

**MINUTES OF THE BOARD OF DIRECTORS
CONROE INDUSTRIAL DEVELOPMENT CORPORATION
REGULAR BOARD MEETING OF APRIL 15, 2021**

On April 15, 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
Raymond McDonald
Curt Maddux
Keaton Hineman
Duke Coon
Todd Yancey

Members absent were:

George Waggoner

Other persons in attendance included:

Paul Virgadamo, President
Steve Williams, Treasurer
Gary Scott, Board Secretary
Danielle Scheiner, Executive Director CEDC
Laura Lea Palmer, Deputy Director CEDC
John Robuck, Managing Director, BOK Financial Securities

A quorum of the Board was present and the Board Vice Chairman, Chip VanSteenberg convened the meeting at 4:01 pm.

Please Note: The Agenda was changed up to start with the Items 9 & 10 and then moved to Items 1 through 8.

Item 9. 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

At 4:02 pm the Vice Chairman recessed the regular meeting for an Executive Session to deliberate the offer of a financial incentive and deliberate concerning the sale, purchase, exchange or value of real property.

At 4:54 pm the Vice Chairman reconvened the regular meeting.

Item 10. CONTRACT(S)/ OFFER(S) FOR SALE AND PURCHASE OF LAND

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

One contract for consideration with Moon Tower Properties purchasing 53.6 acres of land in the Conroe Park North Industrial Park, for a purchase price of \$6,100,699.97.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Chip VanSteenberg			
Curt Maddux			
Raymond McDonald			
	Duke Coon		
	Keaton Hineman		
Todd Yancey			
			George Waggoner

The motion was passed and adopted.

Item 1. MINUTES OF PRIOR MEETING(S)

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

APPROVE AS SUBMITTED THE MINUTES OF THE PRIOR MEETINGS OF MARCH 4, 2021 AND MARCH 15, 2021.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Chip VanSteenberg			
Curt Maddux			
Raymond McDonald			
Duke Coon			
Keaton Hineman			
Todd Yancey			
			George Waggoner

The motion was passed and adopted.

Item 2. MONTHLY FINANCIAL REPORT

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

APPROVE THE MONTHLY FINANCIAL REPORT FOR FEBRUARY 2021.

For
Chip VanSteenberg
Curt Maddux
Raymond McDonald
Duke Coon
Keaton Hineman
Todd Yancey

Against

Abstained

Absent

George Waggoner

The motion was passed and adopted.

Item 3a. PUBLIC HEARING(S):

A. CITY OF CONROE REQUEST FOR FUNDING IN THE AMOUNT OF \$2,500,000 FOR PURCHASE OF LAND AND IMPROVEMENTS FOR PARK AND RECREATIONAL PURCHASES

The Vice Chairman opened the Public Hearing at 5:01 pm to discuss the City of Conroe request for funding in the amount of \$2,500,000 for purchase of land and improvements for Parks and Recreational Purchases. No members of the public offered comment and the Vice Chairman closed this portion of the public hearing at 5:01 pm and moved to Item 3b.

Item 3b. B. CITY OF CONROE REQUEST FOR A LOAN IN THE AMOUNT OF \$11,000,000 FOR CONSTRUCTION OF CONVENTION FACILITIES AND PARKING IMPROVEMENTS RELATED TO CITY OF CONROE HOTEL AND CONVENTION CENTER PROJECT

The Vice Chairman opened the Public Hearing at 5:01 pm to discuss the City of Conroe request for a loan in the amount of \$11,000,000 for construction of convention facilities and parking improvements related to the City of Conroe Hotel and Convention Center Project. No members of the public offered comment and the Vice Chairman adjourned the public hearing at 5:02 pm and reconvened the regular meeting.

Item 4. A Motion by **Director Maddux** seconded by **Director Yancey** to:

APPROVE PAYMENT TO THE CITY OF CONROE IN THE AMOUNT OF \$2,500,000 TO BE APPLIED TO PURCHASE 116.74 ACRES OF LAND AND IMPROVEMENTS TO BE USED FOR PARK AND RECREATIONAL FACILITIES

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Chip VanSteenberg			
Curt Maddux			
Raymond McDonald			
Duke Coon			
Keaton Hineman			
Todd Yancey			
			George Waggoner

The motion was passed and adopted.

Item 5. A Motion by **Director McDonald** seconded by **Director Hineman** to:

AUTHORIZE A LOAN IN THE AMOUNT OF \$11,000,000 TO THE CITY OF CONROE TO BE USED FOR THE CONSTRUCTION OF CONVENTION FACILITIES AND PARKING IMPROVEMENTS RELATED TO THE CITY OF CONROE HOTEL AND CONVENTION CENTER PROJECT AND AUTHORIZE THE PRESIDENT OF THE CORPORATION TO ACCEPT A PROMISSORY NOTE ESTABLISHING CONDITIONS FOR THE REPAYMENT OF THE LOAN

Steve Williams and John Robuck presented the City of Conroe request for a loan in the amount of \$11,000,000 for construction of convention facilities and parking improvements related to the City of Conroe Hotel and Convention Center Project.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Chip VanSteenberg			
Curt Maddux			
Raymond McDonald			
Keaton Hineman			
Todd Yancey			
	Duke Coon		
			George Waggoner

The motion was passed and adopted.

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

APPROVE PAYMENT OF FIRST INSTALLMENT OF WOODFOREST GRANT

Danielle Scheiner mentioned that this is the grant agreement we previously approved. The Grant Agreement for the Woodforest project, on the first installment, was to be made 30 days after the commencement of the demolition. This project sits next door to City Hall and they have completed demolition and have steel up. The 1st installment on this grant to be paid is in the amount of \$250,000.00. The balance of \$250,000.00 will be paid upon completion of the issuance of the Certificate of Occupancy and we will come back for the 2nd installment later when the project is finished.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Chip VanSteenberg			
Curt Maddux			
Raymond McDonald			
Keaton Hineman			
Todd Yancey			
Duke Coon			

George Waggoner

The motion was passed and adopted.

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

APPROVE PAYMENT OF VGXI GRANT PAYMENT DUE UPON COMMENCEMENT OF CONSTRUCTION IN DEISON TECHNOLOGY PARK

Danielle Scheiner discussed this project is currently underway, and they anticipate completion of construction in December and may possibly start manufacturing in March. There will be a couple of months where they are moving all of their equipment. Grant payment is payable upon commencement of construction and we will move forward to pay \$400,000.00. They do have a traditional seven year perform base cash incentive agreement, that will be processed with our other agreements due and that will not start until after next year. They will not be in the building until after January 1st so the first payment will not be until after that. This grant has two separate grant agreements, this is the first grant agreement and the other one will come as normal.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Chip VanSteenberg			
Curt Maddux			
Raymond McDonald			
Keaton Hineman			
Todd Yancey			
Duke Coon			

The motion was passed and adopted.

Item 8. A Motion by **Director Maddux** seconded by **Director Yancey** to:

APPROVE PAYMENT FOR COST OF SEWER LINE LOWERING IN CONROE PARK NORTH INDUSTRIAL PARK

Payment for the cost of the sewer line lowering, not to exceed \$50,000.00.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Chip VanSteenberg			
Curt Maddux			
Raymond McDonald			
Keaton Hineman			
Todd Yancey			
Duke Coon			

George Waggoner

The motion was passed and adopted.

Item 11. Executive Director's Report - Danielle Scheiner gave an updated activity and status report.

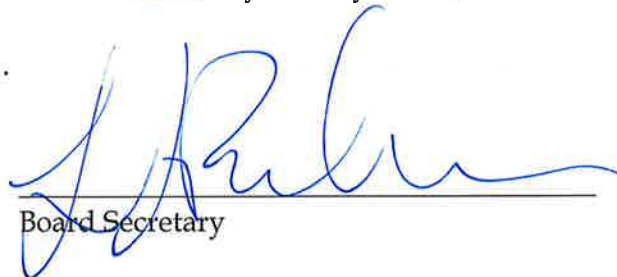
Item 12. Payment of Invoices - no invoices were presented for payment.

Item 13. With no further items for discussion, the meeting was adjourned at 5:45 pm.

CERTIFICATE OF CORPORATE SECRETARY

I hereby certify that the above and foregoing minutes were approved and adopted by majority vote of the Board of Directors on the 20 day of May, 2021.

Signed this 20 day of May, 2021.



Board Secretary