

**MINUTES OF THE BOARD OF DIRECTORS
CONROE INDUSTRIAL DEVELOPMENT CORPORATION
REGULAR BOARD MEETING OF DECEMBER 17, 2020**

On December 17, 2020 the Board of Directors of the Corporation did meet via Zoom due to the COVID-19 pandemic, 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:

Jody Czajkoski
Raymond McDonald
Duke Coon
Curt Maddux
George Waggoner
Keaton Hineman

Members absent were:

Chip VanSteenberg

Other persons in attendance included:

Paul Virgadamo, President
Steve Williams, Treasurer
Marcus Winberry, Board Secretary
Danielle Scheiner, Executive Director CEDC
Laura Lea Palmer, Deputy Director CEDC
Jennifer Matthews, Associate Director CEDC
John Robuck, Managing Director at BOK Financial Securities
Marcus Deitz, Partner at Orrick

A quorum of the Board was present and Board Chairman, George Waggoner convened the meeting.

Item 1. A Motion by **Director Hineman** seconded by **Director McDonald** to:

APPROVE AS SUBMITTED THE MINUTES OF THE MEETING OF
NOVEMBER 19, 2020.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner			
Duke Coon			
Keaton Hineman			
Curt Maddux			

Jody Czajkoski
Raymond McDonald

Chip VanSteenberg

The motion was passed and adopted

Item 2. A Motion by **Director Coon** seconded by **Director McDonald** to:

APPROVE THE MONTHLY FINANCIAL REPORT FOR OCTOBER 2020.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner Duke Coon Keaton Hineman Curt Maddux Jody Czajkoski Raymond McDonald			

Chip VanSteenberg

The motion was passed and adopted.

Item 3. A Motion by **Director McDonald** seconded by **Director Maddux** to:

CONSIDERATION AND APPROVAL OF A RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF PROJECT AND RIGHT TO PETITION, AND AUTHORIZING CERTAIN OTHER MATTERS RELATING THERETO

Marcus Deitz mentioned there may be minor changes recommended from the Attorney General and requested approval be subject to changes from what the Attorney General may ask of us.

APPROVAL SUBJECT TO:

In accordance with Marcus Deitz's recommendation, Marcus Winberry suggested we append to the motion authorizing minor non-substantive revisions of the notice language as approved by the Bond Counsel.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner Duke Coon Keaton Hineman Curt Maddux Jody Czajkoski Raymond McDonald			

Chip VanSteenberg

The motion was passed and adopted.

Item 4. A Motion by **Director McDonald** seconded by **Director Hineman** to:

APPROVE ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH WOODFOREST NATIONAL BANK FOR SITE IMPROVEMENTS IN CONNECTION WITH THE REDEVELOPMENT OF THE BANK BUILDING AT 400 W. DAVIS IN CONROE, TEXAS

Note: This item will also go to Council for approval in January.

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

The motion was passed and adopted.

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

AUTHORIZE VARIANCE FOR BUILDING SETBACKS APPLICABLE TO MACOTA PROPERTIES PROJECT AND TAKE OTHER ACTION REGARDING THE PROPOSED SITE PLAN

This item is authorizing the actual variance for the City of Conroe Engineering Department to follow the City standard guidelines which will allow 25 ft. for the front and 10 ft. on the side for setbacks.

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

The motion was passed and adopted.

Item 6. At 4:15 pm the 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 4:53 pm the Chairman reconvened the regular meeting.

Item 7. CONTRACT(S)/OFFER(S) FOR SALE AND PURCHASE OF LAND

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

Request for the Pileco, Inc. contract to extend the closing date to February 28th, 2020.

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

The motion was passed and adopted.

Item 8. Executive Director's Report - Danielle Scheiner gave an updated activity and status report.

Item 9. RESCHEDULE JANUARY 2021 BOARD MEETING

Due to IT working in the Council Chambers during our regular meeting time, the January CIDC Board Meeting was moved to January 14th, 2021 at 4:00 pm.


Item 10. Payment of Invoices - no invoices were presented for payment.

Item 11. With no further items for discussion, the meeting was adjourned at 5:08 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 January, 2021.

Signed this 19 day of January, 2021.



 Board Secretary