

**Minutes of the Board of Directors  
Conroe Industrial Development Corporation  
Regular Board Meeting of April 21, 2022**

On April 21, 2022 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:**

Duke Coon  
Curt Maddux  
Raymond McDonald  
Chip VanSteenberg  
George Waggoner  
Todd Yancey

**Members absent were:**

Keaton Hineman

**Other persons in attendance included:**

Steve Williams, Asst. City Administrator & Chief Financial Officer, CIDC Treasurer  
Danielle Scheiner, Executive Director CEDC  
Laura Lea Palmer, Deputy Director CEDC & CIDC Board Secretary  
Jennifer Matthews, Associate Director CEDC  
Chris Bogert, City Engineer

A quorum of the Board was present and Chairman George Waggoner convened the meeting at 4:01 pm.

**Item 1.        Minutes of the Prior Meeting(s)**

A motion was made by **Director Maddux** and seconded by **Director Yancey** to:

**Approve March 2022 minutes**

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Coon			
			Hineman
Maddux			
McDonald			
VanSteenberg			
Waggoner			
Yancey			

The motion was passed and adopted.

Item 2. **Consider Approval of the February 2022 Financials**

The February 2022 financials were presented by Steve Williams

A motion was made by **Director McDonald** and seconded by **Director Coon** to:

**Approve the February 2022 Financials as presented**

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Coon			
			Hineman
Maddux			
McDonald			
VanSteenberg			
Waggoner			
Yancey			

The motion was passed and adopted.

Item 3. **Review and Approve payment for Annual Incentives to Memstar USA**

A motion was made by **Director Coon** and seconded by **Director VanSteenberg** to:

**Approve the payment of Annual Incentives to Memstar as presented**

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Coon			
			Hineman
Maddux			
McDonald			
VanSteenberg			
Waggoner			
Yancey			

The motion was passed and adopted.

Item 4. This item was deferred until after Executive Session

Item 5. **Closed Session Deliberation(s) began at 4:05 pm concerning:**

- A) The Offer of a Financial Incentive- Gov.Code §551.087
- B) Purchase, Exchange, or Value of Real Property §551.072

Adjourned closed session and re-entered public meeting at 4:24 pm

Item 4. **Discuss and Consider approval of buying back 2.382 acres currently owned by All-Star catering in Conroe Park North for the purchase price of \$179,000.**

A motion was made by Director Coon and seconded by Director McDonald to:

**Approve the buyback of 2.382 acres in Conroe Park North for \$179,000**

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Coon			
			Hineman
Maddux			
McDonald			
VanSteenberg			
Waggoner			
Yancey			

The motion was passed and adopted.

Item 6. **Consider contract(s)/offer(s) for sale of CIDC owned property**

- Consider and Approve the sale of approximately 12 acres at \$3.04 per square foot to Sanrom LLC.

A motion was made by Director Maddux and Seconded by Director McDonald to:

**Approve the sale of approximately 12 acres of land to Sanrom LLC at the price of \$3.04 per square foot.**

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Coon			
			<u>Hineman</u>
Maddux			
McDonald			
VanSteenberg			
Waggoner			
Yancey			

The motion was passed and adopted.

Item 7. **Executive Director's Report**

Danielle Scheiner gave an updated activity and status report to the board

Item 8. **Payment of Invoices**

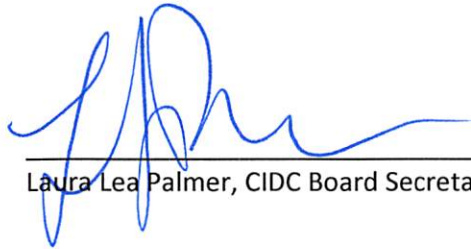
No invoices to be paid at this time

With no further items for discussion, a motion to adjourn the meeting was made by **Director VanSteenberg** and seconded by **Director McDonald** the meeting was adjourned at 4:30 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 19 day of May, 2022.

Signed this 19 day of May, 2022.



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Laura Lea Palmer, CIDC Board Secretary