Minutes of the Board of Directors
Conroe Industrial Development Corporation
Board Meeting of March 06, 2026

On Thursday, March 06, 2026, 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
David Hairel
Harry Hardman
Doug Frankhouser
Nick Vonas
John Kessler arrived at 11:10 a.m.

The following board members were absent:

Kim Attaya

The following City of Conroe staff were in attendance:

Gary Scott, City Administrator
Nancy Mikeska, Deputy City Administrator, Director of Community Development
Norman Macguire, Assistant City Administrator, Director of Public Works
Ariel Gibbs, Chief Financial Officer
Michael Monteilh, Finance Manager
Valencia Alasmar, CIDC Administrative Assistant
Jose Guerra, IT
Phillip Brannan, IT

With a quorum of the Board being present, and Chairman David Hairel convened the meeting at 11:00 a.m.

Item 1. **Discuss and Consider the Minutes of Prior meeting(s).**

A motion was made by Director Hardman and seconded by Director Frankhauser to approve the minutes of the CIDC Board's January 22, 2026 meeting, as presented. Item 5 of the January 22, 2026 minutes was amended and, as amended, the minutes were approved and adopted.

For	Against	Abstained	Absent
Attaya			
Hairel			
Hardman			
Arthur			
Frankhouser			
Vonas			

Kessler			

The motion was passed and adopted.

Item 2. **Discuss and Consider the Monthly Financial Report.**
The January 2026 Treasurer's Report only was presented by Ariel Gibbs.
A motion was made by Director Arthur and seconded by Director Frankhauser to Approve the Monthly Financial Report as presented.

For	Against	Abstained	Absent
Attaya			
Hairel			
Hardman			
Arthur			
Frankhouser			
Vonas			
Kessler			

The motion was passed and adopted.

Item 3. **Chairman Hairel recessed the open meeting at 11:22 am in order to conduct closed session deliberation(s) concerning:**
a) Private consultation with the City Attorney related to a matter(s) in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Sec.551.071); and
b) Purchase, exchange or value of real property- § 551.072.

The meeting was reconvened at 1:07 p.m. with no action being taken.

Item 4. **Discuss and Consider Authorizing Refund of the Contract Revenue Coverage Account to the Conroe Industrial Development Corporation.**
A motion was made by Director Hardman and seconded by Director Kessler to Approve the Refund of the Contract Revenue Coverage Account to the Conroe Industrial Development Corporation.

For	Against	Abstained	Absent
Attaya			
Hairel			
Hardman			
Arthur			
Frankhouser			
Vonas			
Kessler			

The motion was passed and adopted.

Item 5. **Discuss and Consider Authorizing the McKesson Corporation's 2025 Tax Incentive Payment in accordance with the Incentive Agreement dated Mach 1, 2017 through 2026.**

A motion was made by Director Arthur and seconded by Director Hardman to Approve the Incentive Payment in accordance with the Incentive Agreement dated March 1, 2017 through 2026.

For	Against	Abstained	Absent
Attaya			
Hairel			
Hardman			
Arthur			
Frankhouser			
Vonas			
Kessler			

The motion was passed and adopted.

Item 6. **Election of Acting Secretary of the Board of the Conroe Industrial Development Corporation.**

Deferred

Item 7. **Discuss and consider setting a date for Conroe Industrial Development Board New Member Orientation.**

The orientation will be conducted individually with each new board member.

Item 8. **Discuss and Consider Payment of Invoices.**

None

Item 9. **Adjourn Meeting.**

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

For	Against	Abstained	Absent
Attaya			
Hairel			
Hardman			
Arthur			
Frankhouser			
Vonas			
Kessler			

The motion was passed and adopted, with the meeting adjourned at 1:17 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 26 day of August 2026.

Signed this 26 day of August 2026.

David Willard, CIDC Board President