

**Minutes of the Board of Directors  
Conroe Industrial Development Corporation  
Regular Board Meeting of October 21, 2021**

On October 21, 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 (joined via Zoom)  
Todd Yancey  
Duke Coon (arrived at the beginning of item #2, left the meeting after item #7)  
Chip VanSteenberg  
Keaton Hineman

**Members absent were:**

Curt Maddux

**Other persons in attendance included:**

Collin Booth, Assistant Director of Finance  
Scott Perry, Conroe Parks and Recreation  
Gary Scott, City Attorney  
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 4:01 pm.

\* A photo of the CIDC board and Staff was taken to commemorate the winning of two CEDA awards for Project New Age.

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

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

**Approve September 2021 minutes as presented**

<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. **Recess Open Meeting at 4:08 pm in order to conduct a Public Hearing for a proposed Economic Development Agreement between Eleet Cryogenics and CIDC.**

**•Conduct hearing and receive comments**

**•Reconvene Open Meeting at 4:10**

Item 4. **Consider an Economic Development Agreement between Eleet Cryogenics and CIDC to reimburse Eleet Cryogenics the cost of removing overhead electrical facilities to serve their site in Conroe Park North in the amount of \$86,702.27.**

Danielle Scheiner explained the relocation of these overhead and underground electrical lines were necessary in order for Eleet Cryogenics to conduct business on the property.

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

**Approve the item as presented**

			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. **Recess Open Meeting at 4:08 pm in order to conduct a Public Hearing for a proposed Economic Development Agreement between Eleet Cryogenics and CIDC.**

**•Conduct hearing and receive comments**

**•Reconvene Open Meeting at 4:10**

Item 4. **Consider an Economic Development Agreement between Eleet Cryogenics and CIDC to reimburse Eleet Cryogenics the cost of removing overhead electrical facilities to serve their site in Conroe Park North in the amount of \$86,702.27.**

Danielle Scheiner explained the relocation of these overhead and underground electrical lines were necessary in order for Eleet Cryogenics to conduct business on the property.

A motion was made by Director Coon seconded by Director Yancey 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 5. **Recess Open Meeting at 4:11pm in order to conduct a Public Hearing to consider providing Economic Development sales tax funds to reimburse the City of Conroe for authorized bond payments in the amount of \$43,144,221 to construct and develop a recreational and community facility, the Oscar Johnson Jr. Community Center, to be used for public park and recreational purposes.**

**•Conduct hearing and receive comments**

**•Reconvene Open Meeting at 4:16**

- Item 6. **Consider the provision of Economic Development sales tax funds to reimburse City of Conroe for authorized bond payments to construct and develop a recreational and community facility.**

A motion was made by **Director Coon** 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. **Consideration and approval of a Resolution Authorizing Publication of Notice of Project and Right to Petition, and Authorizing Certain Other Matters Relating Thereto**

A motion was made by Director Coon seconded by Director Hineman 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 8. **Closed Session Deliberation(s) began at 5:05 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 5:22pm

Item 9. **Consider contract(s)/offer(s) for sale of CIDC owned property**

None to consider

Item 10. **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 11. **Payment of Invoices**

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

Approve the fourth and final draw in the amount of \$911,678.04 for the Home Depot and Conroe Logistics Center project.

<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 12. With no further items for discussion, a motion to adjourn the meeting was made by **Director VanSteenberg** and seconded by **Director Hineman**. The meeting was adjourned at 5:22 pm.

*5:25 pm + noted correction in 11.18.21 meeting*

**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 18 day of November, 2021.

Signed this 18 day of November, 2021.

  
 \_\_\_\_\_  
 Laura Lea Palmer, CIDC Board Secretary