

**MINUTES OF THE BOARD OF DIRECTORS  
CONROE INDUSTRIAL DEVELOPMENT CORPORATION  
SPECIAL BOARD MEETING OF JANUARY 27, 2021**

On January 27, 2021 the Board of Directors of the Corporation did meet in the Council Chambers of the Conroe City Hall located at 300 West Davis Street in Conroe, Texas, written notice of the time, place and subject of said public meeting having been previously given in accordance with Texas Government Code, Chapter 551 and to each Director of the Corporation in the manner provided by law.

All of the following members were present:

Chip VanSteenberg  
George Waggoner  
Jody Czajkoski  
Curt Maddux  
Keaton Hineman  
Duke Coon

Members absent were:

Raymond McDonald

Other persons in attendance included:

Paul Virgadamo, President  
Steve Williams, Treasurer  
Marcus Winberry, Board Secretary  
Danielle Scheiner, Executive Director CEDC  
Sam Sprouse, Broaddus & Associates  
Hugh Cronin, Broaddus & Associates

Due to this meeting being held in conjunction with Council Workshop, our Board Secretary confirmed a quorum of the Board was present and Mayor Czajkoski convened the Special Joint Meeting at 3:15 pm.

*(Please note the following CIDC items are listed to follow accordingly with Council Workshop.)*

Item 1. DISCUSS BROADDUS & ASSOCIATES' PLAN AND BUDGET REVIEW OF THE CONROE HOTEL AND CONVENTION CENTER PROJECT.

Sam Sprouse & Hugh Cronin with Broaddus & Associates discussed their plan and budget review.

Item 2. RECEIVE THE DRAFT INITIAL GUARANTEED MAXIMUM PRICE FROM DPR CONSTRUCTION FOR THE CONROE HOTEL AND CONVENTION CENTER PROJECT.

Steve Williams discussed the draft initial guaranteed maximum price from DPR Construction for the Conroe Hotel and Convention Center Project.

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

CONSIDER RESOLUTIONS AUTHORIZING CERTAIN FINANCING AND PROJECT DOCUMENTS FOR THE CONROE HOTEL AND CONVENTION CENTER PROJECT

A Resolution authorizing certain financing and project documents related to the Conroe Hotel and Convention Center Project, including a three-party funding agreement between the CIDC and the City of Conroe Local Government Corporation was approved.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner			
Chip VanSteenberg			
Curt Maddux			
Jody Czajkoski			
Duke Coon			
Keaton Hineman			

Raymond McDonald

The motion was passed and adopted

Item 4. At 3:37 pm Mayor Czajkoski closed the special Joint Meeting and the CIDC meeting was adjourned.

#### 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 4 day of March, 2021.

Signed this 4 day of March, 2021.

  
Board Secretary