

**Minutes of the Board of Directors
Conroe Industrial Development Corporation
Regular Board Meeting of November 18, 2021**

On November 18, 2021 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:

- George Waggoner
- Raymond McDonald
- Todd Yancey
- Duke Coon
- Chip VanSteenberg
- Keaton Hineman (left at 5:28 during Executive Session)
- Curt Maddux (left at 5:36 during Executive Session)

Members absent were:

Other persons in attendance included:

- Collin Booth, Assistant Director of Finance
- Scott Perry, Conroe Parks and Recreation
- Gary Scott, City Attorney
- Mike Riggins, Director of Parks and Recreation
- Norman McGuire, Director of Public Works
- Danielle Scheiner, Executive Director CEDC
- Laura Lea Palmer, Deputy Director CEDC and Board Secretary

A quorum of the Board was present and the Chairman, George Waggoner convened the meeting at 4:00 pm.

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

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

Approve October 2021 minutes subject to correcting the time change on item #12

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

Hineman			
Maddux			

The motion was passed and adopted.

Item 2. **Monthly Financial Report**

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

Approve the Monthly Financial Report as presented

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

The motion was passed and adopted.

- Item 3. A motion was made by **Director Maddux** and seconded by **Director Yancey** to postpone agenda item #3. After some discussion **Director Maddux** amended the motion to allow for the Public Hearing to continue and defer item #4 to the December 16th CIDC meeting and the motion was seconded by **Director Yancey**.

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

The motion was passed and adopted

Recess Open Meeting at 4:48pm in order to conduct a Public Hearing regarding proposed expenditure of Corporation funds on the design, construction and equipment of a new 80,000 sq. ft. community center and related infrastructure to be located on land owned by the City at 710 Foster Drive, on approximately 25 acres in Conroe, Texas.

•Conduct hearing and receive comments

-Presentation made by Melissa Mack with Lockwood, Andrews, and Newman.

-Public Comments made by Scott Perry, Pastor A.R. Shelton, Pastor B.B. Denman, Rob Hamilton, and Councilwoman Marsha Porter.

•Reconvene Open Meeting at 5:08pm

Item 4. Item deferred to December 16th 2021, CIDC meeting

Item 5. **Recess Open Meeting at 5:09pm in order to conduct a Public Hearing for a proposed Development Incentive Contract between HPE and CIDC**

•Conduct hearing and receive comments – No comments were made

•Reconvene Open Meeting at 5:10 pm

Item 6. **Consider a Development Incentive Contract Agreement between HPE and CIDC in the amount of \$465,072.**

A motion was made by Director Hineman seconded by Director McDonald to:

Approve the item as presented

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

The motion was passed and adopted.

Item 7. **Consider a request for variance from NOV regarding a building setback line on their property in Conroe Park North Industrial Park**

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

Approve the variance to the Conroe Park North covenants and restrictions and allow the project to comply with the city's standard setbacks.

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

The motion was passed and adopted.

- Item 8. **Consider the transfer of approximately 3.34 acres (to be determined by survey) from CIDC to the City of Conroe for the construction of a water well and elevated storage tank to serve Conroe Park North and Deison Technology Park**

A motion was made by **Director McDonald** seconded by **Director VanSteenberg** to:

Approve the item as presented

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

The motion was passed and adopted.

- Item 9. **Closed Session Deliberation(s) began at 5:18 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 5:36pm

- Item 10. **Consider contract(s)/offer(s) for sale of CIDC owned property**

A) A motion was made by **Director Coon** and seconded by **Director McDonald** to approve a contact with CM Rod Family LP to purchase 8.444 acres in Conroe Park North for the estimated amount of \$919,551.60.

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

The motion was passed and adopted.

B) A motion was made by **Director McDonald** and seconded by **Director Coon** to approve a contract with Lovett Industrial, LLC to purchase 77.1 acres in Conroe Park North for the estimated amount of \$10,209,767.

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

The motion was passed and adopted.

Item 11.

Executive Director's Report

- a. Marketing and promotional activities
- b. New business prospects, expansion and relocation activities
- c. Industrial and Technology park development activities
- d. Land sales

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

Item 12.

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 Yancey** the meeting was adjourned at 5:42 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 16 day of December, 2021.

Signed this 17 day of December, 2021.



Laura Lea Palmer, CIDC Board Secretary