NOTICE OF REGULAR MEETING
BOARD OF DIRECTORS
CONROE INDUSTRIAL DEVELOPMENT CORPORATION

CITY COUNCIL CHAMBERS – CONROE CITY HALL – 300 WEST DAVIS, CONROE
Wednesday, September 24, 2025 – 3:00 p.m.

VIDEOCONFERENCE PARTICIPATION ALLOWED: It is intended that a quorum of the Board of Directors be physically present in the City Council Chambers at all times during the meeting. If a quorum of the Board is physically present then, any other member of the Board may participate in the meeting from a remote location by means of a video conference call if the video and audio feed of the remote participant is broadcast live at the meeting and complies with the provisions of Texas Gov. Code Section 551.127.

CONROE CITY COUNCIL MEETING NOTICE

A quorum of the Conroe City Council may attend this meeting, including any executive session that is closed to the general public. This notice shall also serve as notice of a meeting of the City Council as required by the Texas Open Meetings Act. No action shall be taken by the City Council during this meeting and any deliberations between a quorum of the City Council shall be limited to the items posted below and shall be incidental to the meeting of the development corporation.

CALL TO ORDER - CALL OF ROLL

1. **CITIZEN INQUIRIES – NOT TO EXCEED 30 MINUTES.**
   Citizen Inquiries are limited to 3 minutes per person. Speakers are limited to addressing only topics on the current agenda. The Citizen Inquiry Form is available on the table outside of the Council Chambers and must be completed and given to the CIDC Secretary prior to the beginning of the meeting. Persons turning in incomplete Citizen Inquiry Forms will not be called upon to speak.

2. **Consider approval of July 24, 2025, Regular Meeting Minutes.**

3. **Consider approval of the July 2025 and August 2025 Treasurer's Reports.**

4. **Consider approval of the 3rd Quarter Investment Report.**

5. **Consider Approval of the Fiscal Year 2025-2026 Conroe Industrial Development Corporation Budget.**

6. **Closed session deliberation(s) concerning:**
   a) **The offer of a financial incentive - § 551.087;**
   b) **Legal advice concerning contract provisions related to Conroe Convention Center and Hotel project and governing documents of the Conroe Local Government Corporation - Sec.551.071; and**
   c) **Purchase, exchange, or value of real property- § 551.072;**

It is the policy of the Board of Directors to afford disabled persons maximum access to all public meetings. The Board of Directors will make reasonable accommodations to address the needs of persons with vision or hearing impairments or other disabilities, including the provision of readers or sign language interpreters when requested reasonably in advance.

7. **Conduct a public hearing in accordance with Section 505.159 of the Texas Local Government Code to consider the use of sales tax proceeds to undertake and fund a Development Incentive Agreement regarding Project Pearl.**

8. **Consider the use of sales tax proceeds to undertake and fund a Development Incentive Agreement regarding Project Pearl.**

9. **Consider canceling the Thursday, September 25, 2025, regularly scheduled CIDC Board meeting.**

10. **Adjourn meeting.**

EXECUTIVE SESSION: At any time during the meeting the Board may announce it will go into closed session pursuant to Chapter 551 of the Texas Government Code to receive advice from legal counsel, to discuss the offer of a financial incentive for economic development purposes, to discuss matters of land acquisition, personnel matters or other lawful matters that are specifically related to items listed on this agenda. Prior to any such closed session the presiding officer, in open session, will identify the agenda item to be discussed and the section or sections of Chapter 551 under which the closed discussion is authorized.

ORDER OF BUSINESS: The Board may vote and/or act upon each of the items listed in this agenda in an order considered to be convenient to the public and the Board. One agenda item will be discussed at a time unless logic and practical consideration allow similar topics to be considered together for efficiency.

ACTION: The Board may vote on and authorize any action reasonably related to an agenda item and neither the use nor omission of words such as "discuss", "consider", "approve" or "act" shall be deemed to limit the authority of the Board to act with respect to an agenda item.

I certify that the above notice of the meeting was posted on the bulletin board in the City Hall, 300 West Davis, and in other places accessible to the public on the____day of September 2025 at____o'clock ___.m.

_____
Michael T. Garner, CIDC Secretary

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