

**MINUTES**

**CITY OF TOMBALL, TEXAS  
TOMBALL ECONOMIC DEVELOPMENT CORPORATION  
SPECIAL BOARD MEETING**

**THURSDAY, DECEMBER 10, 2020**

**MUNICIPAL BUILDING (CITY HALL), COUNCIL CHAMBERS  
401 MARKET STREET, TOMBALL, TEXAS**

**5:30 P.M.**

**1.0 Call to Order**

The meeting was called to order at 5:33 p.m. by President Gretchen Fagan.

**Roll Call and Certification of a Quorum**

**Members Present:**

Gretchen Fagan  
Steven Vaughan  
Richard Bruce  
Chad Degges  
Bill Sumner

**Members Absent:**

Clete Jaeger  
Will Benson

**Others Present:**

Kelly Violette, TEDC Executive Director  
Tiffani Wooten, TEDC Assistant Director  
Tom Condon, Colliers International  
Kyle Bertrand, Gunda Corporation  
Brian Northway, Power Now LLC  
John Tagger, Power Now LLC

**2.0 Public Comments and Receipt of Petitions**

No comments were given.

**3.0 New Business:**

**3.1 Consideration and possible action to approve, as a Project of the Corporation, an agreement with Power Now LLC to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the relocation of its corporate headquarters to be located at 215 South Persimmon Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$45,000.00.**

Kelly Violette provided an overview and introduced Brian Northway and John Tagger, Power Now LLC.

- Public Hearing

President Fagan opened the public hearing at 5:40 p.m. No public comments were received. The public hearing was closed at 5:40 p.m.

Motion was made by Board Member Degges, seconded by Board Member Bruce to approve an agreement with Power Now LLC as presented above in an amount not to exceed \$45,000.00. President Fagan called for the vote.

The motion carried unanimously.

**3.2 Consideration and possible action to approve the expenditure of funds and the execution of contracts and documentation by the EDC Executive Director to acquire approximately 10 acres in the Tomball Business & Technology Park, generally located at the southeast corner of Spell Road and South Persimmon Street, Tomball, Texas 77375.**

Kelly Violette provided an overview.

Motion was made by Board Member Bruce, seconded by Board Member Sumner to approve the expenditure of funds and the execution of contracts and documentation by the EDC Executive Director as presented above. President Fagan called for the vote.

The motion carried unanimously.

**3.3 Consideration and possible action to authorize capital improvements and repairs at the South Live Oak Business Park (202-204 South Live Oak Street, Tomball, Texas 77375) in an amount not to exceed \$150,000.00 and authorize the execution of contracts and documentation by the EDC Executive Director.**

Kelly Violette provided an overview.

Motion was made by Board Member Vaughan, seconded by Board Member Sumner to authorize capital improvements and repairs at the South Live Oak Business Park in an amount not to exceed \$150,000.00 and authorize the execution of contracts and documentation by the EDC Director as presented above. President Fagan called for the vote.

The motion carried unanimously.

**3.4 EXECUTIVE SESSION: The Board determined that it was not necessary to meet in Executive Session as Authorized by Title 5, Chapter 551, Government Code, the Texas Open Meetings Act, for the Following Purpose(s):**

- Section 551.072, - Deliberations regarding real property: Deliberate the purchase, exchange, sale, lease, or value of real property.
- Section 551.087, - Deliberations regarding Economic Development negotiations.

President Fagan convened into Executive Session at 5:24 p.m.

**3.5 Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.**

Reconvened into regular session at 6:29 p.m.; no Board action was taken

**4.0 "Adjournment"**

Motion was made by Board Member Bruce, seconded by Board Member Sumner, to adjourn. President Fagan called for the vote.

The motion carried unanimously. The meeting was adjourned at 6:29 p.m.

**PASSED AND APPROVED** this 12th day January of 2021.

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President, Tomball EDC Board

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Secretary, Tomball EDC Board