

**Minutes of the Board of Directors  
Conroe Industrial Development Corporation  
Regular Board Meeting of August 10, 2023**

On August 10, 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  
Keaton Hineman (arrived at 4:15pm)  
Curt Maddux  
Chip VanSteenberg  
George Waggoner  
Todd Yancey

**Members absent were:**

Howard Wood

**Other staff in attendance included:**

Gary Scott, City Administrator  
Mike Garner, City Attorney  
Collin Boothe, Director of Finance  
Danielle Scheiner, Executive Director CEDC  
Laura Lea Palmer, Deputy Director CEDC  
Jennifer Matthews, Associate Director CEDC  
Elizabeth West, Assistant Communications Coordinator

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 VanSteenberg** to:

**Approve July 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 June 2023 Financials**

The June 2023 financials were presented by Collin Boothe

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

**Approve the June 2023 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 a Declarant Waiver to the CCN's for Conroe Park North for the Carmax Auto Superstore, Inc. project**

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

**Approve the Declarant Waiver to the CCN's for Conroe Park North for the Carmax Auto Superstore, Inc. project**

<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. **Chairman George Waggoner did not recess the open meeting 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**

No executive session was needed

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

No action was needed

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, Chairman Waggoner recessed the meeting at 4:22 pm to reconvene at 6:00 pm in a joint CIDC and City Council meeting.

A quorum of the Board was present and Chairman George Waggoner reconvened a joint special meeting of the CIDC and City Council meeting at 6:03 pm.

Item 9. **Major Jody Czajkoski recessed the open meeting at 6:04 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**
- c) **The CIDC's purchase of real property (551.072)**

The meeting was reconvened at 6:40 pm

Item 10. **Consider Approval of entering into contract for CIDC to purchase 410 acres of land from MC & GE I., LLC and RMDMG, LTD for \$32,800,000**

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

**Approve entering into contract for CIDC to purchase 410 acres of land from MC & GE I., LLC and RMDMG, LTD for \$32,800,000**

**CIDC BOARD of DIRECTORS**

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

**CITY COUNCIL**

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
	Hardman		
Maddux			
	Porter		
	Wood		
Yancey			

The motion failed

**Item 11.** With no further items for discussion, the CIDC joint special meeting was adjourned at 6:42 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 14 day of September 2023.

Signed this 14 day of September 2023.

  
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Laura Lea Palmer, CIDC Board Secretary