

**Minutes of the Board of Directors
Conroe Industrial Development Corporation
Regular Board Meeting of July 24, 2025**

On July 24, 2025, the Board of Directors of the Conroe Industrial Development Corporation met in the Council Chambers of the Conroe City Hall, located at 300 West Davis Street in Conroe, Texas, with the written notice of the time, place and subject of said public meeting having been previously given in accordance with Chapter 551 of the Texas Government Code, and to each Director of the Corporation in the manner provided by law.

The following board members were present:

Shana Arthur
Kim Attaya
David Hairel
Harry Hardman
John Sellars

The following board members were absent:

The following City of Conroe staff were in attendance:

Gary Scott, City Administrator
Nancy Mikeska, Assistant City Administrator, Director of Community Development
Norman McGuire, Assistant City Administrator, Director of Public Works
Ariel Gibbs, Chief Financial Officer
Michael Monteilh, Finance Manager
Mike Garner, City Attorney / Board Secretary
Avery King, IT
Valencia Alasmar, Administrative Assistant
Yanira Peres-Gutierrez, Administrative Assistant

With a quorum of the Board being present, and **Chairman David Hairel** convened the meeting at 3:00 pm.

Item 1. Citizen Inquiries - NOT TO EXCEED 30 MINUTES.

Citizens Inquiries are limited to 3 minutes per person. Speakers are limited to addressing only topics on the current agenda. The Citizen Inquiry Form is available on the table outside of the Council Chambers and must be completed and given to the CIDC Secretary prior to the beginning of the meeting. Persons turning in incomplete Citizen Inquiry forms will not be called upon to speak.

Item 5. Chairman Hairel recessed the open meeting at 3:05 p.m. to conduct a closed session to deliberate the following matters:

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

- c) Private consultation with an attorney to seek advice regarding pending or contemplated litigation - § 551.071; and
- d) Personnel Matters (§ 551.074).

The meeting was reconvened at 4:33 p.m.

Item 2. **Consider approval of June 26, 2025 Minutes.**

A motion was made by **Director Sellars** and seconded by **Director Hardman** to approve June 26, 2025, minutes as presented.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Attaya			
Hairel			
Hardman			
Arthur			
Sellars			

The motion was passed and adopted.

Item 3. **Consider Approval of the June 2025 Treasurer's Reports.**

A motion was made by **Director Hardman** and seconded by **Director Attaya** to approve the June 2025, Treasurer's Report as presented.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Attaya			
Hairel			
Hardman			
Arthur			
Sellars			

The motion was passed and adopted.

Item 4. **Discuss the Fiscal Year 2025-2026 Conroe Industrial Development Corporation Budget.**

Presentation given by Ariel Gibbs.

Item 6. **Consider authorizing the City Attorney to allow retained existing outside legal Counsel to engage professional services related to the Conroe Convention Center and Hotel, in an amount of \$145,000.**

A motion was made by **Director Hardman** and seconded by **Director Sellars** to approve the amended amount of \$135,000.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Attaya			
Hairel			
Hardman			
Arthur			
Sellers			

The motion was passed and adopted.

Item 7. **Adjourn Meeting.**

With no further items for discussion, a motion was made by **Director Hardman** and seconded by **Director Attaya** to adjourn the meeting.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Attaya			
Hairel			
Hardman			
Arthur			
Sellers			

The motion was passed and adopted, with the meeting adjourned at 4:46 pm.

Certificate of Secretary

I hereby certify that the above and the foregoing minutes were approved and adopted by a majority vote of the Board of Directors on the ____ day of August 2025.

Signed this ____ day of August, 2025.

Michael T. Garner, CIDC Board Secretary