

**Minutes of the Board of Directors  
Conroe Industrial Development Corporation  
Regular Board Meeting of April 24, 2025**

On April 24, 2025, 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:**

Shana Arthur  
Kim Attaya  
David Hairel  
Harry Hardman - arrived at 3:15 p.m.  
John Sellars

**Board Members absent were:**

**Other staff in attendance included:**

Mike Garner, Interim City Attorney  
Norman McGuire, Assistant City Administrator, Director of Public Works  
Laura Lea Palmer, Deputy Director CEDC  
Gary Scott, City Administrator  
Avery King, PC Support Specialists  
Nancy Mikeska, Assistant City Administrator, Director of Community Development  
Valencia Alasmar, Administrative Assistant CEDC  
Ariel Gibbs, Chief Financial Officer

A quorum of the Board was present, and **Chairman David Hairel** convened the meeting at 3:02 pm.

Item 1. **Consider approval of March 2025 Minutes**

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

**Approve March 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. **Sales Tax Update – Gary Scott gave brief update**

Item 3. **Consider the approval of annual incentive payment for 2025**

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

**Approve Incentive Payment for 2025**

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

The motion was passed and adopted.

- Item 4. **Chairman Hairel recessed the open meeting at 3:15 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) **Legal advice concerning contract provisions related to the Hotel Convention Center project (§ 551.071)**
  - d) **Legal advice concerning contract provisions related to the Oscar Johnson Jr. Community Center project - § 551.071;**
  - e) **Private consultation with an attorney to seek advice regarding pending or contemplated litigation - § 551.071 and,**
  - f) **Personnel Matters (§ 551.074).**

The meeting was reconvened at 4:50 pm.

- Item 5. **Consider contract(s) offer(s) for sale of CIDC owned property**

- Item 6. **Consider authorizing the City Attorney to write an opinion that supports the City of Conroe’s ability to grant foreign trade subzones outside of the city limits of Conroe for review by the City Council, for the Foreign Trade Zone Board**

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

To grant the City Attorney Mike Garner authority to provide a legal opinion

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

The motion was passed and adopted.

- Item 7. **Payment of Invoices**

No invoices to be paid at this time.

Item 8. **Assistant Director's Report**

Laura Lea Palmer directed board to see packet for details.

Item 9. **Adjourn Meeting**

With no further items for discussion, the meeting was adjourned at 4:56 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 May 2025.

Signed this \_\_\_\_ day of May 2025.

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Laura Lea Palmer, CIDC Board Secretary