

**NOTICE OF SPECIAL JOINT TOMBALL EDC AND TOMBALL B&TP
PROPERTY OWNERS ASSOCIATION INC. MEETING**



**Tuesday, March 09, 2021
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, March 09, 2021 at 5:30 PM, City Hall, 401 Market Street, Tomball, TX 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tomball Economic Development Corporation reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

IN ACCORDANCE WITH ORDER OF THE OFFICE OF THE GOVERNOR ISSUED MARCH 16, 2020, THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION, WILL CONDUCT THE MEETING SCHEDULED FOR MARCH 9, 2021 5:30 PM, AT 401 MARKET STREET, TOMBALL, TEXAS, 77375. IN ORDER TO ADVANCE THE PUBLIC HEALTH GOAL OF LIMITING FACE-TO-FACE MEETINGS (ALSO CALLED "SOCIAL DISTANCING") TO SLOW THE SPREAD OF THE CORONAVIRUS (COVID-19), THERE WILL BE LIMITED PUBLIC ACCESS TO THE LOCATION DESCRIBED ABOVE. THIS MEETING AGENDA AND THE AGENDA PACKET ARE POSTED ONLINE AT: [HTTPS://TOMBALLTX.GOV/ARCHIVE.ASPX?AMID=38](https://tomballtx.gov/archive.aspx?amid=38); A RECORDING OF THE MEETING WILL BE MADE AND WILL BE AVAILABLE TO THE PUBLIC IN ACCORDANCE WITH THE OPEN MEETINGS ACT UPON WRITTEN REQUEST.

The public toll-free dial-in numbers to participate in the telephonic meeting are any one of the following (dial by your location): +1 346 248 7799 US (Houston); +1 253 215 8782 US; +1 301 715 8592 US; and enter Meeting ID: 995 9372 6293 and #. The public will be permitted to offer public comments telephonically, as provided by the agenda and as permitted by the presiding officer during the meeting.

A. Call to Order

President Fagan called the meeting to order at 5:36 p.m.

PRESENT

President Gretchen Fagan

Vice President Steven Vaughan
Secretary Bill Sumner
Treasurer Richard Bruce
Member Clete Jaeger (Zoom)
Member Chad Degges

ABSENT

OTHERS PRESENT

Kelly Violette
Tiffani Wooten
Tori Gleason
Tom Condon
Kyle Bertrand
Glenn Windsor
Shane Boatman
Blake Smith
Scott Dunn
Keila Garcia (Zoom)
Aaron Farmer (Zoom)
Warren Buehler (Zoom)
Matthew Nickson (Zoom)
281-660-6365 (Zoom)

B. Invocation

Board Member Sumner led the invocation.

C. Pledges

Kelly Violette led the pledge of allegiance to both flags.

D. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*

President Fagan opened public comments at 5:38 p.m. No comments were received. Public comments were closed at 5:38 p.m.

E. Reports and Announcements

1. Engineer update on Persimmon Road/Medical Complex Drive Extension Project.

Kyle Bertrand provided an update.

2. Retail Market update by the Retail Coach.

Aaron Farmer provided an update.

Reports by TEDC Staff:

Tiffani Wooten provided an overview.

1. Launch of the new Tomball EDC website.
2. Strategic Work Plan Retreat: May 20, 2021

F. Approval of Minutes

3. Special Joint Tomball EDC and Tomball B&TP POA Meeting of January 12, 2021.
4. Special Tomball EDC Meeting of January 27, 2021.
5. Special Joint Tomball EDC and Tomball B&TP POA Meeting of February 23, 2021.

Motion made by Member Degges, Seconded by Secretary Sumner to approve the following minutes.

Voting Yea: President Fagan, Vice President Vaughan, Secretary Sumner, Treasurer Bruce, Member Jaeger, Member Degges.

The motion carried unanimously.

G. New Business

6. Presentation by Glenn Windsor, Finance Director, regarding the Tomball EDC 2020-2021 Fiscal Year financial statements.

Glenn Windsor, Finance Director, provided an overview of the financial statements.

Presentation item only; no Board action required.

7. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with B. Smittys, LLC to make direct incentives to, or expenditures for, assistance with infrastructure costs required or suitable for the promotion of new or expanded business enterprise related to the construction of an 8,000 square foot commercial facility to be located at 22621 Hufsmith-Kohrville Rd., Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$30,301.00.

- Public Hearing

President Fagan opened the public hearing at 6:03 p.m. No comments were received. Public hearing was closed at 6:03 p.m.

Motion made by Treasurer Bruce, Seconded by Vice President Vaughan.

Voting Yea: President Fagan, Vice President Vaughan, Secretary Sumner, Treasurer Bruce, Member Jaeger, Member Degges.

The motion carried unanimously.

8. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with DunnCo Properties II, Ltd. to make direct incentives to, or expenditures for, assistance with infrastructure costs required or suitable for the promotion of new or expanded business enterprise related to the construction of a 5,225 square foot commercial facility to be located at 14635 FM 2920 Rd., Tomball, Texas 77377. The estimated amount of expenditures for such Project is \$54,760.00.

- Public Hearing

President Fagan opened the public hearing at 6:08 p.m. No comments were received. Public hearing was closed at 6:08 p.m.

Motion made by Member Degges, Seconded by Secretary Sumner.

Voting Yea: President Fagan, Vice President Vaughan, Secretary Sumner, Treasurer Bruce, Member Jaeger, Member Degges.

The motion carried unanimously.

9. Discussion and possible action by Tomball EDC regarding the approval of a Private Sanitary Sewer Easement and an Access Easement Agreement

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associated with the property owned by Packers Plus Energy Services (USA), Inc. in the Tomball Business and Technology Park.

Motion made by Vice President Vaughan, Seconded by Member Degges.

Voting Yea: President Fagan, Vice President Vaughan, Secretary Sumner, Treasurer Bruce, Member Jaeger, Member Degges.

The motion carried unanimously.

10. Consideration and possible action by Tomball EDC to approve a request by Century Hydraulics, LLC for a one-year extension of time in order to complete the expansion of an office/warehouse facility located at 23706 Snook Lane, Tomball, Texas 77375.

Motion made by Treasurer Bruce, Seconded by Member Degges.

Voting Yea: President Fagan, Vice President Vaughan, Secretary Sumner, Treasurer Bruce, Member Jaeger, Member Degges.

The motion carried unanimously.

11. TEDC Quarterly update on 2020-2021 Strategic Work Plan.

Kelly Violette provided an update.

Presentation item only; no Board action required.

12. 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.

- Section 551.087, - Deliberation regarding Economic Development negotiations.

The Tomball Economic Development Corporation Board recessed at 6:23 p.m.

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

The Tomball Economic Development Corporation Board reconvened at 6:37 p.m.

H. Adjournment

Motion made by Vice President Vaughan, Seconded by Secretary Sumner to adjourn the meeting at 6:37 p.m.

Voting Yea: President Fagan, Vice President Vaughan, Secretary Sumner, Treasurer Bruce, Member Jaeger, Member Degges.

The motion carried unanimously.

C E R T I F I C A T I O N

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 5th day of MARCH 2021 by 5:30 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kelly Violette
Executive Director

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

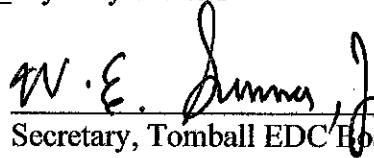
AGENDAS MAY BE VIEWED ONLINE AT www.ci.tomball.tx.us.

**City of Tomball, Texas
Tomball Economic Development Corporation and
Special Joint Board Meeting of March 9, 2021**

PASSED AND APPROVED this 11th day May of 2021



President, Tomball EDC Board



Secretary, Tomball EDC Board