

MINUTES

**CITY OF TOMBALL, TEXAS
TOMBALL ECONOMIC DEVELOPMENT CORPORATION
AND
THE TOMBALL B&TP PROPERTY OWNERS ASSOCIATION INC.**

THURSDAY, MAY 28, 2020

**SPECIAL JOINT BOARD MEETING
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.

- Invocation was given by Board Member Benson.
- Pledges to the U.S. and Texas flags were led by Executive Director Kelly Violette

Roll Call and Certification of a Quorum

Members Present:

Gretchen Fagan
Steven Vaughan
Will Benson
Richard Bruce
Clete Jaeger
Chad Degges
Bill Sumner

Members Absent:

Others Present:

Kelly Violette, TEDC Executive Director
Tiffani Wooten, TEDC Assistant Director
Tori Gleason, TEDC Administrative Assistant
Kyle Bertrand, Sr. Project Manager, Gunda Corporation
Tom Condon, Senior Vice President, Colliers International
Bruce Hillegeist, President, Greater Tomball Area Chamber of Commerce
Gary Gray, Texas Railroading Heritage Museum at Tomball
Chris Beetle, Texas Railroading Heritage Museum at Tomball

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Jerry Dorcz, Texas Railroading Heritage Museum at Tomball
Al Dykes, Texas Railroading Heritage Museum at Tomball
Ed McCaddon, Texas Railroading Heritage Museum at Tomball
David Riddle, Texas Railroading Heritage Museum at Tomball
Wes Sumner, General Manager, Houston Poly Bag I, Ltd.
Steve Lucchesi, Senior Principal, Ziegler Cooper
Chandler Johnson, Ziegler Cooper

Consideration/Adoption of the Agenda

Board Member Bruce requested to move items 5.8 and 5.9 up on the agenda after 5.1.

Motion was made by Board Member Vaughan, seconded by Board Member Sumner, to adopt the agenda with the requested changes. President Fagan called for the vote.

The motion carried unanimously.

2.0 Public Comments and Receipt of Petitions

No comments were given.

3.0 Reports and Announcements

Kelly Violette provided an update on Tomball Business and Technology Park.

Kelly Violette provided an update on South Live Oak Business Park.

Kyle Bertrand provided an update on Persimmon Road/Medical Complex Drive Extension Project.

Tiffani provided an update on the 2020 TEDC Strategic Work Plan Retreat to be rescheduled (TBD).

4.0 Approval of the TEDC Minutes

- Special Joint Tomball EDC and Tomball B&TP POA Meeting of February 11, 2020
- Special Tomball EDC Meeting of March 16, 2020
- Special Joint Tomball EDC and Tomball City Council Meeting of March 16, 2020

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- Special Joint Tomball EDC and Tomball City Council Meeting of May 4, 2020

Motion was made by Board Member Bruce, second by Board Member Sumner, to approve the minutes of the Special Joint Tomball EDC and Tomball B&TP POA Meeting of February 11, 2020, Special Joint Tomball EDC Meeting of March 16, 2020, the Special Joint Tomball EDC and Tomball City Council Meeting of March 16, 2020 and the Special Joint Tomball EDC and Tomball City Council Meeting of May 4, 2020. President Fagan called for the vote.

The motion carried unanimously.

5.0 New Businesses:

5.1 Presentation regarding the Tomball EDC 2018-2019 Fiscal Year financial statements.

- **Standard Balance Sheet**
- **Comparison Balance Sheet**
- **Profit & Loss Budget to Actual**
- **Comparison Profit & Loss**
- **Active Project Grants**
- **Analysis of Project Grants**
- **Quarterly Investment Report**
- **Sales Tax Reports**
- **Business Improvement Grants Overview**

This was a presentation item only; no Board action was required.

5.2 EXECUTIVE SESSION: The Tomball Economic Development Corporation Board will meet in Executive Session as authorized by Title 5, Chapter 551, Texas Government Code, The Texas Open Meetings Act, for the following purpose:

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

President Fagan Convened into Executive Session at 5:47 p.m.

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

Reconvened into regular session at 7:11 p.m.; no Board action was taken.

5.4 Discussion on Tomball EDC COVID-19 Response Efforts.

Tiffani provided an overview.

This was a discussion item only; no Board action was required.

5.5 Consideration and possible action by Tomball EDC to accept the Tomball Economic Development Corporation 2019-2020 Annual Report.

Kelly Violette provided an overview of the 2019-2020 Annual Report.

Motion was made by Board Member Degges, seconded by Board Member Benson, to approve the 2019-2020 Annual Report. President Fagan called for the vote.

The motion carried unanimously.

5.6 Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Houston Poly Bag I, Ltd to make direct incentives to or expenditures for, the creation or retention of primary jobs associated with the expansion and development of its current facility located at 11726 Holderrieth Rd., Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$84,894.00.

Kelly Violette provided an overview of the Project, and introduced Wes Sumner, General Manager, Houston Poly Bag I, Ltd.

- **Public Hearing**

President Fagan opened the public hearing at 7:34 p.m. No public comments were received. The public hearing was closed at 7:34 p.m.

Motion was made by Board Member Degges, second by Board Member Benson, to approve an agreement with Houston Poly Bag I, Ltd as presented above. President Fagan called for the vote.

The motion carried unanimously.

5.7 Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation an agreement with Wildcat PPE, LLC to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the relocation and development of its corporate headquarters to be located at 14430 Medical Complex Drive, Tomball, Texas 77377. The estimated amount of expenditures for such Project is \$250,000.00.

Kelly Violette provided an overview of the Project.

- **Public Hearing**

President Fagan opened the public hearing at 7:39 p.m. No public comments were received. The public hearing was closed at 7:39 p.m.

Motion was made by Board member Sumner, seconded by Board Member Vaughan, to approve an agreement with Wildcat PPE, LLC as presented above. President Fagan called for the vote.

The motion carried unanimously.

5.8 Consideration and possible action by Tomball B&TP POA Directors to approve architectural plans for a proposed 10,500 square foot brewery and restaurant facility (Project Standard) to be located on Lot 16 of the Tomball Business and Technology Park.

Kelly Violette provided an overview and introduced Steve Lucchesi, Senior Principal, Ziegler Cooper Architects and Chandler Johnson, Ziegler Cooper Architects.

Motion was made by Board Member Degges, seconded by Board Member Sumner, to approve the architectural plans as presented above.

The motion carried unanimously.

5.7 Presentation by Texas Railroading Heritage Museum at Tomball regarding grant funding for the museum.

Kelly Violette provided an overview and introduced David Riddle and Al Dykes, Texas Railroading Heritage Museum Board Members.

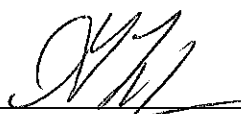
This was a presentation item only; no Board action was required.

6.0 Adjournment

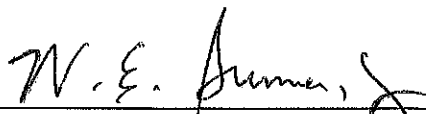
Motion was made by Board Member Sumner, second by Board Member Benson, to adjourn. President Fagan called for the vote.

The vote carried unanimously. The meeting was adjourned at 8:46 p.m.

PASSED AND APPROVED this 11th day August of 2020.



President, Tomball EDC Board



Secretary, Tomball EDC Board