

**Minutes of the Board of Directors  
Conroe Industrial Development Corporation  
Board Meeting of January 22, 2026**

On Thursday, January 22, 2026, 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  
Doug Frankhouser  
Nick Vonas  
John Kessler

The following board members were absent:

None

The following City of Conroe staff were in attendance:

Gary Scott, City Administrator  
Nancy Mikeska, Deputy City Administrator, Director of Community Development  
Norman Macguire, Assistant City Administrator, Director of Public Works  
Ariel Gibbs, Chief Financial Officer  
Michael Monteilh, Finance Manager  
Valencia Alasmar, CIDC Administrative Assistant  
Nichole Harper, IT  
Avery King, IT

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

- Item 7. **Chairman Hairel recessed the open meeting at 3:03 pm in order to conduct closed session deliberation(s) concerning:**
- a) **Private consultation with the City Attorney related to a matter(s) in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Sec.551.071); and**
  - b) **Purchase, exchange or value of real property- § 551.072.**

The meeting was reconvened at 4:33 p.m. with no action being taken.

Item 1. Citizen Inquiry Time.  
None.

Item 2. Discuss and consider approval of December 11, 2025, Regular Meeting Minutes.  
A motion was made by Director Hardman and seconded by Director Vonas to approve the minutes for the CIDC Board’s December 11, 2025, meeting, as presented.

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Attaya			
Hairel			
Hardman			
Arthur			
Frankhouser			
Vonas			
Kessler			

The motion was passed and adopted.

Item 3. Discuss and consider the election of officers for 2026.  
a. Chairman – David Hairel  
b. Vice-Chairman – Shana Arthur  
c. President – Gary Scott  
d. Secretary – Michael Garner  
e. Treasurer – Ariel Gibbs

The motion was passed and adopted.

Item 4. Discuss and Consider setting a date for CIDC Orientations.  
The board settled on March 5, 2026, at 3:00 p.m.

Item 5. Discuss and Consider approval of the December 2025 Treasure’s Report.  
Ariel Gibbs presented the December 2025 Treasurer’s Report. A motion was made by Director Kessler to approve the December 2025 Treasurer’s Report as presented. This motion was seconded by Director Arthur:

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Attaya			
Hairel			
Hardman			
Arthur			
Frankhouser			
Vonas			
Kessler			

- Item 6. Consider Approval of the 1st Quarter Investment Report.  
 The FY 25-26 1st Quarter Investment Report was presented by Michael Monteilh. Michael Monteilh presented the 1st Quarter Investment Report. A motion was made by Director Hardman to approve the 1st Quarter Investment Report as presented. This motion was seconded by Director Vonas:

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Attaya			
Hairel			
Hardman			
Arthur			
Frankhouser			
Vonas			
Kessler			

The motion was passed and adopted.

- Item 8. Discuss and consider reserving a portion of the Technology Park for a new City Economic Initiative.  
A motion was made by Director Kessler to reserve a portion of the Technology Park for a new City Economic Initiative. This motion was seconded by Director Hardman:

<u>For</u>	<u>Against</u>	<u>Abstained</u>	<u>Absent</u>
Attaya			
Hairel			
Hardman			
Arthur			
Frankhouser			
Vonas			
Kessler			

The motion was passed and adopted.

- Item 9. Adjourn Meeting.  
 With no further items for discussion, a motion was made by Director Arthur 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			
Frankhouser			
Vonas			

Kessler			
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The motion was passed and adopted, with the meeting adjourned at 5:06 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 March 2026.

Signed this \_\_\_\_\_ day of March 2026.

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Gary A. Scott, CIDC Board President