>\$ -</b>	<b>\$ 11,072,679</b>	<b>\$ (608,746)</b>	<b>-5.2%</b>
<b>Total Resources:</b>	<b>\$ 12,030,638</b>	<b>\$ 11,681,425</b>	<b>\$ 11,497,849</b>	<b>\$ 11,072,679</b>	<b>\$ -</b>	<b>\$ 11,072,679</b>	<b>\$ (608,746)</b>	<b>-5.2%</b>
<b>CIDC Revenue Clearing Expenditures:</b>								
Revenue Clearing	\$ 12,034,139	\$ 11,681,425	\$ 11,497,849	\$ 11,072,679	\$ -	\$ 11,072,679	\$ (608,746)	-5.2%
<b>Total Expenditures</b>	<b>\$ 12,034,139</b>	<b>\$ 11,681,425</b>	<b>\$ 11,497,849</b>	<b>\$ 11,072,679</b>	<b>\$ -</b>	<b>\$ 11,072,679</b>	<b>\$ (608,746)</b>	<b>-5.2%</b>
<b>New Fund Balance:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

**Breakdown of Transfer Out:**

CIDC Debt Service Fund	\$ 6,571,472
CIDC General Fund	4,501,207
<b>Total</b>	<b>\$ 11,072,679</b>

# CoC Costing Center Summary

009 - 9400 - CIDC Revenue Clearing

<b>Previous Costing Center</b>	009 - 9400 - CIDC Revenue Clearing	<b>Budget Year</b>	2021
<b>City</b>	City of Conroe	<b>Accounting Reference</b>	
<b>Department</b>	9400 - CIDC Revenue Clearing	<b>Approved</b>	No
<b>Stage</b>	Finance & City Administrator Review	<b>Manager</b>	

Mission

Accomplishments

Goals and Objectives

**Budget Prior Year Comparison**

<b>Object Code</b>	<b>Changes</b>	<b>2020 Budget</b>	<b>2020 Estimate</b>	<b>2021 Proposed</b>	<b>2020 to 2021 % Change</b>
<b>Revenues</b>					
4040 - Sales Tax	Decreased	11,681,425	11,497,849	11,072,679	5.21 %
<b>Total Revenues</b>		<b>\$11,681,425</b>	<b>\$11,497,849</b>	<b>\$11,072,679</b>	5.21 %
<b>Expenses</b>					
8520 - Transfer Out	Decreased	11,681,425	11,497,849	11,072,679	5.21 %
<b>Total Expenses</b>		<b>\$11,681,425</b>	<b>\$11,497,849</b>	<b>\$11,072,679</b>	5.21 %



CITY OF CONROE

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**CONROE INDUSTRIAL  
DEVELOPMENT  
CORPORATION (CIDC)  
GENERAL FUND**



**FY 20-21 Budget Summary**  
**Conroe Industrial Development Corporation**  
**General Fund**

June 18, 2020

Type	Actual FY 18-19	Amended FY 19-20	Estimate FY 19-20	Base FY 20-21	Supplemental FY 20-21	Proposed FY 20-21	Dollar + / -	Percent + / -
<b>Beginning Fund Balance:</b>		\$ 34,657,669	\$ 34,657,669	\$ 29,468,027	\$ -	\$ 29,468,027	\$ -	0.0%
<b>CIDC General Fund Revenues:</b>								
Revenues	\$ 9,041,683	\$ 5,577,408	\$ 10,489,200	\$ 4,734,718	\$ -	\$ 4,734,718	\$ (842,690)	-15.1%
<b>Total Revenues</b>	<b>\$ 9,041,683</b>	<b>\$ 5,577,408</b>	<b>\$ 10,489,200</b>	<b>\$ 4,734,718</b>	<b>\$ -</b>	<b>\$ 4,734,718</b>	<b>\$ (842,690)</b>	<b>-15.1%</b>
<b>Total Resources:</b>	<b>\$ -</b>	<b>\$ 40,235,077</b>	<b>\$ 45,146,869</b>	<b>\$ 34,202,745</b>	<b>\$ -</b>	<b>\$ 34,202,745</b>	<b>\$ (842,690)</b>	<b>-2.1%</b>
<b>CIDC General Fund Expenditures:</b>								
CIDC General Fund	\$ 5,094,253	\$ 16,935,846	\$ 9,462,963	\$ 11,823,545	\$ 8,072,768	\$ 19,896,313	\$ 2,960,467	17.5%
<b>Total Expenditures</b>	<b>\$ 5,094,253</b>	<b>\$ 16,935,846</b>	<b>\$ 9,462,963</b>	<b>\$ 11,823,545</b>	<b>\$ 8,072,768</b>	<b>\$ 19,896,313</b>	<b>\$ 2,960,467</b>	<b>17.5%</b>
<b>Debt Service Reserve:</b>		\$ 6,215,879	\$ 6,215,879					
<b>New Fund Balance:</b>		\$ 17,083,352	\$ 29,468,027	\$ 22,379,200		\$ 14,306,432		
<b>Breakdown of Transfer In:</b>								
						\$ 4,501,207		
						\$ 4,501,207		
<b>Breakdown of Transfer Out:</b>								
						\$ 187,503		
						351,419		
						6,147,000		
						3,066,000		
						426,500		
						370,000		
						\$ 10,548,422		
<b>Breakdown of Economic Development Contracts:</b>								
	<b>Actual</b>	<b>Estimated</b>	<b>Budget</b>					
	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>					
<b>Incentive Agreements (10%)</b>								
Ball Corporation	\$ 49,467	\$ 140,970	\$ 225,870					
Bauer Equipment America, Inc	31,123	42,104	52,686					
Borden Milk 2013	15,867	13,777	11,688					
C&C Metals	13,996	-	-					
Energy Alloys, LLC	107,413	105,672	-					
Galdisa USA, Inc 2016	-	16,990	19,624					
General Packaging 2015	18,737	19,135	19,531					
Hempel USA	19,699	29,883	45,985					
HTTP	18,067	-	-					
Industrial Components of Texas	7,198	14,721	32,011					
LUC Urethanes, Inc	27,759	27,477	27,027					
McKesson	264,435	264,435	264,435					
Medivators (Byrne Medical #3)	3,707	-	-					
Neorig	-	45,992	172,271					
Newpark Drilling Fluids, LLC	43,126	44,671	46,592					
NOV Texas Oil Tools	105,843	106,959	-					
Old Dominion Freight Line	-	-	18,724					
Pipeline Packaging	-	-	46,928					
Professional Directional	297,268	348,600	393,493					
Protect Controls	80,891	93,268	-					
Sooner Container	51,106	56,477	15,594					
Stainless Structural - 2012	73,799	75,071	-					
Stainless Structural - 2019	-	-	32,156					
Supra America, Inc - 2016	64,684	68,838	95,144					
Telegistics - 2016	38,857	38,857	38,857					
Turbo Drill	41,327	-	-					
VGXI, Inc (2019)	-	-	400,000					
Home Depot	-	-	6,114,152					
Available for Additional Incentives	-	-	-					
<b>TOTAL ALL AGREEMENTS</b>	<b>\$ 1,374,369</b>	<b>\$ 1,553,897</b>	<b>\$ 8,072,768</b>					

**FY20-21 Supplemental Requests  
Conroe Industrial Development Corporation (CIDC) Fund**

June 18, 2020

Department / Division	ID	Dept. Rank	Supplemental Request Title	Requested Amount <sup>1</sup>	FY 19-20 Purchase <sup>2</sup>	FY 20-21 Approved <sup>3</sup>	TYPE
009-9000 CIDC General Fund	538	1	Performance Based Cash Incentives	\$ 1,958,616	\$ -	\$ 1,958,616	Non-Discretionary Adjustment
009-9000 CIDC General Fund	581	2	Economic Development Grant for Home Depot, USA, Inc. and Conroe Logistics Center, LLC	6,114,152	-	6,114,152	Enhanced Program
009-9000 CIDC General Fund	501	3	2% Salary Market Adjustment	10,678	-	-	Enhanced Program
009-9000 CIDC General Fund	515	4	3.5% MERIT Non-Civil Service Only	6,561	-	-	Enhanced Program
009-9000 CIDC General Fund	532	5	20-21 Health Dental Vision Insurance Increase	10,675	-	-	Non-Discretionary Adjustment
<b>CIDC General Fund Total</b>				<b>\$ 8,100,681</b>	<b>\$ -</b>	<b>\$ 8,072,768</b>	

**Definitions:**

1. Requested Amount - The total cost of the project. Also, the cost that was requested through the supplemental request.
2. FY 19-20 Purchase - The amount approved for purchase with savings in the current fiscal year, rather than putting the item in the next fiscal year.
3. FY 20-21 Approved - These items are included in the Operating Budget as supplementals.

**Notes:**

If there is no funding listed in the FY19-20 Purchase or FY 20-21 Approved columns, then the supplemental request was not approved.

# CoC Costing Center Summary

009 - 9000 - CIDC General Fund

<b>Previous Costing Center</b>	009 - 9000 - CIDC General Fund	<b>Budget Year</b>	2021
<b>City</b>	City of Conroe	<b>Accounting Reference</b>	
<b>Department</b>	9000 - CIDC General Fund	<b>Approved</b>	No
<b>Stage</b>	Finance & City Administrator Review	<b>Manager</b>	Danielle Scheiner

## Mission

The Conroe Industrial Development Corporation (CIDC) is a Type B non-profit development corporation operating under Texas

## Accomplishments

The Department earned the Economic Excellence Award from the Texas Economic Development Council (TEDC)

## Goals and Objectives

Sell property in Conroe Park North and Deison Technology Park

## Budget Prior Year Comparison

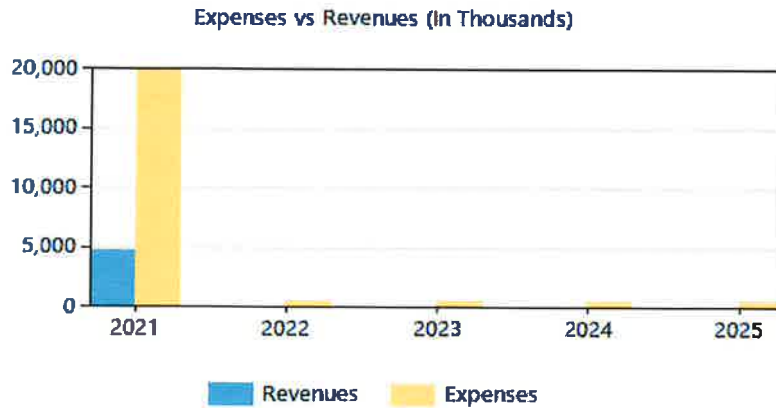
Object Code	Changes	2020 Budget	2020 Estimate	2021 Proposed	2020 to 2021 % Change
<b>Revenues</b>					
6010 - Interest On Investments	Decreased	585,547	467,021	233,511	60.12 %
6015 - FMV Adjustment - Investments	New this year	-	-	-	
6030 - Lease Income	New this year	-	-	-	
6035 - Land Sales	New this year	-	5,061,256	-	
6060 - Unanticipated Revenues	New this year	-	-	-	
6550 - Transfer In	Decreased	4,991,861	4,960,923	4,501,207	9.83 %
<b>Total Revenues</b>		<b>\$5,577,408</b>	<b>\$10,489,200</b>	<b>\$4,734,718</b>	<b>15.11 %</b>
<b>Expenses</b>					
7010 - Salaries	Increased	391,703	411,467	441,504	12.71 %
7012 - Salaries - Part Time	Not used this year	14,549	1,601	-	
7020 - Overtime	New this year	-	15	-	
7025 - Social Security	Decreased	31,212	31,578	25,895	17.04 %
7030 - Retirement and Pension	Increased	63,616	66,825	71,629	12.60 %
7035 - Workers Compensation	Increased	1,101	859	1,479	34.36 %
7040 - Employee Insurance	Decreased	93,750	93,750	83,736	10.68 %
7110 - Office Supplies	Unchanged	8,000	5,140	8,000	0.00 %
7160 - Vehicle Operations	New this year	-	-	-	
7170 - Vehicle Repairs	New this year	-	-	-	
7180 - Equipment Repairs	Unchanged	1,500	500	1,500	0.00 %
7200 - Operating Supplies	Unchanged	900	350	900	0.00 %
7251 - Buildings <\$5,000	New this year	-	-	-	
7253 - Furniture and Fixtures <\$5,000	Unchanged	1,000	5,300	1,000	0.00 %
7254 - Machinery and Equipment <\$5,000	New this year	-	3,000	-	
8010 - Utilities	Decreased	22,000	12,847	15,000	31.82 %
8020 - Insurance and Bonds	New this year	-	-	-	
8030 - Legal Services	Unchanged	3,000	3,000	3,000	0.00 %
8040 - Leased Equipment	New this year	-	-	-	
8050 - Travel and Training	Increased	120,454	104,494	127,954	6.23 %
8060 - Contract Services	Unchanged	492,027	492,027	492,027	0.00 %
8063 - Incentives	Increased	1,654,604	1,654,604	8,072,768	387.90 %
8087 - Donation Expense	New this year	-	-	-	
8350 - Legal Newspaper Notices	Decreased	2,000	1,027	1,500	25.00 %
8520 - Transfer Out	Decreased	14,034,430	6,574,579	10,548,422	24.84 %
9010 - Land >\$5,000	New this year	-	-	-	
9020 - Buildings >\$5,000	New this year	-	-	-	
9030 - Improvements >\$5,000	New this year	-	-	-	
9040 - Furniture and Fixtures >\$5,000	New this year	-	-	-	
9050 - Machinery and Equipment >\$5,000	New this year	-	-	-	
9060 - Vehicles >\$5,000	New this year	-	-	-	
9616 - Bond Issue Expense	New this year	-	-	-	
<b>Total Expenses</b>		<b>\$16,935,846</b>	<b>\$9,462,963</b>	<b>\$19,896,313</b>	<b>17.48 %</b>

# CoC Costing Center Summary

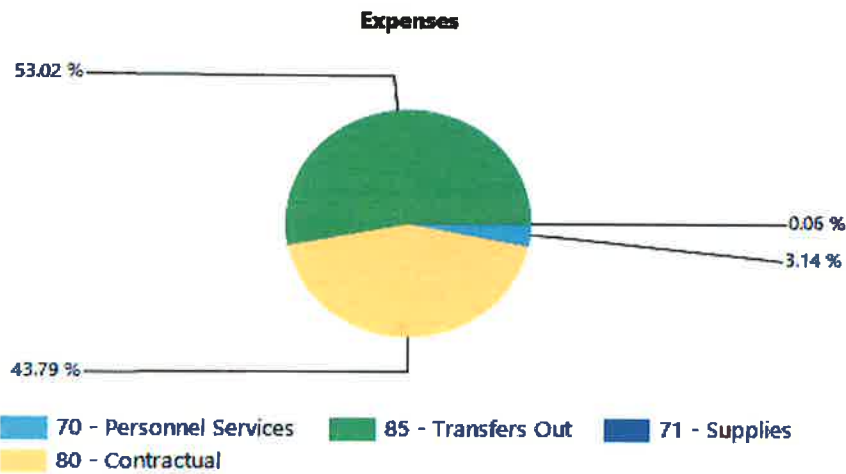
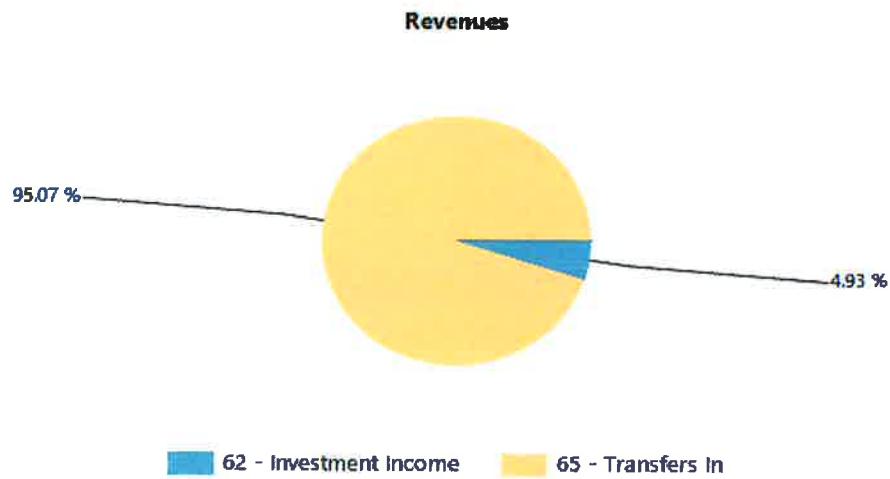
June 18, 2020

009 - 9000 - CIDC General Fund

## Budget Multi Year Forecast Graph



## Budget Pie Charts





CITY OF CONROE

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**CONROE INDUSTRIAL  
DEVELOPMENT  
CORPORATION (CIDC)  
INDUSTRIAL PARK  
LAND SALES FUND**

**FY 20-21 Budget Summary**  
**Conroe Industrial Development Corporation**  
**Industrial Park Land Sales Fund**

June 18, 2020

Type	Actual FY 18-19	Amended FY 19-20	Estimate FY 19-20	Base FY 20-21	Supplemental FY 20-21	Proposed FY 20-21	Dollar + / -	Percent + / -
<b>Beginning Fund Balance:</b>		\$ 8,339,904	\$ 8,339,904	\$ 452,202	\$ -	\$ 452,202	\$ -	0.0%
<b>CIDC Industrial Park Land Sales Revenues:</b>								
Revenues	\$ 9,580,399	\$ -	\$ 1,011,903	\$ -	\$ -	\$ -	\$ -	N/A
<b>Total Revenues</b>	<b>\$ 9,580,399</b>	<b>\$ -</b>	<b>\$ 1,011,903</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
<b>Total Resources:</b>	<b>\$ 9,580,399</b>	<b>\$ 8,339,904</b>	<b>\$ 9,351,807</b>	<b>\$ 452,202</b>	<b>\$ -</b>	<b>\$ 452,202</b>	<b>\$ -</b>	<b>0.0%</b>
<b>CIDC Industrial Park Land Sales Expenditures:</b>								
Expenditures	\$ 6,347,920	\$ 9,538,000	\$ 8,899,605	\$ 426,500	\$ -	\$ 426,500	\$ (9,111,500)	-95.5%
<b>Total Expenditures</b>	<b>\$ 6,347,920</b>	<b>\$ 9,538,000</b>	<b>\$ 8,899,605</b>	<b>\$ 426,500</b>	<b>\$ -</b>	<b>\$ 426,500</b>	<b>\$ (9,111,500)</b>	<b>-95.5%</b>
<b>New Fund Balance:</b>		\$ (1,198,096)	\$ 452,202	\$ 25,702		\$ 25,702		
<b>Breakdown of Transfer Out:</b>								
						\$ 426,500		
						\$ 426,500		
						\$ 426,500		

# CoC Costing Center Summary

047 - 4700 - CIDC Industrial Park Land Sales

<b>Previous Costing Center</b>	047 - 4700 - CIDC Industrial Park Land	<b>Budget Year</b>	2021
<b>City</b>	City of Conroe	<b>Accounting Reference</b>	
<b>Department</b>	4700 - CIDC Industrial Park Land Sales	<b>Approved</b>	No
<b>Stage</b>	Finance & City Administrator Review	<b>Manager</b>	

Mission

Accomplishments

Goals and Objectives

**Budget Prior Year Comparison**

<b>Object Code</b>	<b>Changes</b>	<b>2020 Budget</b>	<b>2020 Estimate</b>	<b>2021 Proposed</b>	<b>2020 to 2021 % Change</b>
<b>Revenues</b>					
6035 - Land Sales	New this year	-	1,011,903	-	
6550 - Transfer In	New this year	-	-	-	
<b>Total Revenues</b>		<b>\$0</b>	<b>\$1,011,903</b>	<b>\$0</b>	
<b>Expenses</b>					
8520 - Transfer Out	Decreased	9,538,000	8,899,605	426,500	95.53 %
<b>Total Expenses</b>		<b>\$9,538,000</b>	<b>\$8,899,605</b>	<b>\$426,500</b>	<b>95.53 %</b>





CITY OF CONROE

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**CONROE INDUSTRIAL  
DEVELOPMENT  
CORPORATION (CIDC)  
DEBT SERVICE FUND**

## FY 20-21 Budget Summary Conroe Industrial Development Corporation Debt Service Fund

Type	Actual FY 18-19	Amended FY 19-20	Estimate FY 19-20	Base FY 20-21	Supplemental FY 20-21	Proposed FY 20-21	Dollar + / -	Percent + / -
<b>Beginning Fund Balance:</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>CIDC Debt Service Revenues:</b>								
Revenues	\$ 5,476,256	\$ 6,689,564	\$ 6,537,676	\$ 6,571,472	\$ -	\$ 6,571,472	\$ (118,092)	-1.8%
<b>Total Revenues</b>	<b>\$ 5,476,256</b>	<b>\$ 6,689,564</b>	<b>\$ 6,537,676</b>	<b>\$ 6,571,472</b>	<b>\$ -</b>	<b>\$ 6,571,472</b>	<b>\$ (118,092)</b>	<b>-1.8%</b>
<b>Total Resources:</b>	<b>\$ -</b>	<b>\$ 6,689,564</b>	<b>\$ 6,537,676</b>	<b>\$ 6,571,472</b>	<b>\$ -</b>	<b>\$ 6,571,472</b>	<b>\$ (118,092)</b>	<b>-1.8%</b>
<b>CIDC Debt Service Expenditures:</b>								
CIDC Debt	\$ 5,392,442	\$ 6,689,564	\$ 6,537,676	\$ 6,571,472	\$ -	\$ 6,571,472	\$ (118,092)	-1.8%
<b>Total Expenditures</b>	<b>\$ 5,392,442</b>	<b>\$ 6,689,564</b>	<b>\$ 6,537,676</b>	<b>\$ 6,571,472</b>	<b>\$ -</b>	<b>\$ 6,571,472</b>	<b>\$ (118,092)</b>	<b>-1.8%</b>
<b>New Fund Balance:</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

**Breakdown of Transfer In:**

CIDC Rev. Clearing Fund	\$ 6,571,472
<b>Total</b>	<b>\$ 6,571,472</b>

# CoC Costing Center Summary

009 - 9200 - CIDC Debt Service

<b>Previous Costing Center</b>	009 - 9200 - CIDC Debt Service	<b>Budget Year</b>	2021
<b>City</b>	City of Conroe	<b>Accounting Reference</b>	
<b>Department</b>	9200 - CIDC Debt Service	<b>Approved</b>	No
<b>Stage</b>	Finance & City Administrator	<b>Manager</b>	

## Mission

## Accomplishments

## Goals and Objectives

### Budget Prior Year Comparison

Object Code	Changes	2020 Budget	2020 Estimate	2021 Proposed	2020 to 2021 % Change
<b>Revenues</b>					
6010 - Interest On Investments	New this year	-	-	-	
6103 - Bond Proceeds	New this year	-	-	-	
6112 - Other Fin - Proceeds Of Ref Bond	New this year	-	-	-	
6113 - Other Sources - Bond Premium	New this year	-	-	-	
6550 - Transfer In	Decreased	6,689,564	6,537,676	6,571,472	1.77 %
<b>Total Revenues</b>		<b>\$6,689,564</b>	<b>\$6,537,676</b>	<b>\$6,571,472</b>	<b>1.77 %</b>
<b>Expenses</b>					
8060 - Contract Services	Not used this year	5,500	-	-	
8520 - Transfer Out	New this year	-	-	-	
9600 - Principal	Increased	3,690,000	3,655,000	3,820,000	3.52 %
9610 - Interest	Decreased	2,992,673	2,881,926	2,751,472	8.06 %
9615 - Handling Charges	Not used this year	1,391	750	-	
9616 - Bond Issue Expense	New this year	-	-	-	
9621 - Other Fin - Pmt Ref Bd Escrow	New this year	-	-	-	
<b>Total Expenses</b>		<b>\$6,689,564</b>	<b>\$6,537,676</b>	<b>\$6,571,472</b>	<b>1.77 %</b>

# City of Conroe

June 18, 2020

## Schedule of Requirements All Conroe Industrial Development Corporation Sales Tax Bonds

Fiscal Year	Bonds Outstanding	Principal	Interest	Total
2020-21	\$ 69,500,000	\$ 3,820,000	\$ 2,751,472	\$ 6,571,472
2021-22	65,680,000	3,985,000	2,586,270	6,571,270
2022-23	61,695,000	4,155,000	2,417,249	6,572,249
2023-24	57,540,000	4,320,000	2,252,991	6,572,991
2024-25	53,220,000	4,490,000	2,082,019	6,572,019
2025-26	48,730,000	4,670,000	1,904,170	6,574,170
2026-27	44,060,000	4,835,000	1,736,936	6,571,936
2027-28	39,225,000	5,010,000	1,563,593	6,573,593
2028-29	34,215,000	5,190,000	1,383,641	6,573,641
2029-30	29,025,000	5,390,000	1,181,537	6,571,537
2030-31	23,635,000	5,035,000	971,364	6,006,364
2031-32	18,600,000	5,250,000	755,887	6,005,887
2032-33	13,350,000	4,455,000	544,000	4,999,000
2033-34	8,895,000	1,340,000	355,800	1,695,800
2034-35	7,555,000	1,395,000	302,200	1,697,200
2035-36	6,160,000	1,450,000	246,400	1,696,400
2036-37	4,710,000	1,510,000	188,400	1,698,400
2037-38	3,200,000	1,570,000	128,000	1,698,000
2038-39	1,630,000	1,630,000	65,200	1,695,200
<b>TOTAL</b>		<b>\$ 69,500,000</b>	<b>\$ 23,417,130</b>	<b>\$ 92,917,130</b>

**Conroe Industrial Development Corporation  
Sales Tax Bonds Debt Requirements**

**Description:** Sales Tax Revenue & Refunding Bonds, Series 2012  
(New Money Portion)  
**Date of Issue:** October 18, 2012  
**Purpose:** Install infrastructure and improve property to be used for development of an industrial park & technology park important to the economic growth and development of the City and its residents.  
**Amount Issued:** \$ 13,080,000  
**Amount Outstanding:** \$ 10,365,000  
**Paying Agent:** Bank of New York  
**Payments:** March 1<sup>st</sup> & September 1<sup>st</sup> (P)

**Principal and Interest Requirements**

<b>Fiscal Year</b>	<b>Interest Rate</b>	<b>Principal Requirements</b>	<b>Interest Requirements</b>	<b>Total Requirements</b>
2020-21	5.000	\$ 700,000	\$ 370,631	\$ 1,070,631
2021-22	5.000	720,000	335,631	1,055,631
2022-23	4.000	770,000	299,631	1,069,631
2023-24	4.000	795,000	268,831	1,063,831
2024-25	4.000	830,000	237,031	1,067,031
2025-26	3.000	865,000	203,831	1,068,831
2026-27	3.000	885,000	177,881	1,062,881
2027-28	3.000	915,000	151,331	1,066,331
2028-29	3.125	935,000	123,881	1,058,881
2029-30	3.125	970,000	94,663	1,064,663
2030-31	3.250	975,000	64,350	1,039,350
2031-32	3.250	1,005,000	32,663	1,037,663
	<b>Total</b>	<b>\$ 10,365,000</b>	<b>\$ 2,360,356</b>	<b>\$ 12,725,356</b>

**Conroe Industrial Development Corporation  
Sales Tax Bonds Debt Requirements**

**Description:** Sales Tax Revenue & Refunding Bonds, Series 2012  
(Refunding Portion)  
**Date of Issue:** October 18, 2012  
**Purpose:** Refund the 2008 Sales Tax Revenue Bonds, which were used to acquire and improve property to be used for development of an industrial park important to the economic growth and development of the City and its residents.

**Amount Issued:** \$ 12,305,000  
**Amount Outstanding:** \$ 7,105,000  
**Paying Agent:** Bank of New York  
**Payments:** March 1<sup>st</sup> & September 1<sup>st</sup> (P)

**Principal and Interest Requirements**

<b>Fiscal Year</b>	<b>Interest Rate</b>	<b>Principal Requirements</b>	<b>Interest Requirements</b>	<b>Total Requirements</b>
2020-21	5.000	\$ 760,000	\$ 267,150	\$ 1,027,150
2021-22	5.000	810,000	229,150	1,039,150
2022-23	4.000	840,000	192,250	1,032,250
2023-24	4.000	875,000	158,650	1,033,650
2024-25	4.000	905,000	123,650	1,028,650
2025-26	3.000	940,000	87,450	1,027,450
2026-27	3.000	975,000	59,250	1,034,250
2027-28	3.000	1,000,000	30,000	1,030,000
<b>Total</b>		<b>\$ 7,105,000</b>	<b>\$ 1,147,550</b>	<b>\$ 8,252,550</b>

**Conroe Industrial Development Corporation  
Sales Tax Bonds Debt Requirements**

**Description:** Sales Tax Refunding Bonds, Series 2016 (Taxable)  
**Date of Issue:** June 14, 2016  
**Purpose:** Refund the 2011 Sales Tax Revenue Bonds, which were used for development of an industrial park & technology park important to the economic growth and development of the City and its residents.  
**Amount Issued:** \$ 13,815,000  
**Amount Outstanding:** \$ 10,745,000  
**Paying Agent:** Bank of Texas  
**Payments:** March 1<sup>st</sup> & September 1<sup>st</sup> (P)

<b>Fiscal Year</b>	<b>Interest Rate</b>	<b>Principal Requirements</b>	<b>Interest Requirements</b>	<b>Total Requirements</b>
2020-21	2.900	\$ 950,000	\$ 311,605	\$ 1,261,605
2021-22	2.900	975,000	284,055	1,259,055
2022-23	2.900	1,000,000	255,780	1,255,780
2023-24	2.900	1,030,000	226,780	1,256,780
2024-25	2.900	1,065,000	196,910	1,261,910
2025-26	2.900	1,090,000	166,025	1,256,025
2026-27	2.900	1,125,000	134,415	1,259,415
2027-28	2.900	1,160,000	101,790	1,261,790
2028-29	2.900	1,160,000	68,150	1,228,150
2029-30	2.900	1,190,000	34,510	1,224,510
	<b>Total</b>	<b>\$ 10,745,000</b>	<b>\$ 1,780,020</b>	<b>\$ 12,525,020</b>



# City of Conroe

June 18, 2020

## Conroe Industrial Development Corporation Sales Tax Bonds Debt Requirements

**Description:** Sales Tax Revenue Bonds, Series 2018 (Taxable)  
**Date of Issue:** May 24, 2018  
**Purpose:** To purchase approximately 610 acres out of the William Starrock Survey, Abstract 486, Montgomery County, Texas, of land adjacent to the existing Conroe Park North Industrial Park for the expansion of the industrial park.

**Amount Issued:** \$ 23,160,000  
**Amount Outstanding:** \$ 21,605,000  
**Paying Agent:** Bank of New York  
**Payments:** March 1<sup>st</sup> & September 1<sup>st</sup> (P)

Fiscal Year	Interest Rate	Principal Requirements	Interest Requirements	Total Requirements
2020-21	4.320	\$ 860,000	\$ 933,336	\$ 1,793,336
2021-22	4.320	905,000	896,184	1,801,184
2022-23	4.320	940,000	857,088	1,797,088
2023-24	4.320	985,000	816,480	1,801,480
2024-25	4.320	1,020,000	773,928	1,793,928
2025-26	4.320	1,070,000	729,864	1,799,864
2026-27	4.320	1,115,000	683,640	1,798,640
2027-28	4.320	1,160,000	635,472	1,795,472
2028-29	4.320	2,280,000	585,360	2,865,360
2029-30	4.320	2,375,000	486,864	2,861,864
2030-31	4.320	2,825,000	384,264	3,209,264
2031-32	4.320	2,945,000	262,224	3,207,224
2032-33	4.320	3,125,000	135,000	3,260,000
	<b>Total</b>	<b>\$ 21,605,000</b>	<b>\$ 8,179,704</b>	<b>\$ 29,784,704</b>

**Conroe Industrial Development Corporation  
Sales Tax Bonds Debt Requirements**

**Description:** Sales Tax Revenue Bonds, Series 2019  
**Date of Issue:** September 12, 2019  
**Purpose:** To install roadway, signals, water and sewer infrastructure in the 610 acres of land adjacent to the existing Conroe Park North Industrial Park for the expansion of the industrial park.  
**Amount Issued:** \$ 23,735,000  
**Amount Outstanding:** \$ 19,680,000  
**Paying Agent:** Bank of New York  
**Payments:** March 1<sup>st</sup> & September 1<sup>st</sup> (P)

Fiscal Year	Interest Rate	Principal Requirements	Interest Requirements	Total Requirements
2020-21	4.250	\$ 550,000	\$ 868,750	\$ 1,418,750
2021-22	4.250	575,000	841,250	1,416,250
2022-23	4.250	605,000	812,500	1,417,500
2023-24	4.250	635,000	782,250	1,417,250
2024-25	4.250	670,000	750,500	1,420,500
2025-26	4.250	705,000	717,000	1,422,000
2026-27	4.250	735,000	681,750	1,416,750
2027-28	4.250	775,000	645,000	1,420,000
2028-29	4.250	815,000	606,250	1,421,250
2029-30	4.250	855,000	565,500	1,420,500
2030-31	4.250	1,235,000	522,750	1,757,750
2031-32	4.250	1,300,000	461,000	1,761,000
2032-33	4.250	1,330,000	409,000	1,739,000
2033-34	4.250	1,340,000	355,800	1,695,800
2034-35	4.250	1,395,000	302,200	1,697,200
2035-36	4.250	1,450,000	246,400	1,696,400
2036-37	4.250	1,510,000	188,400	1,698,400
2037-38	4.250	1,570,000	128,000	1,698,000
2038-39	4.250	1,630,000	65,200	1,695,200
<b>Total</b>		<b>\$ 19,680,000</b>	<b>\$ 9,949,500</b>	<b>\$ 29,629,500</b>



CITY OF CONROE

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## **ITEM 5**

**CONSIDER APPROVAL OF  
VGXI TREE CLEARING PROPOSAL  
FOR PROPERTY IN DEISON  
TECHNOLOGY PARK**



# CITY OF CONROE

## CLEARING PERMIT APPLICATION

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Regardless of whether or not trees are being removed or cleared, this application must be filled out for any new commercial development; residential subdivision development; or for parking lot additions and commercial building additions that expand the footprint by (30%) or more, or that add (3000) square feet of area to the existing parking lot or building.

### Important Information

- An approved storm water pollution prevention plan (SWPPP) must be on file before a clearing permit will be issued for any site that is larger than 1 acre and regardless of property size, storm water pollution prevention controls must be implemented as soon as practical after a site has been cleared.
- No clearing shall take place without an approved clearing permit and protection fencing installed.
- No clearing shall take place in the 1 percent annual chance flood zone (100 year flood plain) without a flood plain permit on file.
- Clearing permits expire 60 days from the date of issue.
- The information provided herein is intended as a guide and is not a comprehensive list of requirements. Please refer to Chapter 102 of the Conroe Code of Ordinances for complete details.

### Checklist

- Clearing plans (two hard copies and one digital PDF) Clearing plans shall contain all of the following:
  - Tree analysis/Inventory with calculations showing ordinance compliance.
  - Complete site plan showing structure placement and setbacks.
  - A site survey showing limits of the proposed clearing, with specific site details including all easements, Right-of-Way's, and any applicable tree preservation zones.
  - Flood plain information/limits if present.
- A one year performance bond made to the City of Conroe in the amount of: the lesser of \$1.50 per square foot of required canopy, or \$50,000.
- Non-Refundable permit fee in the amount set forth in Appendix A of the Conroe Code of Ordinances.
- Affidavit from the individual of record. (Page 3 of this application)

**PROJECT NAME AND LOCATION**

Project Name: **Project Dolphin - VGXI**

911 Assigned Address: **10130 Deison Park Blvd, Conroe, TX 77303**

Legal Description: **R A Deison Technology Park 01**

**OWNER or OWNER'S AGENT INFORMATION**

Name: **Jeff Darnell (VGXI, Inc.)**

Phone: **(281) 296-7300**

Address: **2700 Research Forest Drive, Suite 180**

City: **The Woodlands**

Zip: **77381**

Email: **JDarnell@vgxi.com**

**LANDSCAPE ARCHITECT INFORMATION**

Name: **Eric Davis**

Phone: **(919) 419-1199 x 9122**

Address: **215 Morris Street**

City: **Durham**

Zip: **27701**

Email: **edavis@surface678.com**

**DETAILED PROJECT INFORMATION**

Briefly describe project: **Clearing for Phase 1 of the development of a proposed commercial building within Deison Technology Park**

Existing Developed Acres: **0 AC**

Undeveloped Forested Acres: **21.67 AC**

Undeveloped Previously Cleared Acres: **0 AC**

TOTAL SITE ACREAGE: **21.67 AC**

Type of Project:  Multi-Family  Commercial  Residential Subdivision  Other:

If this is an existing site where a parking lot addition and/or a building addition is proposed please indicate the percent and square footage of each addition: **N/A** % ; **N/A** ft<sup>2</sup> of expansion to existing site/structure.

If this is a residential development please indicate the total number of lots:

**TREE/CANOPY PRESERVATION INFORMATION**

**Fill out one or the other of the following two sections but not both.**

I have determined I **can** preserve the mandatory 1/3 of the required  30% or  20% tree canopy as required by the Ordinance and will meet the total canopy requirement by one or a combination of the following:

I will be preserving 300 # of trees; Removing N/A # of trees; Replanting N/A # of trees;

I will be preserving 30% % of tree canopy; Paying mitigation fees in the amount of \$ N/A

I have determined I **cannot** preserve the mandatory 1/3 of the required:  30% or  20% tree canopy as required by the Ordinance and I am requesting an exception for the following reason(s):

Although I cannot preserve the mandatory 1/3 of the required canopy, I will achieve the total canopy requirement by one or a combination of the following:

I will be preserving \_\_\_\_\_ # of trees; Removing \_\_\_\_\_ # of trees; Replanting \_\_\_\_\_ # of trees;

I will be preserving \_\_\_\_\_ % of tree canopy; Paying mitigation fees in the amount of \$ \_\_\_\_\_

I am professionally responsible for the Tree Analysis of this site and understand that the Project and the City are relying on my expertise. I understand that part of my responsibility is to assist the project to fully understand and implement the Tree Ordinance Plan I have submitted for this site. Upon completion, I will make a final inspection of the project to ensure Tree Ordinance compliance. I further understand that the City will inspect the site and that it must be in compliance with the Ordinance and/or consistent with the Plan that I submitted. No Certificate of Occupancy will be issued on any project without Tree Ordinance Compliance.

**AFFIDAVIT  
FROM THE INDIVIDUAL OF RECORD**

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

MATHEW ERIC DAVIS (Affiant) personally appeared before me and took an oath that the following is true and correct.

"After my complete analysis of the above project and site, I have provided the above true and correct information pertaining to the Tree Ordinance Requirements by the City of Conroe. I understand that I am responsible for my analysis and calculations, and for the compliance of this project with the Ordinance."

[Signature]  
Signature of certifying individual. Affiant

SWORN TO AND SUBSCRIBED before me this 14<sup>th</sup> day of 2020, by MATHEW ERIC DAVIS  
(Affiant)

- Personally Known  
 Produced Identification

Type and # of ID North Carolina  
DRIVER LICENSE  
# 000036101531

[Signature]  
Signature of Notary  
Julie M DeSena  
Printed Name of Notary

Notary Public, State of ~~Texas~~ North Carolina

Notary Seal



300 W. Davis, Raleigh, NC 27608

permits@cityofconroe.org

936-522-3610

Page 3 | 3

Surface Inc.  
10000 North Loop West  
Suite 1000  
Houston, TX 77037  
Tel: 281.441.2200  
Fax: 281.441.2201  
www.surfaceinc.com

CONSULTANTS



REGISTRATION



CLIENT



DEISON TECH PARK  
CONROE, TEXAS 77303

## PROJECT DOLPHIN

DEISON TECH PARK  
CONROE, TEXAS 77303

REV MAP

NO.	REVISION	DATE

ISSUE:

### SITE CLEARING PERMIT

PROJECT NO:	A0000
DATE:	JUNE 23, 2020
DRAWN:	NH, ZC, RB
CHECKED:	JR
SHEET TITLE:	

TREE PRESERVATION PLAN

# L120



LEGEND

---	BOUNDARIES OF DISTURBANCE
---	EXISTING TREE PROTECTION FENCING
---	TREES BEING PRESERVED FOR CREDIT

① SITE CLEARING PLAN  
1" = 60' 0"



CONSULTANTS



REGISTRATION



CLIENT



**PROJECT DOLPHIN**

**DEISON TECH PARK  
CONROE, TEXAS 77303**

KEY MAP

NO.	REVISION	DATE

ISSUE:

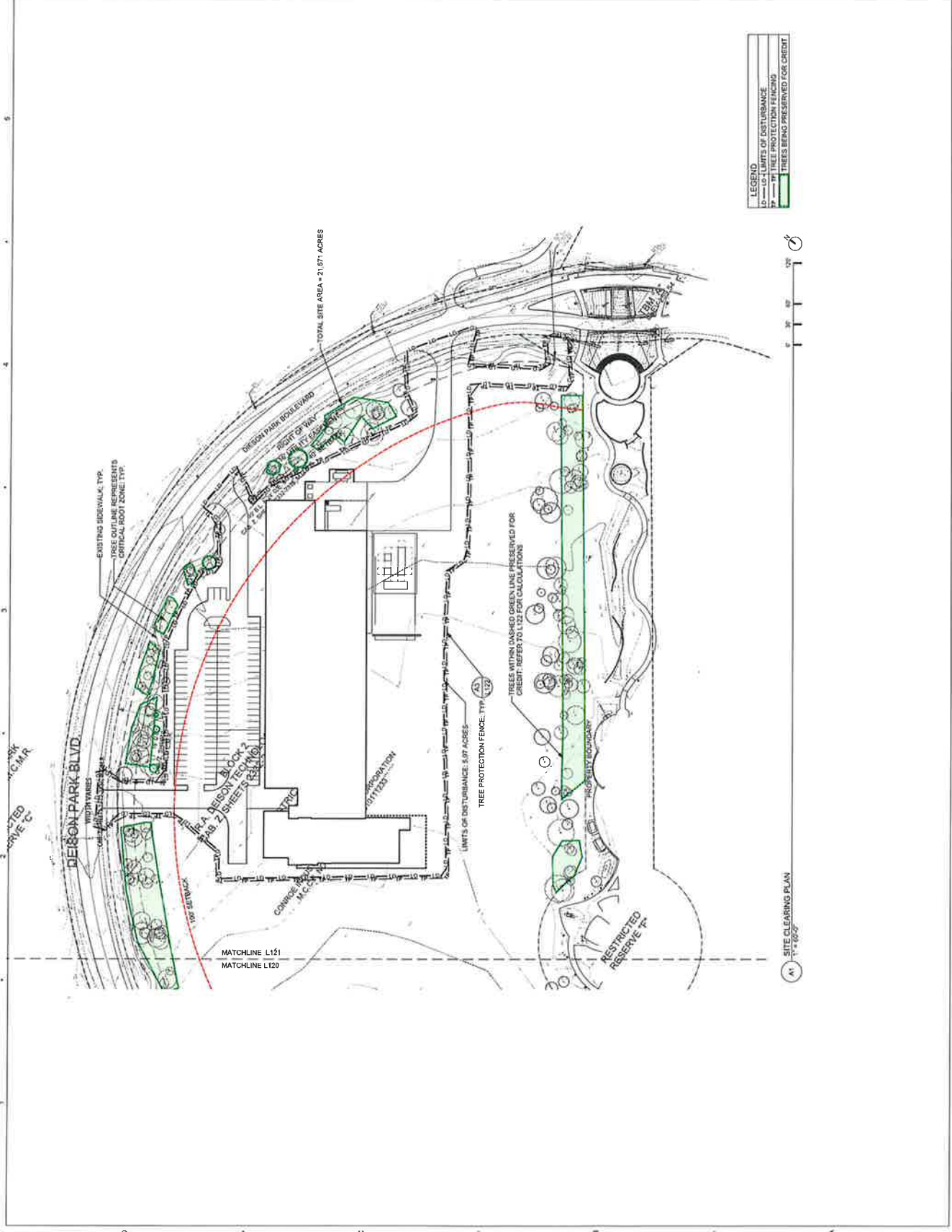
**SITE CLEARING  
PERMIT**

PROJECT NO.:	A0009
DATE:	JUNE 23, 2020
DRAWN:	NH, ZC, RB
CHECKED:	JJ
SHEET TITLE:	

TREE PRESERVATION PLAN

**L121**

LEGEND	
[Green shaded area]	LIMITS OF DISTURBANCE
[Red dashed line]	LIMITS OF PROTECTION FENCING
[Green outline]	TREES BEING PRESERVED FOR CREDIT



AT SITE CLEARING PLAN  
11-16-20



# **ITEM 6**

**CLOSED SESSION DELIBERATION(S)**

# **ITEM 7**

**CONTRACT(S)/ OFFER(S) FOR SALE  
AND PURCHASE OF LAND**



# **ITEM 8**

**APPROVE GROUND LEASE FOR  
CELL TOWER DEVELOPMENT IN  
CONROE PARK NORTH**



## **ITEM 9**

**ACT ON WOODFOREST BANK GRANT  
REQUEST TO SUPPORT EXPANDED  
BUSINESS ENTERPRISE AT  
400 W. DAVIS STREET IN  
CONROE, TEXAS**





# **ITEM 10**

## **EXECUTIVE DIRECTOR'S REPORT**





## Activity Report – as of 7/9/20

### Executive Director Updates

A hearty congratulations are in order for our own Jennifer Matthews, who was the second runner-up as the City of Conroe Employee of the Year! Jennifer is responsible for the CEDC Business Retention & Expansion program, which makes her a primary point of contact for the employers in the community. She has done an OUTSTANDING job of developing relationships with our major employers and it has paid off for our organization in a very big way.

Since our last meeting, the staff was able to tour Margaritaville in advance of their grand opening. We are very excited to have this wonderful addition to our community.

Staff also had a productive meeting with representatives from the local NAACP chapter to discuss economic inclusion. We are hopeful this is the beginning of a helpful dialogue as we share the same overall goal – making sure that there are job opportunities for all of our residents.

Danielle Scheiner and Dick Ehmann, our Foreign Trade Zone consultant, met with Tony Belinoski and his team to share information on active abatements and to review information provided by NeoRig, the only current active participant in FTZ #265.

### Marketing & Promotional Activities

The work on our website overhaul continues and we are looking forward to an unveiling of our new improved site at the end of the summer. We are completing our annual report that covers two years – 2018 and 2019. We will prepare our 2020 annual report in January. We are also working on refreshing all of our other marketing materials, including our Tech Park brochure and creating a brochure for Conroe Park North. For the most part, these will be digital products only.

Since we are still currently under travel restrictions, our marketing activities have been somewhat curtailed. We have participated on several Zoom Consultant Connect events where we have had time to connect with site selection consultants. Our next event that will occur is the SEDC Conference which was originally intended to take place in Nashville in August but has now been converted to an online conference. Should travel restrictions be lifted, we tentatively have the IAMC Fall Forum in Boise in September, TEDC in Houston and IEDC in Dallas in October, WinED in San Antonio in November and ECONOMIX in Phoenix in December. We also plan to send Sharla Smith, our new administrative assistant, to the Basic Economic Development Course in Fort Worth at the end of October.

The good news is that we are still seeing prospect activity continue. In fact, in the attached prospect report, you will see several updates in red on our prospect activity.

### Expansion and Retention Activity

All of the 2019 incentive payments have been delivered.

The board for Energy Alloys has decided to liquidate their western hemisphere locations and inventory. This includes their Conroe facility. They were hoping to turn the business around but COVID has made it virtually

impossible. Their Industrial Revenue Bond was paid in full in 2016 and their incentive contracts are complete. As of December, they had 68 employees in Conroe. Jennifer is working with their HR Manager to help them find employment elsewhere.

The two boards that oversee ICOTEX have made the decision not to put additional funding into the Conroe facility, so they have made the decision to shut down. They are beginning to lay off some of their employees, most of whom are receiving severance packages. As of now, they are working to complete a few projects and plan to close their facility on or before the first part of October. We are working with their displaced employees to help them find positions as well. They do have an active tax abatement and a performance-based cash incentive so we will work with the company to close those agreements out responsibly.

The Gulf Coast Regional Blood Center will have their donor coaches set up at Lone Star College – Conroe Center and Lone Star College – Montgomery on July 20<sup>th</sup>. Information regarding the blood drive and how to register will be sent out to our area manufacturers.

The working groups with the Workforce Development Committee have had a number of virtual meetings to discuss their goals and if the focus needs to change based on the impact of the pandemic. One of their goals is to create a platform, which will likely be a website or web page, to connect employers with job seekers. They are currently working on a survey that will go out to area companies to determine what information the employers would like to see on the platform.

### **Final Thoughts**

The unemployment rate for May 2020 in the Houston MSA dropped a bit from April to 13.8%, so we're starting to see some of the employees who have lost jobs during the shutdown beginning to return to the workforce. We are hopeful that we will continue to see that number start to climb back down and that the 14.9% peak will be the worst of what we see.

I am encouraged by the continued of our businesses. They have been creative and proactive to take steps to weather this storm and to make themselves profitable as we emerge from the worst of this pandemic.

Special thanks to all of you for your continued support and encouragement. With your help, we are making a difference in the lives of many at a time when it is desperately needed. The single greatest force for change is a job.

Respectfully submitted,

A handwritten signature in blue ink that reads "Danielle Scheiner". The signature is fluid and cursive, with a long horizontal stroke at the end.

Danielle Scheiner

# **ITEM 11**

## **PAYMENT OF INVOICES**



## Purchase Order Invoice Tabulation FY 19-20

**VENDOR INFO:**

LARRY YOUNG PAVING, INC  
PO BOX 11779  
COLLEGE STATION, TX 77842

**Council Approval:**

**PROJECT/DESCRIPTION:** CIDC - CONROE INDUSTRIAL DRIVE & POLLOK DRIVE / Construction

**PURCHASE ORDER NUMBER:** 20-00666

**RETAINAGE:** 5%

INVOICE	TOTAL GROSS	RETAINAGE	BILLED TO DATE	THIS PAYMENT
1	\$ 509,185.36	\$ 25,459.27	-	\$ 483,726.09
2	\$ 1,428,086.46	\$ 71,404.32	\$ 483,726.09	\$ 872,956.05

**Total Spent:** \$ 1,356,682.14

Original Contract:	\$ 12,947,766.90
Change Order:	\$ -
Adjusted Contract:	\$ 12,947,766.90
Total Paid on Contract	\$ 1,356,682.14
Remaining Contract Balance	\$ 11,591,084.76

**Percentage of Contract Paid:** 10%

**Percentage of Contract Time (Substantial Completion):** 11%

  
\_\_\_\_\_  
Engineering Projects Coordinator

  
\_\_\_\_\_  
Thomas E. Woolley, Jr.  
Director of Capital Projects/Transportation



APPLICATION FOR PAYMENT NO. 2  
 2019-24.25 CIDC Conroe Park West Roadway and Utilities

TO: City of Conroe

CONTRACTOR:  
 Larry Young Paving, Inc.  
 1852 Silver Hill Road  
 Bryan, TX 77805

5/1/2020

Work Performed

to

5/31/2020



NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)	
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity		Amount
<b>SECTION A: Base Bid</b>										
1	TS 06 HYDROMULCH SEEDING (TEMPORARY), COMPLETE IN PLACE	30,000	SY	\$ 0.40	\$ 12,000.00		\$ -		\$ -	
2	TS 06 HYDROMULCH SEEDING (PERM), COMPLETE IN PLACE	70,000	SY	\$ 0.40	\$ 28,000.00		\$ -		\$ -	
3	TS 07 CLEARING AND GRUBBING (ROW), COMPLETE IN PLACE	6	AC	\$ 5,400.00	\$ 32,400.00		\$ -		\$ -	
4	TS 60 MOBILIZATION (N.T.E. 5% OF CONSTRUCTION AMT.)	1	LS	\$ 530,400.00	\$ 530,400.00	0.08	\$ 42,432.00	0.33	\$ 175,032.00	
5	TxDOT ITEM 100 PREPARING RIGHT OF WAY, COMPLETE IN PLACE	23	STA	\$ 18,000.00	\$ 414,000.00	2.00	\$ 36,000.00	2.00	\$ 36,000.00	
6	TxDOT ITEM 104 REMOVE CONC (DRIVEWAYS), COMPLETE IN PLACE	90	SY	\$ 9.50	\$ 855.00		\$ -		\$ -	
7	TxDOT ITEM 105 REMOVING STAB BASE & ASPH PAV (8"-10"), COMPLETE IN PLACE	4,200	SY	\$ 11.00	\$ 46,200.00		\$ -		\$ -	
8	TxDOT ITEM 106 OBLITERATING ABANDONED ROAD, COMPLETE IN PLACE	3,750	SY	\$ 4.70	\$ 17,625.00		\$ -		\$ -	

NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)	
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity		Amount
9	TxDOT ITEM 110 EXCAVATION (ROADWAY) INC. OFF-SITE DISPOSAL, COMPLETE AND IN PLACE	37,297	CY	\$ 11.00	\$ 410,267.00	140.00	\$ 1,540.00	6873.00	\$ 75,603.00	
10	TxDOT ITEM 132 EMBANKMENT (FINAL)(DENS CONT) (TY B), COMPLETE IN PLACE	15,709	CY	\$ 14.00	\$ 219,926.00	1360.00	\$ 19,040.00	1360.00	\$ 19,040.00	
11	TxDOT ITEM 132 EMBANKMENT (FINAL)(DENS CONT) (TY D), COMPLETE IN PLACE	1,021	CY	\$ 7.00	\$ 7,147.00		\$ -		\$ -	
12	TxDOT ITEM 247 FLBS (CMP IN PLC)(TY D GR1- 2)(14"), COMPLETE IN PLACE	1,700	SY	\$ 37.00	\$ 62,900.00		\$ -		\$ -	
13	TxDOT ITEM 260 LIME (HYD,COM OR QK)(SLRY)OR QK(DRY), COMPLETE IN PLACE	210	TON	\$ 170.00	\$ 35,700.00		\$ -		\$ -	
14	TxDOT ITEM 265 FLY ASH (CLASS CS), COMPLETE IN PLACE	495	TON	\$ 88.00	\$ 43,560.00		\$ -		\$ -	
15	TxDOT ITEM 265 LFA TREAT SUBGRADE (9"), COMPLETE IN PLACE	16,730	SY	\$ 3.20	\$ 53,536.00		\$ -		\$ -	
16	TxDOT ITEM 275 CEMENT TREAT SUBGRADE (9"), COMPLETE IN PLACE	66,920	SY	\$ 2.00	\$ 133,840.00		\$ -		\$ -	
17	TxDOT ITEM 275 CEMENT, COMPLETE IN PLACE	2,355	TON	\$ 160.00	\$ 376,800.00		\$ -		\$ -	
18	TxDOT ITEM 340 D-GR HMA(SQ) TY-D SAC-A PG70- 22, COMPLETE IN PLACE	180	TON	\$ 120.00	\$ 21,600.00		\$ -		\$ -	
19	TxDOT ITEM 340 D-GR HMA(SQ) TY-D SAC-A PG70- 22(LEVEL-UP), COMPLETE IN PLACE	180	TON	\$ 120.00	\$ 21,600.00		\$ -		\$ -	

NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)	
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity		Amount
20	TxDOT ITEM 360 CONC PVMT (CONT REINF - CRCP) (8"), COMPLETE IN PLACE	72,000	SY	\$ 47.00	\$ 3,384,000.00		\$ -		\$ -	
21	TxDOT ITEM 409 PRESTR CONC PIL (16 IN SQ), COMPLETE IN PLACE	80	LF	\$ 160.00	\$ 12,800.00		\$ -		\$ -	
22	TxDOT ITEM 409 PRESTR CONC PIL (24 IN SQ), COMPLETE IN PLACE	2,460	LF	\$ 190.00	\$ 467,400.00		\$ -		\$ -	
23	TxDOT ITEM 420 CL "C" CONC (ABUT), COMPLETE IN PLACE	83	CY	\$ 810.00	\$ 67,230.00		\$ -		\$ -	
24	TxDOT ITEM 420 CL "C" CONC (CAP), COMPLETE IN PLACE	70	CY	\$ 1,100.00	\$ 77,000.00		\$ -		\$ -	
25	TxDOT ITEM 420 CL "S" CONC (APPROACH SLAB), COMPLETE IN PLACE	214	CY	\$ 460.00	\$ 98,440.00		\$ -		\$ -	
26	TxDOT ITEM 422 REINF CONC SLAB (CL "S"), COMPLETE IN PLACE	24,300	SF	\$ 17.00	\$ 413,100.00		\$ -		\$ -	
27	TxDOT ITEM 425 PRESTR CONC GIRDER (TX54), COMPLETE IN PLACE	3,136	LF	\$ 150.00	\$ 470,400.00		\$ -		\$ -	
28	TxDOT ITEM 432 RIPRAP (CONC) (CL B) (6"), COMPLETE IN PLACE	250	CY	\$ 270.00	\$ 67,500.00		\$ -		\$ -	
29	TxDOT ITEM 432 RIPRAP (STONE COMMON)(GROUT)(18 IN), COMPLETE IN PLACE	90	CY	\$ 230.00	\$ 20,700.00		\$ -		\$ -	
30	TxDOT ITEM 450 RAIL (C402), COMPLETE IN PLACE	976	LF	\$ 150.00	\$ 146,400.00		\$ -		\$ -	
31	TxDOT ITEM 462 CONC BOX CULV (4 FT X 2 FT), COMPLETE IN PLACE	150	LF	\$ 260.00	\$ 39,000.00		\$ -		\$ -	

NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity	
32	TxDOT ITEM 464 RC PIPE (CL III)(18 IN), COMPLETE IN PLACE	300	LF	\$ 79.00	\$ 23,700.00	-	\$ -	-	\$ -
33	TxDOT ITEM 464 RC PIPE (CL III)(24 IN), COMPLETE IN PLACE	290	LF	\$ 87.00	\$ 25,230.00	-	\$ -	-	\$ -
34	TxDOT ITEM 466 WINGWALL (FW=0) (HW= 4 FT), COMPLETE IN PLACE	2	EA	\$ 11,600.00	\$ 23,200.00	-	\$ -	-	\$ -
35	TxDOT ITEM 467 SET (TYP II) (RCP) (18 IN) (3:1), COMPLETE IN PLACE	18	EA	\$ 790.00	\$ 14,220.00	-	\$ -	-	\$ -
36	TxDOT ITEM 467 SET (TYP II) (RCP) (24 IN) (3:1), COMPLETE IN PLACE	12	EA	\$ 980.00	\$ 11,760.00	-	\$ -	-	\$ -
37	TxDOT ITEM 496 REMOV STR (PIPE), COMPLETE IN PLACE	500	LF	\$ 20.00	\$ 10,000.00	-	\$ -	-	\$ -
38	TxDOT ITEM 496 REMOV STR (SET), COMPLETE IN PLACE	5	EA	\$ 300.00	\$ 1,500.00	-	\$ -	-	\$ -
39	TxDOT ITEM 502 BARRICADES, SIGNS AND TRAFFIC HANDLING, COMPLETE IN PLACE	1	LS	\$ 20,900.00	\$ 20,900.00	0.08	\$ 1,672.00	0.08	\$ 1,672.00
40	TxDOT ITEM 506 TEMP SEDMT FENCE , COMPLETE IN PLACE	19,380	LF	\$ 1.30	\$ 25,194.00	305.00	\$ 396.50	305.00	\$ 396.50
41	TxDOT ITEM 506 ROCK FILTER DAMS (TY 1), COMPLETE IN PLACE	320	LF	\$ 41.00	\$ 13,120.00	58.00	\$ 2,378.00	58.00	\$ 2,378.00
42	TxDOT ITEM 506 REINFORCED SILT FENCE, COMPLETE IN PLACE	260	LF	\$ 1.40	\$ 364.00	198.00	\$ 277.20	198.00	\$ 277.20
43	TxDOT ITEM 506 CONSTRUCTION EXIT (TYP 1), COMPLETE IN PLACE	220	SY	\$ 35.00	\$ 7,700.00	-	\$ -	-	\$ -

NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)	
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity		Amount
44	TxDOT ITEM 506 SWPPP REPORT, COMPLETE IN PLACE	1	LS	\$ 10,000.00	\$ 10,000.00	0.08	\$ 800.00	0.43	\$ 4,300.00	
45	TxDOT ITEM 508 CONSTRUCTION DETOURS (INCLUDING DRAINAGE), COMPLETE IN PLACE	1,775	SY	\$ 66.00	\$ 117,150.00		\$ -		\$ -	
46	TxDOT ITEM 530 DRIVEWAYS (CONC), COMPLETE IN PLACE	950	SY	\$ 67.00	\$ 63,650.00		\$ -		\$ -	
47	TxDOT ITEM 540 MTL W-BEAM GD FEN (TIM POST), COMPLETE IN PLACE	1,050	LF	\$ 22.00	\$ 23,100.00		\$ -		\$ -	
48	TxDOT ITEM 540 MTL BEAM GD FEN TRANS (THRIE-BEAM), COMPLETE IN PLACE	8	EA	\$ 1,900.00	\$ 15,200.00		\$ -		\$ -	
49	TxDOT ITEM 540 GUARD RAIL END TREATMENT (INSTALL), COMPLETE IN PLACE	8	EA	\$ 3,000.00	\$ 24,000.00		\$ -		\$ -	
50	TxDOT ITEM 644 IN SM RD SN SUP&AM TY10B WG(1)SA(P), COMPLETE IN PLACE	12	EA	\$ 420.00	\$ 5,040.00		\$ -		\$ -	
51	TxDOT ITEM 666 REFL PAV MRK TY 1 (W) 4" (BRK)(100MIL), INCLUDING SURFACE PREP & SEALER, COMPLETE IN PLACE	6,400	LF	\$ 0.65	\$ 4,160.00		\$ -		\$ -	
52	TxDOT ITEM 666 REFL PAV MARK TY 1 (W) 4" (SLD) (100MIL), INCLUDING SURFACE PREP & SEALER, COMPLETE IN PLACE	26,550	LF	\$ 0.50	\$ 13,275.00		\$ -		\$ -	

NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)	
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity		Amount
53	TxDOT ITEM 666 REFL PAV MARK TY 1 (W) 8" (SLD) (100MIL), INCLUDING SURFACE PREP & SEALER, COMPLETE IN PLACE	220	LF	\$ 1.50	\$ 330.00		\$ -		\$ -	
54	TxDOT ITEM 666 REFL PAV MARK TY 1 (W) 24" (SLD) (100MIL), INCLUDING SURFACE PREP & SEALER, COMPLETE IN PLACE	300	LF	\$ 5.75	\$ 1,725.00		\$ -		\$ -	
55	TxDOT ITEM 666 REFL PAV MARK TY 1 (Y) 4" (SLD) (100MIL), INCLUDING SURFACE PREP & SEALER, COMPLETE IN PLACE	26,000	LF	\$ 0.50	\$ 13,000.00		\$ -		\$ -	
56	TxDOT ITEM 666 REFL PAV MARK TY 1 (BLACK) 4" (SHADOW) (100MIL), INCLUDING SURFACE PREP & SEALER, COMPLETE IN PLACE	6,400	LF	\$ 0.70	\$ 4,480.00		\$ -		\$ -	
57	TxDOT ITEM 666 REFL PAV MRK TY 1 (W) (ARROW), INCLUDING SURFACE PREP & SEALER, COMPLETE IN PLACE	3	EA	\$ 140.00	\$ 420.00		\$ -		\$ -	
58	TxDOT ITEM 666 REFL PAV MRK TY 1 (W) (DBL ARROW), INCLUDING SURFACE PREP & SEALER, COMPLETE IN PLACE	1	EA	\$ 210.00	\$ 210.00		\$ -		\$ -	

NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)	
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity		Amount
59	TXDOT ITEM 666 REFL PAV MRK TY I (W) (WORD), INCLUDING SURFACE PREP & SEALER, COMPLETE IN PLACE	3	EA	\$ 150.00	\$ 450.00		\$ -		\$ -	
60	TXDOT ITEM 672 REFL PAV MRKR TY II-A-A, INCLUDING SURFACE PREP & SEALER, COMPLETE IN PLACE	320	EA	\$ 4.50	\$ 1,440.00		\$ -		\$ -	
61	TXDOT ITEM 672 REFL PAV MRKR TY I-C, INCLUDING SURFACE PREP & SEALER, COMPLETE IN PLACE	320	EA	\$ 4.50	\$ 1,440.00		\$ -		\$ -	
62	TXDOT ITEM 3021 STR STL (WIDE PAVEMENT TERMINAL), COMPLETE IN PLACE	104	LF	\$ 290.00	\$ 30,160.00		\$ -		\$ -	
63	TXDOT ITEM 552 WIRE FENCE (TY A)	3,150	LF	\$ 6.75	\$ 21,262.50		\$ -		\$ -	
64	INSTALL IRON FENCE	350	LF	\$ 39.00	\$ 13,650.00		\$ -		\$ -	
65	TXDOT ITEM 552 GATE (TY 1)	5	EA	\$ 1,300.00	\$ 6,500.00		\$ -		\$ -	
66	TXDOT ITEM 552 GATE (TY 3)	5	EA	\$ 1,300.00	\$ 6,500.00		\$ -		\$ -	
67	TXDOT ITEM 552 REMOVE, STORE, AND REINSTALL AND RELOCATE GATE (SPECIAL)	1	EA	\$ 5,800.00	\$ 5,800.00		\$ -		\$ -	
68	ADJUSTMENT OF POWER POLE (PAID BY THE ACTUAL ENERGY INVOICE), COMPLETE IN PLACE	1	CA	\$ 75,000.00	\$ 75,000.00		\$ -		\$ -	

NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)	
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity		Amount
69	12-IN WATERLINE (PVC C-900, DR-18 PVC), INCLUDING FITTINGS, BY OPEN CUT	12,593	LF	\$ 43.00	\$ 541,499.00	5274.00	\$ 226,782.00	6054.87	\$ 260,359.41	
70	24-IN STEEL CASING BY OTHER THAN OPEN CUT, INCLUDING 12-IN PVC C900, DR-18, RESTRAINED JOINT PIPE	850	LF	\$ 600.00	\$ 510,000.00	28.08	\$ 16,848.00	75.39	\$ 45,234.00	
71	24-IN STEEL CASING BY OPEN CUT, INCLUDING 12-IN PVC C900, DR-18, RESTRAINED JOINT PIPE	95	LF	\$ 190.00	\$ 18,050.00	95.00	\$ 18,050.00	114.33	\$ 21,722.70	
72	16-IN WATERLINE (PVC C900, DR-18), INCLUDING FITTINGS, BY OPEN CUT	4,560	LF	\$ 55.00	\$ 250,800.00	806.00	\$ 44,330.00	806.00	\$ 44,330.00	
73	16-IN WATERLINE (PVC C900, DR-18, RESTRAINED JT) (TRENCHLESS), INCLUDING FITTINGS, COMPLETE IN PLACE	350	LF	\$ 85.00	\$ 29,750.00	0.00	\$ -	256.87	\$ 21,833.95	
74	FIRE HYDRANT ASSEMBLY, COMPLETE IN PLACE	24	EA	\$ 4,500.00	\$ 108,000.00	7.38	\$ 33,210.00	17.95	\$ 80,775.00	
75	12-IN GV&B, COMPLETE IN PLACE	20	EA	\$ 3,000.00	\$ 60,000.00	3.83	\$ 11,490.00	13.01	\$ 39,030.00	
76	16-IN GV&B, COMPLETE IN PLACE	7	EA	\$ 7,100.00	\$ 49,700.00	0.00	\$ -	4.45	\$ 31,595.00	
77	10-IN SAN SEWER (PVC SDR-26), BY OPEN CUT W/CLASS III EMBEDMENT	3,127	LF	\$ 86.00	\$ 268,922.00	1664.00	\$ 143,104.00	2142.00	\$ 184,212.00	
78	10-IN SAN SEWER (PVC C900, RESTRAINED JOINT), BY OPEN CUT W/CLASS III EMBEDMENT	115	LF	\$ 110.00	\$ 12,650.00	71.50	\$ 7,865.00	71.50	\$ 7,865.00	



NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity	
79	12-IN SAN SEWER (PVC SDR-26), BY OPEN CUT W/CLASS III EMBEDMENT	5,538	LF	\$ 85.00	\$ 470,730.00	919.00	\$ 78,115.00	919.00	\$ 78,115.00
80	12-IN SAN SEWER (PVC C900), BY OPEN CUT W/CLASS III EMBEDMENT	30	LF	\$ 100.00	\$ 3,000.00	140.00	\$ 14,000.00	140.00	\$ 14,000.00
81	18-IN STEEL CASING BY OPEN CUT, INCLUDING 10-IN PVC C900, RESTRAINED JT. PIPE, COMPLETE IN PLACE	120	LF	\$ 180.00	\$ 21,600.00	75.98	\$ 13,676.40	75.98	\$ 13,676.40
82	24-IN STEEL CASING BY OTHER THAN OPEN CUT, INCLUDING CARRIER PIPE (12-IN PVC C-900, RESTRAINED JT), COMPLETE IN PLACE	453	LF	\$ 600.00	\$ 271,800.00	8.44	\$ 5,064.00	34.05	\$ 20,430.00
83	24-IN SAN SEWER (PVC ASTM F-679) BY OPEN CUT W/CLASS III EMBEDMENT	1,938	LF	\$ 110.00	\$ 213,180.00	639.00	\$ 70,290.00	639.00	\$ 70,290.00
84	24-IN SEWER (PVC C900), RESTRAINED JT BY OPEN CUT W/CLASS III EMBEDMENT	17	LF	\$ 140.00	\$ 2,380.00		\$ -		\$ -
85	42-IN STEEL CASING BY OPEN CUT, INCLUDING CARRIER PIPE (24-IN PVC C900, RESTRAINED JOINT)	135	LF	\$ 470.00	\$ 63,450.00	6.25	\$ 2,937.50	67.74	\$ 31,837.80
86	5-FT. EPOXY COATED PRECAST MANHOLE (ALL DEPTH)	35	EA	\$ 8,700.00	\$ 304,500.00	10.50	\$ 91,350.00	12.50	\$ 108,750.00
87	5-FT DIA EPOXY COATED PRECAST MANHOLE W/DROP ASSEMBLY	1	EA	\$ 8,700.00	\$ 8,700.00	1.00	\$ 8,700.00	1.00	\$ 8,700.00
88	5-FT DIA EPOXY COATED MANHOLE W/FORCE MAIN DISCHARGE	1	EA	\$ 8,200.00	\$ 8,200.00		\$ -		\$ -
89	10-IN FORCE MAIN (GREEN PVC C900, DR-18), BY OPEN CUT	2,971	LF	\$ 45.00	\$ 133,695.00		\$ -		\$ -

NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity	
90	18-IN STEEL CASING BY OTHER THAN OPEN CUT, INCLUDING 10-IN GREEN PVC C900, DR-18 RESTRAINED JT FORCE MAIN PIPE	655	LF	\$ 510.00	\$ 334,050.00	42.35	\$ 21,598.50	42.35	\$ 21,598.50
91	CONNECT 10-IN GRAVITY SEWER TO EXIST MH, INCLUDING CORE DRILLING & LINK SEAL, COMPLETE IN PLACE	1	EA	\$ 1,600.00	\$ 1,600.00	0.00	\$ -	1.00	\$ 1,600.00
92	2-IN SEWAGE COMBINATION ARV&VAULT, COMPLETE IN PLACE	1	EA	\$ 7,500.00	\$ 7,500.00		\$ -		\$ -
93	CLEANING & CCTV INSPECTION (POST INSTALLATION) (ALL GRAVITY SEWER)	11,473	LF	\$ 2.80	\$ 32,124.40		\$ -		\$ -
94	TRENCH EXCAVATION PROTECTION	30,730	LF	\$ 1.00	\$ 30,730.00	4750.00	\$ 4,750.00	5228.00	\$ 5,228.00
95	TRENCH DEWATERING	1	LS	\$ 65,100.00	\$ 65,100.00		\$ -		\$ -
96	CLEARING & GRUBBING (UTILITY EASEMENT), INCLUDING NECESSARY MATING FOR ACCESS	11	AC	\$ 5,400.00	\$ 59,400.00		\$ -		\$ -
97	LOCATE UTILITY (SUE QL-A)(HYDROVAC - DEPTH 10' MAX.), (WHEN APPROVED)	5	EA	\$ 4,000.00	\$ 20,000.00		\$ -		\$ -
98	CRUSHED LIMESTONE GRAVEL (1.5" MAX. SIZE) FOR UTILITY BEDDING, COMPLETE IN PLACE (When directed by the Engineer)	500	CY	\$ 63.00	\$ 31,500.00	35.00	\$ 2,205.00	35.00	\$ 2,205.00

NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity	
99	UTILITY CONTINGENCY (WHEN APPROVED)	1	LS	\$ 25,000.00	\$ 25,000.00		\$ -		\$ -
					PAY PERIOD SUB TOTAL: \$ 918,901.10				
					\$12,324,766.90				
					\$	1,428,086.46			

SECTION B: ADDITIVE ALTERNATES									
NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity	
100	"EXTRA" CEMENT STABILIZED BACKFILL, AS APPROVED BY THE CITY, COMPLETE IN PLACE	5,000.00	CY		\$ -		\$ -		\$ -
101	"EXTRA" - EXCAVATION/TREATMENT/FILL(SPECIAL), AS APPROVED BY THE CITY	16,000.00	CY		\$ -		\$ -		\$ -
102	"EXTRA" - 16-IN 45° BEND, DI-MJ, RESTRAINED, COMPLETE IN PLACE	6.00	EA		\$ -		\$ -		\$ -
103	"EXTRA" - 12-IN 45° BEND, DI-MJ, RESTRAINED, COMPLETE IN PLACE	6.00	EA		\$ -		\$ -		\$ -
104	"EXTRA" - 10-IN 45° BEND, DI-MJ, RESTRAINED, COMPLETE IN PLACE	6.00	EA		\$ -		\$ -		\$ -
					\$ -				

PAY PERIOD SUB TOTAL: \$ -

B: TOTAL WORK COMPLETED \$ -

NO.	DESCRIPTION	PROPOSAL		PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)
		Quantity	Unit Price	Quantity	Amount	Quantity	Amount	
<b>SECTION C: CHANGE ORDERS</b>								
NO.	DESCRIPTION	PROPOSAL		PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)
		Quantity	Unit Price	Quantity	Amount	Quantity	Amount	
1					\$ -		\$ -	
					\$ -		\$ -	
					\$ -		\$ -	

PAY PERIOD SUB TOTAL: \$ -

C: TOTAL WORK COMPLETED \$ -

NO.	DESCRIPTION	PROPOSAL		PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)
		Quantity	Unit Price	Quantity	Amount	Quantity	Amount	

CITY OF CONROE

APPROVALS

Field Verified & Recommended Approval:

*[Signature]*  
Inspector Date 6-5-20

*[Signature]*  
Christopher Bogert, PE  
City Engineer Date 6/3/20

*[Signature]*  
Project Manager Date 6/3/2020

Accompanying Documentation:

SUBTOTAL AMOUNT: (A+B+C): \$ 1,428,086.46  
 LESS 5% RETAINAGE: \$ 71,404.32  
 AMOUNT DUE TO DATE: \$ 1,356,682.14  
 LESS PREVIOUS PAYMENTS : \$ 483,726.09  
 AMOUNT DUE THIS APPLICATION: \$ 872,956.05  
 4/1/2020 TO 4/30/2020

By: *[Signature]*  
Contractor Signature Date 6-27-2020

Total number of weather days for this pay period:

3.00

\*See page 10 of 10, Document 00100 of the contract for weather schedule.  
 \*Additional days beyond the weather schedule will be determined on a monthly basis

Official Application: C.Cheek 03/19/20



## Purchase Order Invoice Tabulation FY 19-20

**VENDOR INFO:**

Wharton-Smith, Inc.  
750 Monroe Road  
Sandford, FL 32771

**Council Approval:**

**PROJECT/DESCRIPTION:**

Water Plant NO. 25 (FM 1488) / Construction

**PURCHASE ORDER NUMBER:**

20-00296

**RETAINAGE:**

5%

INVOICE	TOTAL GROSS	RETAINAGE	BILLED TO DATE	THIS PAYMENT
1	\$ 519,162.00	\$ 25,958.10	-	\$ 493,203.90
2	\$ 882,096.00	\$ 44,104.80	\$ 493,203.90	\$ 344,787.30
3	\$ 1,886,576.00	\$ 94,328.80	\$ 837,991.20	\$ 954,256.00
4	\$ 2,386,166.00	\$ 119,308.30	\$ 1,792,247.20	\$ 474,610.50
5	\$ 3,174,438.23	\$ 158,721.91	\$ 2,266,857.70	\$ 748,858.62

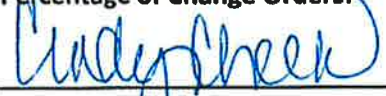
**Total Spent:** \$ 3,015,716.32

Original Contract:	\$ 6,358,370.00
Change Orders:	\$ 14,308.46
Adjusted Contract:	\$ 6,372,678.46
Total Paid on Contract	\$ 3,015,716.32
Remaining Contract Balance	\$ 3,356,962.14

**Percentage of Contract Paid:** 47%

**Percentage of Contract Time (Substantial Completion):** 38%

**Percentage of Change Orders:** 0%

  
\_\_\_\_\_  
Engineering Projects Coordinator

  
\_\_\_\_\_  
Thomas E. Woolley, Jr.  
Director of Capital Projects/Transportation

APPLICATION FOR PAYMENT NO. 5  
 2018-02 FM 1488 WATER PLANT NO. 25

TO: City of Conroe

CONTRACTOR:  
 Wharton-Smith, Inc.  
 12440 Emily Ct. Suite 302  
 Sugar Land, TX 77478

5/1/2020

Work Performed

to

5/31/2020



NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity	
<b>SECTION A: Base Bid</b>									
1	TS 60 MOBILIZATION (MAX 5% OF CONST. AMT.)	1.00	LS	\$ 184,700.00	\$		\$		\$ -
1A	MOBILIZATION	1.00	LS	\$ 115,000.00	\$ 115,000.00		\$	1.00	\$ 115,000.00
1B	DEMOBILIZATION	1.00	LS	\$ 69,700.00	\$ 69,700.00		\$		\$ -
2	TS 04 TRENCH SAFETY	2,434.00	LF	\$ 1.00	\$ 2,434.00		\$	2,434.00	\$ 2,434.00
3	TS 05 CONTROL OF GROUND AND SURFACE WATER FOR TRENCHES	2,434.00	LF	\$ 1.50	\$ 3,651.00		\$	2,434.00	\$ 3,651.00
4	TS 05 EXCAVATION DEWATERING	1.00	LS	\$ 12,000.00	\$ 12,000.00		\$	1.00	\$ 12,000.00
5	TS 07 HYDROMULCH SEEDING	2.00	AC	\$ 2,920.00	\$ 5,840.00		\$		\$ -
6	TS 09 CLEARING, GRUBBING AND DEMOLITION	1.40	AC	\$ 71,000.00	\$ 99,400.00		\$	1.40	\$ 99,400.00
7	TS 34 10" C900 DR18 PVC YARD PIPING, INCLUDING BENDS AND FITTINGS	288.00	LF	\$ 101.00	\$ 29,088.00		\$	100.00	\$ 10,100.00
8	TS 34 16" C900 DR18 PVC YARD PIPING, INCLUDING BENDS AND FITTINGS	338.00	LF	\$ 161.00	\$ 54,418.00		\$ 38.00	288.00	\$ 46,368.00
9	TS 34 DUCTILE IRON YARD PIPING INCLUDING ALL VALVES, FITTINGS, AND SUPPORTS	1.00	LS	\$ 72,000.00	\$ 72,000.00		\$	0.50	\$ 36,000.00



NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)	
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity		Amount
10	TS 34 16" C900 DR18 PVC WATER DISTRIBUTION LINE	2,434.00	LF	\$ 175.00	\$ 425,950.00		\$ -	2,434.00	\$ 425,950.00	
11	TS 35 INSTALL FIRE HYDRANT ASSEMBLY	4.00	EA	\$ 6,575.00	\$ 26,300.00		\$ -	4.00	\$ 26,300.00	
12	TS 35 INSTALLATION OF 16-INCH TEE AND THREE (3) 16-INCH GATE VALVES AT FM 1488 CONNECTION, TO BE COMPLETED BETWEEN 10 PM AND 5 AM IN COORDINATION WITH CITY PUBLIC WORKS DEPT.	1.00	LS	\$ 30,500.00	\$ 30,500.00		\$ -	1.00	\$ 30,500.00	
13	TS 35 INSTALL 10" GV&B	4.00	EA	\$ 2,675.00	\$ 10,700.00		\$ -	1.00	\$ 2,675.00	
14	TS 35 INSTALL 16" GV&B	6.00	EA	\$ 3,945.00	\$ 23,670.00		\$ -	4.00	\$ 15,780.00	
15	TS 54 16" C900 DR18 PVC WATER DISTRIBUTION LINE VIA TRENCHLESS CONSTRUCTION WITHOUT STEEL CASING	88.00	LF	\$ 415.00	\$ 36,344.00		\$ -	88.00	\$ 36,344.00	
16	TS 54 16" C900 DR18 PVC WATER DISTRIBUTION LINE VIA TRENCHLESS CONSTRUCTION WITH STEEL CASING	86.00	LF	\$ 590.00	\$ 50,740.00		\$ -	86.00	\$ 50,740.00	
17	TS 73 30' X 45' PRECAST CONCRETE BUILDING, INCLUDING CONCRETE FOUNDATION	1.00	LS	\$ 513,633.00	\$ -		\$ -		\$ -	
17A	APPROVED BUILDING SUBMITTALS	1.00	LS	\$ 35,000.00	\$ 55,000.00		\$ -		\$ -	
17B	SUBGRADE PREPARATION	1.00	LS	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -	
17C	CONCRETE FOUNDATION	1.00	LS	\$ 35,000.00	\$ 35,000.00		\$ -		\$ -	
17D	ELECTRICAL ROUGH-IN	1.00	LS	\$ 20,000.00	\$ 20,000.00		\$ -		\$ -	
17E	SETTING OF PRECAST BUILDING	1.00	LS	\$ 353,633.00	\$ 353,633.00		\$ -		\$ -	
17F	TERMINATE ELECTRICAL	1.00	LS	\$ 30,000.00	\$ 30,000.00		\$ -		\$ -	
18	TS 77 SUBSURFACE UTILITY EXPLORATION (HYDRO-VAC) (QL-A) (DEPTH 4'-10') (WHEN APPROVED)	5.00	EA	\$ 7,780.00	\$ 38,900.00		\$ -		\$ -	
19	TS 78 DRILL 1,800-FT PILOT HOLE (MIN 97/8" DIAM.)	1.00	LS	\$ 582,200.00	\$ 582,200.00		\$ -	1.00	\$ 582,200.00	

NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity	
20	TS 78 PILOT HOLE TEST WELL DEVELOPMENT AND WATER QUALITY SAMPLING (WHEN APPROVED)	3.00	EA	\$ 17,540.00	\$ 52,620.00		\$ -		\$ -
21	TS 78 CONSTRUCT 1,600-FT GRAVEL WALL WATER WELL MATERIALS AND EQUIPMENT	1.00	LS	\$ 837,350.00	\$ -		\$ -		\$ -
21A	REAM PILOT HOLE	1.00	LS	\$ 300,000.00	\$ 300,000.00		\$ -	1.00	\$ 300,000.00
21B	UNDERREAM PILOT HOLE	1.00	LS	\$ 275,000.00	\$ 275,000.00		\$ -	1.00	\$ 275,000.00
21C	DEVELOP WELL	1.00	LS	\$ 115,000.00	\$ 115,000.00		\$ -	1.00	\$ 115,000.00
21D	INSTALL TEST PUMP, DEVELOP WITH TEST PUMP, STEP TEST	1.00	LS	\$ 125,000.00	\$ 125,000.00	1.00	\$ 125,000.00	1.00	\$ 125,000.00
21E	WATER QUALITY ANALYSIS	1.00	LS	\$ 15,000.00	\$ 15,000.00	1.00	\$ 15,000.00	1.00	\$ 15,000.00
21F	CAMERA SURVEY	1.00	LS	\$ 7,350.00	\$ 7,350.00		\$ -		\$ -
22	TS 79 INSTALL VERTICAL TURBINE PUMP AND MOTOR ASSEMBLY (1,500 GPM@600 TDH, 8 STAGE, 350 HP)	1.00	LS	\$ 403,175.00	\$ -		\$ -		\$ -
22A	APPROVED PUMP SUBMITTALS	1.00	LS	\$ 40,000.00	\$ 40,000.00		\$ -		\$ -
22B	INSTALL OF NEW VERTICAL TURBINE PUMP	1.00	LS	\$ 235,000.00	\$ 235,000.00		\$ -		\$ -
22C	INSTALL 350 HP MOTOR	1.00	LS	\$ 128,175.00	\$ 128,175.00		\$ -		\$ -
23	01 57 13 SILT FENCE	692.00	LF	\$ 6.00	\$ 4,152.00		\$ -	692.00	\$ 4,152.00
24	01 57 13 STABILIZED CONSTRUCTION EXIT	1.00	LS	\$ 13,000.00	\$ 13,000.00		\$ -	1.00	\$ 13,000.00
25	01 57 13 EROSION CONTROL LOGS	200.00	LF	\$ 15.00	\$ 3,000.00		\$ -		\$ -
26	03 31 00 GST CATCH BASIN	1.00	LS	\$ 20,000.00	\$ 20,000.00		\$ -		\$ -
27	03 31 00 CONCRETE SLOPE PAVING	93.00	SY	\$ 132.00	\$ 12,276.00		\$ -		\$ -
28	36 42 00 CATHODIC PROTECTION - BRACELET ANODES	9.00	EA	\$ 1,170.00	\$ 10,530.00		\$ -		\$ -
29	31 23 16 MISC. SITE IMPROVEMENTS/EARTHWORK	1.00	LS	\$ 13,130.00	\$ 13,130.00		\$ -		\$ -

NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity	
30	32 12 16 2" ASPHALT SITE PAVING INCLUDING SUBGRADE AND BASE	675.00	SY	\$ 66.00	\$ 44,550.00		\$ -		\$ -
31	32 31 13 6-FOOT CHAIN LINK FENCING WITH 3 STRAND BARBED-WIRE	1,040.00	LF	\$ 27.00	\$ 28,080.00		\$ -		\$ -
32	32 31 13.63 16' AUTOMATIC SLIDING GATE, INCLUDING OPENER	1.00	LS	\$ 6,650.00	\$ 6,650.00		\$ -		\$ -
33	33 10 00 WATER PLANT SIGNAGE	1.00	LS	\$ 4,230.00	\$ 4,230.00		\$ -		\$ -
34	33 12 23.21 750 GPM BOOSTER PUMPS, COMPLETE AND IN PLACE	3.00	EA	\$ 56,075.00	\$ 168,225.00		\$ -		\$ -
35	33 16 10 10,000 GALLON HYDRO PNEUMATIC PRESSURE TANK, INCLUDING ALL APPURTENANCES, COMPLETE AND IN PLACE	1.00	LS	\$ 75,530.00	\$ -		\$ -		\$ -
35A	APPROVED HYDRO TANK SUBMITTAL	1.00	LS	\$ 10,000.00	\$ 10,000.00		\$ -	1.00	\$ 10,000.00
35B	TANK FOUNDATION	1.00	LS	\$ 12,000.00	\$ 12,000.00		\$ -		\$ -
35C	SETTING OF HYDRO TANK	1.00	LS	\$ 43,530.00	\$ 43,530.00		\$ -		\$ -
35D	TANK PIPING	1.00	LS	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -
36	33 16 16 1.0 MG CONCRETE GST TYPE III, COMPLETE AND IN PLACE	1.00	LS	\$ 1,158,400.00	\$ -		\$ -		\$ -
36A	APPROVED TANK SUBMITTALS	1.00	LS	\$ 50,000.00	\$ 50,000.00		\$ -	1.00	\$ 50,000.00
36B	TANK FOUNDATION	1.00	LS	\$ 75,000.00	\$ 75,000.00		\$ -	1.00	\$ 75,000.00
36C	PRELOAD MOBILIZATION	1.00	LS	\$ 85,000.00	\$ 85,000.00	1.00	\$ 85,000.00	1.00	\$ 85,000.00
36D	TANK FLOOR	1.00	LS	\$ 250,000.00	\$ 250,000.00	1.00	\$ 250,000.00	1.00	\$ 250,000.00
36E	TANK WALLS	1.00	LS	\$ 300,000.00	\$ 300,000.00	1.00	\$ 300,000.00	1.00	\$ 300,000.00
36F	DOMES	1.00	LS	\$ 225,000.00	\$ 225,000.00		\$ -		\$ -
36G	PRESTRESS	1.00	LS	\$ 100,000.00	\$ 100,000.00		\$ -		\$ -
36H	COATINGS/PAINTING- MISC.	1.00	LS	\$ 73,400.00	\$ 73,400.00		\$ -		\$ -
37	33 17 09 PHOSPHATE TREATMENT SYSTEM, INCLD. PIPING	1.00	LS	\$ 13,000.00	\$ 13,000.00		\$ -		\$ -
38	33 49 13 18" RCP CULVERT	80.00	LF	\$ 140.00	\$ 11,200.00		\$ -	80.00	\$ 11,200.00
39	46 31 11 GAS CHLORINATION SYSTEM, INCLD. PIPING AND HOSE BIB ASSEMBLY	1.00	LS	\$ 34,570.00	\$ 34,570.00		\$ -		\$ -

NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity	
40	16211 NATURAL GAS GENERATOR, AUTOMATIC TRANSFER SWITCH, NATURAL GAS PIPING, AND RELATED APPURTENANCES	1.00	LS	\$ 500,400.00	\$	-	\$	-	
40A	APPROVED GENERATOR SUBMITTALS	1.00	LS	\$ 15,000.00	\$	-	\$	15,000.00	
40B	ELECTRICAL ROUGH-IN	1.00	LS	\$ 10,000.00	\$	-	\$	-	
40C	GENERATOR PAD	1.00	LS	\$ 25,000.00	\$	-	\$	-	
40D	SETTING OF GENERATOR	1.00	LS	\$ 400,400.00	\$	-	\$	-	
40E	TERMINATE ELECTRICAL	1.00	LS	\$ 15,000.00	\$	-	\$	-	
40F	NATURAL GAS TIE-IN	1.00	LS	\$ 15,000.00	\$	-	\$	-	
40G	GENERATOR START-UP AND TESTING	1.00	LS	\$ 20,000.00	\$	-	\$	-	
41	16482 MOTOR CONTROL CENTER, WATER WELL VARIABLE FREQUENCY DRIVE, PRESSURE CONTROL PANEL, MAIN DISCONNECT, AND RELATED CONDUIT AND WIRE	1.00	LS	\$ 199,800.00	\$	199,800.00	\$	-	
42	16100 ELECTRICAL AND SECURITY CONDUITS (ALL SIZES)	1.00	LS	\$ 214,450.00	\$	214,450.00	\$	-	
43	16100 ALL REMAINING ELECTRICAL COMPONENTS	1.00	LS	\$ 136,200.00	\$	136,200.00	\$	-	
44	16100 HAZIN SCADA EQUIPMENT AND PROGRAMMING (MAX \$42,000)	1.00	LS	\$ 42,000.00	\$	42,000.00	\$	-	
45	DWG DTL GRADE I ROCK OR BROKEN CONCRETE RIPRAP	38.00	SY	\$ 263.00	\$	9,994.00	\$	-	
46	DWG DTL AIR RELEASE VALVE AND MANHOLE (AUTOMATIC ARV)	2.00	EA	\$ 9,995.00	\$	19,990.00	\$	19,990.00	

NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)	
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity		Amount
47	TRAFFIC CONTROL (CONTRACTOR SHALL SUBMIT TCP FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION)	1.00	MO	\$ 8,500.00	\$ 8,500.00	\$	-	1.00	\$ 8,500.00	
48	MAGELLAN MIDSTREAM AND DCP MIDSTREAM PIPELINE INSPECTOR (MAX C47,500)	25.00	DAY	\$ 1,100.00	\$ 27,500.00	\$	-	\$	-	
49	RESTORE GRAVEL DRIVEWAY AFTER EXCAVATION FOR UTILITY INSTALLATION	60.00	SY	\$ 90.00	\$ 5,400.00	\$	-	\$	-	
50	BI-DIRECTIONAL CRANE, COMPLETE IN PLACE	1.00	LS	\$ 53,000.00	\$ 53,000.00	\$	-	\$	-	
51	UTILITY CONFLICT CONTINGENCY (WHEN APPROVED)	1.00	LS	\$ 25,000.00	\$ 25,000.00	\$	-	\$	-	
				\$ 6,358,370.00		\$ 781,118.00		\$	3,167,284.00	

NO.	DESCRIPTION	PROPOSAL			PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)	
		Quantity	Unit	Unit Price	Amount	Quantity	Amount	Quantity		Amount
1	CLEAN EXISTING DITCH AND DRIVEWAY CULVERTS ON DELORES LN TO ALLOW FOR WELL DISCHARGE DURING TEST PUMPING	1.00	LS	\$ 14,308.46	\$ 14,308.46	\$ 0.50	7,154.23	0.50	\$ 7,154.23	
				\$ 14,308.46		\$ 7,154.23		\$	7,154.23	

**PAY PERIOD SUB TOTAL:** \$ 7,154.23

**B: TOTAL WORK COMPLETED** \$ 7,154.23

NO.	DESCRIPTION	PROPOSAL		PAY PERIOD		WORK COMPLETE		VERIFY MONTHLY (Inspector)
		Quantity	Unit Price	Quantity	Amount	Quantity	Amount	

CITY OF CONROE

APPROVALS

Field Verified & Recommended Approval:  
  
 Inspector 6-4-2020 Date

  
 Christopher Bogert, PE  
 City Engineer 6/4/2020 Date

  
 Project Manager 6/4/2020 Date

Accompanying Documentation: \_\_\_\_\_

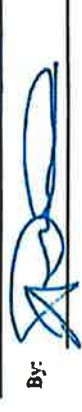
Subtotal Amount: (A+B): \$ 3,174,438.23

LESS 5% RETAINAGE: \$ 158,721.91

AMOUNT DUE TO DATE: \$ 3,015,716.32

LESS PREVIOUS PAYMENTS: 1 TO 4

AMOUNT DUE THIS APPLICATION: \$ 2,266,857.70

By:  6/1/2020 Date

Contractor Signature \_\_\_\_\_ Date \_\_\_\_\_

Total number of weather days for this pay period:

\*See page 10 of 10, Document 00100 of the contract for weather schedule.

\*Additional days beyond the weather schedule will be determined on a monthly basis

**ITEM 12**

**ADJOURN**