

**Minutes of the Board of Directors  
Conroe Industrial Development Corporation  
Regular Board Meeting of October 27, 2022**

On October 27, 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:**

Hector Forestier  
Keaton Hineman  
Curt Maddux  
Chip VanSteenberg arrived at 4:17 pm  
Howard Wood  
Todd Yancey

**Members absent were:**

George Waggoner

**Other persons in attendance included:**

Collin Boothe, Director of Finance  
Gary Scott, City Attorney, Interim City Administrator  
Danielle Scheiner, Executive Director CEDC  
Laura Lea Palmer, Deputy Director CEDC & CIDC Board Secretary  
Jennifer Matthews, Associate Director of CEDC  
Sharla Smith, Marketing Manager  
Rachel Kulhavy, Finance Manager  
Chris Bogert, City Engineer

A quorum of the Board was present and Vice Chairman Chip VanSteenberg convened the meeting at 4:00 pm.

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

A motion was made by Director Maddux and seconded by Director Forestier to:

**Approve September 2022 minutes**

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Forestier			
Hineman			
Maddux			
			Waggoner
Wood			
VanSteenberg			
Yancey			

The motion was passed and adopted.

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

The August 2022 financials were presented by Collin Boothe

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

**Approve the August 2022 Financials as presented**

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Forestier			
Hineman			
Maddux			
			Waggoner
Wood			
VanSteenberg			
Yancey			

The motion was passed and adopted

**Item 3. Consider approval of the 4<sup>th</sup> Quarter Investment Report**

Rachel Kulhavy presented the investment report

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

**Approve the 4<sup>th</sup> Quarter Investment Report as presented**

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Forestier			
Hineman			
Maddux			
			Waggoner
Wood			
VanSteenberg			
Yancey			

The motion was passed and adopted

**Item 4. Vice Chairman Chip VanSteenberg recessed the open meeting at 4:06 pm in order to conduct closed session deliberation(s) concerning:**

- a) The offer of financial incentives – Gov. Code § 551.087**
- b) Purchase, exchange or value of real property § 551.072**

The meeting was reconvened at 4:35 pm

**Item 5. Consider contract(s)/offer(s) for sale of CIDC owned property**

- a. Consider approval of a land sale in Conroe Park North of approximately 152.27 acres to South Saturn Ridge LLC. Pricing is based on \$0.00 for floodway and \$1.52 for floodplain and \$3.04 for the remainder of usable land. The client is also requesting a right of first refusal on the adjacent 65.35-acre parcel.

A motion was made by Director Maddux and seconded by Director Hineman to:

**Approve the land sale as presented**

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Forestier			
Hineman			
Maddux			
			Waggoner
Wood			
VanSteenberg			
Yancey			

The motion was passed and adopted

- b. Consider approval of a land sale in Conroe Park North of approximately 35.5 acres to Cheniere Land Holdings LLC. Pricing is based on \$0.00 for floodway and \$1.52 for floodplain and \$3.04 for the remainder of usable land.

A motion was made by Director Forestier and seconded by Director Yancey to:

**Approve the land sale as presented**

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Forestier			
Hineman			
Maddux			
			Waggoner
Wood			
VanSteenberg			
Yancey			

The motion was passed and adopted

**Item 6. Executive Director's Report**

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

**Item 7. Payment of Invoices**

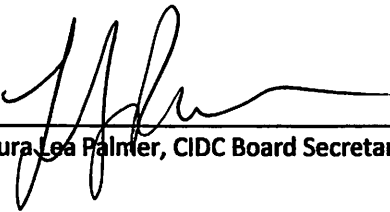
No invoices to be paid at this time

Item 8. With no further items for discussion, a motion to adjourn the meeting was made by Director Forestier and seconded by Director Hineman. The meeting was adjourned at 4:41 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 17 day of November, 2022.

Signed this 17 day of November, 2022.

  
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Laura Lea Palmer, CIDC Board Secretary