

**MINUTES OF THE BOARD OF DIRECTORS
CONROE INDUSTRIAL DEVELOPMENT CORPORATION
REGULAR BOARD MEETING OF MAY 16, 2019**

On May 16, 2019 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
Duke Coon
Keaton Hineman
Raymond McDonald
Toby Powell
Chip VanSteenberg

Members absent were:

Seth Gibson

Other persons in attendance included:

Paul Virgadamo, President
Steve Williams, Treasurer
Marcus Winberry, Secretary
Danielle Scheiner, Executive Director CEDC

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

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

APPROVE AS SUBMITTED THE MINUTES OF THE MEETING OF
APRIL 18, 2019

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner Duke Coon			
Keaton Hineman Raymond McDonald Toby Powell Chip VanSteenberg			Seth Gibson

The motion was passed and adopted.

Item 2. A Motion by **Director VanSteenberg** seconded by **Director Powell** to:

APPROVE THE FINANCIAL REPORT FOR MARCH 2019 AS PRESENTED

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner Duke Coon Keaton Hineman			Seth Gibson
Raymond McDonald Toby Powell Chip VanSteenberg			

The motion was passed and adopted.

Item 3. PRESENTATION BY JON ROEBUCK AND STEVE WILLIAMS ON SCHEDULE OF EVENTS FOR PROPOSED SERIES 2019 SALES TAX REVENUE BONDS IN THE AMOUNT OF \$23,735,000

Board Members received information on the process of the bond issue which will finance the construction of public infrastructure within the most recent 610 acre expansion of the industrial park.

Item 4. A Motion by **Director VanSteenberg** seconded by **Director Coon** to:

ADOPT A RESOLUTION AUTHORIZING PUBLICATION OF A NOTICE OF PROJECT AND RIGHT TO PETITION AND AUTHORIZING OTHER MATTERS RELATED TO THE PROPOSED EXPENDITURE OF CORPORATION FUNDS FOR PUBLIC INFRASTRUCTURE RELATED TO THE EXPANSION OF THE CONROE PARK NORTH INDUSTRIAL PARK

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner Duke Coon Keaton Hineman			Seth Gibson
Raymond McDonald Toby Powell Chip VanSteenberg			

The motion was passed and adopted.

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

COMMIT \$4,483,040 FROM THE CORPORATION'S UNENCUMBERED FUND BALANCE IN SUPPORT OF A GRANT APPLICATION TO THE US

ECONOMIC DEVELOPMENT AGENCY FOR GRANT FUNDS FOR INFRASTRUCTURE RELATED TO THE EXPANSION OF THE CONROE PARK NORTH INDUSTRIAL PARK AND AUTHORIZE THE PRESIDENT OF THE CORPORATION TO CERTIFY IN WRITING TO THE US EDA THAT THE FUNDS ARE AVAILABLE, COMMITTED AND UNENCUMBERED FOR OTHER PURPOSES

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner Duke Coon Keaton Hineman			Seth Gibson
Raymond McDonald Toby Powell Chip VanSteenberg			

The motion was passed and adopted.

Item 6. A Motion by **Director McDonald** seconded by **Director Hineman** to:

APPROVE DISBURSEMENT OF FUNDS SET ASIDE IN ESCROW FROM THE PROCEEDS OF THE LAND SALE TO SCHWOB BUILDING COMPANY/OLD DOMINION FREIGHT LINE (ODFL) WITH \$122,159 TO BE PAID ODFL TO REIMBURSE DETENTION CONSTRUCTION COSTS AND THE BALANCE OF \$102,841 TO BE DISTRIBUTED TO CIDC

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner Duke Coon Keaton Hineman			Seth Gibson
Raymond McDonald Toby Powell Chip VanSteenberg			

The motion was passed and adopted.

Item 7. PUBLIC HEARING - STAINLESS STRUCTURALS INCENTIVE

The Chairman recessed the regular meeting at 4:14 p.m. and convened a public hearing on a proposed performance based Development Incentive Agreement with Stainless Structurals, LLC related to a proposed 105,000 square feet manufacturing plant expansion in Conroe Park North. Ms. Scheiner noted the company would be eligible to earn up to \$221,287 in performance based incentives over a seven year period based on an investment of approximately \$7,525,000 and the addition of 10 new

employees. No members of the public appeared to offer comment and the Chairman adjourned the public hearing at 4:15 p.m. and reconvened the regular meeting.

Item 8. A Motion by **Director VanSteenberg** seconded by **Director Coon** to:

APPROVE A PERFORMANCE BASED INCENTIVE AGREEMENT IN THE AMOUNT OF \$221,287 WITH STAINLESS STRUCTURALS, LLC RELATED TO A MANUFACTURING PLANT EXPANSION IN CONROE PARK NORTH

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
George Waggoner Duke Coon Keaton Hineman			
Raymond McDonald Toby Powell Chip VanSteenberg			Seth Gibson

The motion was passed and adopted.

Item 8A. (Agenda Supplement) Marcus Winberry made a brief presentation to the board concerning the beneficial tax treatment afforded investments in Opportunity Zones created pursuant to the 2018 federal tax law. A broad swath of downtown Conroe inside Loop 336 between I45 and the railroad track on the east side of downtown is located in an opportunity zone. The area includes the CIDC property at the corner of Frazier Street and SH 105 and promotion of the opportunity zone may assist in attracting investment in the CIDC property and other areas in downtown Conroe. No action was taken.

Item 9. At 4:30 pm the Chairman recessed the regular meeting for an Executive Session to deliberate the offer of financial incentive and deliberate concerning the sale, purchase, exchange of real property.

At 5:42pm the Chairman reconvened the regular meeting.

Item 10. CONTRACT(S)/OFFER(S) FOR SALE AND PURCHASE OF LAND

No action was taken concerning land sales.

Item 11. Executive Director's Report - Danielle Scheiner gave an updated activity and status report.

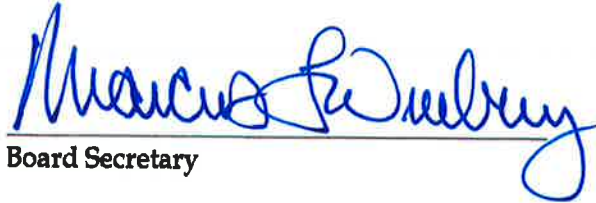
Item 12. Payment of Invoices - no invoices were presented for payment.

With no further items for discussion, the meeting was adjourned.

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 27 day of June, 2019.

Signed this 27 day of June, 2019.


Board Secretary