

**Minutes of the Board of Directors
Conroe Industrial Development Corporation
Regular Board Meeting of February 16, 2023**

On February 16, 2023, 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
- Curt Maddux
- Chip VanSteenberg
- George Waggoner
- Todd Yancey

Members absent were:

- Keaton Hineman
- Howard Wood

Other staff in attendance included:

- Gary Scott, City Administrator
- Collin Boothe, Director of Finance
- Danielle Scheiner, Executive Director CEDC
- Laura Lea Palmer, Deputy Director CEDC & CIDC Board Secretary
- Andrew Yousse, Communications Coordinator and PIO
- Chris Bogart, City Engineer
- Dana Berry, Development Coordinator, Engineering

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 January 2023 minutes

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

The motion was passed and adopted

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

The December 2022 financials were presented by Collin Boothe

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

Approve the December 2022 Financials as presented

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

The motion was passed and adopted

Item 3. **Consider approval of Gary Scott, City Administrator, as CIDC President**

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

Approve Gary Scott, City Administrator, as CIDC President

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

The motion was passed and adopted

Item 4. **Architectural Control Committee Review and Approval of Construction and Development Plans for CarMax Auto Super Stores Inc.**

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

Approve Construction and Development Plans for CarMax Auto Super Stores Inc., subject to engineering approval

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

Yancey			

The motion was passed and adopted

Item 5. **Architectural Control Committee Review and Approval of signage for OLEON**

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

Approve proposed signage for OLEON

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

The motion was passed and adopted

Item 6. **Consider approval of access easement documents for Grace Landing**

This item was deferred

Item 7. **Chairman George Waggoner recessed the open meeting at 4:15 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 4:55 pm

Item 8. **Consider contract(s)/offer(s) for sale of CIDC owned property**

- a. Consider approval of an amendment to the purchase and sale agreement between CIDC and LI Acquisitions LLC. The amendment will extend the feasibility period to April 30, 2023. It will also increase the acreage amount to 132.5 acres and increase the purchase price to \$17,545,968.

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

Approve the amendments to the contract between CIDC and LI Acquisitions LLC.

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

The motion was passed and adopted

- b. Consider a right of first refusal to purchase agreement between CIDC and Cheniere Land Holdings LLC for remainder of a tract that is already under contract for a total of approximately 70 acres. The company will be paying a ROFR fee.

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

Approve the right of first refusal purchase agreement between CIDC and Cheniere Land Holdings.

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

The motion was passed and adopted

- c. Consider approval of a land sale in Conroe Park North between CIDC and Workhub Developments LLC. The contract is to purchase approximately 6.33 acres at \$2.50 per square foot with an estimated purchase price of \$689,337.

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

Approve the purchase and sale agreement between CIDC and Workhub Developments LLC.

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

The motion was passed and adopted

Item 9. **Executive Director's Report**

Danielle Scheiner gave an updated activity and status report to the board and Jennifer Matthews reported on a successful Job fair

Item 10. **Payment of Invoices**

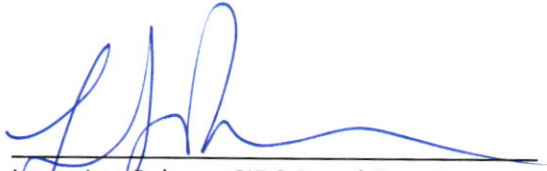
No invoices to be paid at this time

Item 11. With no further items for discussion, a motion to adjourn the meeting was made by **Director VanSteenberg** and seconded by **Director Yancey**. The meeting was adjourned at 5:03 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 23 day of March 2023.

Signed this 23 day of March 2023.



Laura Lea Palmer, CIDC Board Secretary