

**Minutes of the Board of Directors  
Conroe Industrial Development Corporation  
Regular Board Meeting of May 22, 2025**

On May 22, 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

The following board member was absent:

John Sellars

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  
Airel Gibbs, Chief Financial Officer  
Michael Monteilh, Finance Manager  
Mike Garner, City Attorney / Board Secretary  
Phillip Brannan, IT

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

Item 1. Consider approval of April 24, 2025 Minutes.

A motion was made by Director Hardman and seconded by Director Ataya to approve the April 24, 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 2. Consider the Approval of Ariel Gibbs, CFO for the City of Conroe, as Treasurer of the CIDC Board of Directors.

A motion was made by Director Hardman and seconded by Director Ataya to approve the appointment of Ariel Gibbs as Treasurer of the CIDC Board of Directors.

<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 February and March 2025 Treasurer's Reports.

The February and March 2024 Treasurer's Reports (Attached as Exhibit A) were presented by Ariel Gibbs.

A motion was made by Director Hardman to approve the February and March 2025 Treasurer's Reports as presented. This motion was amended by Director Ataya to include a consolidated balance sheet that includes March 2025 and was seconded by Director Arthur:

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

The amended motion was passed and adopted.

- Item 4. Consider the Approval of Michael Garner, City of Conroe City Attorney, as Secretary of the CIDC Board of Directors.

A motion was made by Director Ataya and seconded by Director Hardman to approve the appointment of Michael Garner as Secretary of the CIDC Board of Directors:

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

The motion was passed and adopted.

Item 5. Presentation on Foreign Trade Zones.

The Board received a presentation on Foreign Trade Zones from Richard Ehmann and no action was taken.

Item 6. Chairman Hairrel recessed the open meeting at 4:00 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 5:01 p.m. with no action being taken.

Item 7. Consider contract(s)/offer(s) for sale of CIDC owned property.

The agenda item was deferred with no action being taken.

Item 8. Election of CIDC Officers (Chairman, Vice Chairman, President, Treasurer, Secretary).

The agenda item was deferred with no action being taken.

Item 9. Adjourn Meeting.

With no further items for discussion, a motion was made by Director Ataya and seconded by Director Hardman 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 5:02 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 June 2025.

Signed this \_\_\_\_ day of June, 2025.

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Michael T. Garner, CIDC Board Secretary