Minutes of the Board of Directors
Conroe Industrial Development Corporation
Regular Board Meeting of August 26, 2026

On August 26, 2026, 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 board members were present:
Tim Burke
Nick Davis
Kristin Hoisington
Colin McKenzie
John Sellars
Nick Vonas

Board Members absent were:

Other staff in attendance included:
Tommy Ramsey, Interim City Attorney
Laura Lea Palmer, Contract Employee CEDC
David Willard, City Administrator
Nabil Medjahed, Desktop Support Specialists
Brandy Taylor, Director of Community Development
Valencia Alasmar, Administrative Assistant CEDC
Ariel Gibbs, Chief Financial Officer
Paul Sims, Chief of Fire
Avery King, PC Support Specialists
Jason Miller, Assistant Director Public Works
Tara Gaha, Senior Project Engineer

A quorum of the Board was present, and **Chairman Nick Davis** convened the meeting at 3:00 pm.

Item 7. **Mayor Pro Tem Sellars recessed the open meeting at 3:11 pm in order to conduct closed session deliberation(s) concerning:**

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 4:47 pm.

Item 1. **Election of Officers for 2026**

a. Chairman – Nick Davis
A motion was made by **Director McKenzie** and seconded by **Director Vonas** to:

Approve Nick Davis as CIDC Chairman as presented

For	Against	Abstained	Absent
Burke			
Davis			
Hoisington			
McKenzie			
Sellars			
Vonas			

The motion was passed and adopted.

b. Vice-Chairman – Nick Vonas

A motion was made by **Director Hoisington** and seconded by **Director Burke** to:

Approve Nick Vonas as CIDC Vice-Chairman as presented

For	Against	Abstained	Absent
Burke			
Davis			
Hoisington			
McKenzie			
Sellars			
Vonas			

The motion was passed and adopted.

c. President – David Willard

A motion was made by **Director Sellars** and seconded by **Director Burke** to:

Approve David Willard as President as presented

For	Against	Abstained	Absent
Burke			
Davis			
Hoisington			
McKenzie			
Sellars			
Vonas			

The motion was passed and adopted.

d. Secretary – Tommy Ramsey/Loren Smith – Olsen & Olsen

A motion was made by **Director Sellars** and seconded by **Director Hoisington** to:

Approve Olsen & Olsen as Secretary as presented

For	Against	Abstained	Absent
Burke			
Davis			
Hoisington			
McKenzie			
Sellars			
Vonas			

The motion was passed and adopted.

e. Treasurer – Ariel Gibbs

A motion was made by **Director Sellars** and seconded by **Director Vonas** to:

Approve Ariel Gibbs as Treasurer as presented

For	Against	Abstained	Absent
Burke			
Davis			
Hoisington			
McKenzie			
Sellars			
Vonas			

The motion was passed and adopted.

Item 2. **Discuss and Consider the minutes of Prior meeting(s).**

A motion was made by **Director McKenzie** and seconded by **Director Vonas** to:

Approve March 06, 2026 Minutes as presented

For	Against	Abstained	Absent
Burke			
Davis			
Hoisington			
McKenzie			
Sellars			
Vonas			

The motion was passed and adopted.

Item 3. **Discuss and Consider the July Monthly Treasurer's Report.**

The July 2026 Monthly Treasurer's Report was presented by Ariel Gibbs.

A motion was made by **Director Sellars** and seconded by **Director Burke** to:

Approve the July 2026 Monthly Treasurer's Report as presented

For	Against	Abstained	Absent

Burke			
Davis			
Hoisington			
McKenzie			
Sellars			
Vonas			

The motion was passed and adopted.

Item 4. **Discuss and Consider approval of the FY 25-26 3rd Quarter Investment Report.**

The FY 25-26 3rd Quarter Investment Report was presented by Michael Monteilh

A motion was made by **Director Burke** and seconded by **Director Sellars** to:

Approve the FY 25-26 3rd Quarter Investment Report as presented

For	Against	Abstained	Absent
Burke			
Davis			
Hoisington			
McKenzie			
Sellars			
Vonas			

The motion was passed and adopted.

Item 5. **Discuss and Consider FY 26-27 Budget**.

The FY 26-27 Budget was presented by Michael Monteilh

A motion was made by **Director Sellars** and seconded by **Director Vonas** to:

Approve the FY 26-27 Budget as presented

For	Against	Abstained	Absent
Burke			
Davis			
Hoisington			
McKenzie			
Sellars			
Vonas			

The motion was passed and adopted.

Item 6. **Consider the approval of the 2025 tax incentive Payments in accordance with the incentive Agreements.**

The 2025 tax incentive payments was presented by David Willard

A motion was made by **Director Burke** and seconded by **Director McKenzie** to:

Approve Incentive Payments for 2025

For	Against	Abstained	Absent
Burke			
Davis			
Hoisington			
McKenzie			
Sellars			
Vonas			

The motion was passed and adopted.

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

No action taken.

Item 9. **Adjourn Meeting**

A motion was made by **Director Sellars** and seconded by **Director Hoisington** to:

With no further items for discussion, the meeting was adjourned at 5:22 pm.

Certificate of Corporate 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 October 2026.

Signed this ___ day of October 2026.

Olsen & Olsen, CIDC Board Secretary