

MINUTES

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

TUESDAY, FEBRUARY 11, 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 5:34 p.m. by President Gretchen Fagan.

- Invocation was given by Board Member Vaughan.
- 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
Richard Bruce
Bill Sumner
Clete Jaeger
Chad Degges

Members Absent:

Will Benson

Others Present:

Kelly Violette, TEDC Executive Director
Tiffani Wooten, TEDC Assistant Director
Tori Gleason, TEDC Administrative Assistant
Glenn Windsor, Finance Director, City of Tomball
Kyle Bertrand, Sr. Project Manager, Gunda Corporation
Tom Condon, Senior Vice President, Colliers International
Natalie Priwer, Dean of Academy of Energy and International Business, Tomball ISD
Greg Stroud, President & CEO, American National Carbide
Ryan Hutson, The J. Beard Company

**City of Tomball, Texas
Tomball Economic Development Corporation and
Tomball B&TP POA, Inc.
Special Joint Board Meeting of February 11, 2020
Page 2**

Gary Gray, Texas Railroading Heritage Museum
Chris Beette, Texas Railroading Heritage Museum
David Esquivel, Assistant City Manager, City of Tomball
Steve Adkisson, Texas Turnstone Group, LP

Consideration/Adoption of the Agenda

Motion was made by Board Member Vaughan, seconded by Board Member Degges, to adopt the agenda as presented. 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.

Kyle Bertrand, Gunda Corporation, provided an update on Persimmon Road/Medical Complex Drive Extension.

Tiffani Wooten provided updates on:

- Baker Hughes and TISD STEM Camp – November 19, 2019
- ICSC Red River States Conference and Deal Making
- Business Roundtable Meeting – January 15, 2020
- First Quarterly Newsletter of 2020
- Upcoming Job/Career Fairs
- 2020 TEDC Strategic Planning Retreat – April 1 & 2, 2020

4.0 Approval of the TEDC Minutes

- Special Joint Tomball EDC and Tomball B&TP POA Meeting of November 12, 2019
- Special Joint Tomball EDC Meeting of December 17, 2019

Motion was made by Board Member Sumner, seconded by Board Member Bruce, to approve the minutes of the Special Joint Tomball EDC and Tomball B&TP POA Meeting of November 12, 2019, the Special Joint Tomball EDC Meeting of December 17, 2019. President Fagan called for the vote.

The motion carried unanimously.

5.0 New Businesses:

5.1 Presentation by Glenn Windsor, Finance Director regarding the Tomball EDC 2019-2020 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 Consideration and possible action by the Tomball EDC to approve, as a Project of the Corporation, an agreement with Turnstone Texas Group, LP, to make direct incentives to, or expenditures for, assistance with infrastructure costs to be required or suitable for the promotion of new or expanded business development related to the development and construction of a new multibuilding office/warehouse park to be located on the west side of State Highway 249, north of Humble Road in Tomball. The estimated amount of expenditures for such Project is \$73,200.00.

Kelly Violette provided an overview and introduced Steve Adkisson, Turnstone Texas, LP.

- **Public Hearing**

President Fagan opened the public hearing at 6:01 p.m. No public comments were received. The public hearing was closed at 6:01 p.m.

Motion was made by Board Member Bruce, seconded by Board Member Sumner, to approve an agreement with Turnstone Texas Group, LP as presented above. President Fagan called for the vote.

The motion carried unanimously.

5.3 Consideration and possible action by the Tomball EDC to approve, as a Project of the Corporation, an agreement with American National Carbide, to make direct incentives to, or expenditures for, equipment expansion for the creation and retention of primary job for American National Carbide, located at 915 South Cherry Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$36,000.00.

Kelly Violette provided an overview and introduced Greg Stroud, American National Carbide.

- Public Hearing

President Fagan opened the public hearing at 6:09 p.m. No public comments were received. The public hearing was closed at 6:10 p.m.

Motion was made by Board Member Sumner, seconded by Board Member Bruce, to approve an agreement with American National Carbide as presented above. President Fagan called for the vote.

The motion carried unanimously.

5.4 Consideration and possible action by Tomball EDC regarding a Performance Agreement with BJ Services, LLC under section 505.158 of the Development Corporation Act.

Kelly Violette provided an overview and introduced Natalie Priwer, Tomball ISD.

- Public Hearing

President Fagan opened the public hearing at 6:12 p.m. No public comments were received. The public hearing was closed at 6:12 p.m.

Motion was made by Board Member Bruce, seconded by Board Member Sumner, to approve a Performance Agreement with BJ Services, LLC as presented above.

5.5 Consideration and possible action by the Tomball EDC to approve, as a Project of the Corporation, the designation of a culinary incubator and food hall, including real and personal property acquisition, for the purposes of promoting new or expanded business development.

Kelly Violette provided an overview.

- Public Hearing

President Fagan opened the public hearing at 6:18 p.m. No public comments were received. The public hearing was closed at 6:18 p.m.

Motion was made by Board Member Degges, second by Board Member Vaughan, to approve the designation of a culinary incubator and food hall, as presented above. President Fagan called for the vote.

The motion carried unanimously.

5.6 Consideration and possible action by the Tomball B&TP POA Directors to approve architectural plans for a proposed 28,800 square foot office/warehouse facility (Nickson Tomball Industrial) to be located at 21235 Spell Circle, Tomball, Texas 77375 (Lot 12 of the Tomball Business and Technology Park).

Kelly Violette provided an overview of the architectural plans.

Motion was made by Board Member Vaughan, seconded by Board Member Sumner, to approve an agreement the architectural plans as presented above. President Fagan called for the vote.

The motion carried unanimously.

5.7 Quarterly Update on 2019-2020 TEDC Strategic Work Plan.

Kelly Violette provided an update.

- Public Hearing

Presentation item only; no Board action was required.

5.8 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 6:36 p.m.

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

Reconvened into regular session at 7:22 p.m.; no Board action was taken.

5.10 Consideration and possible action by Tomball EDC, to approve a budget amendment for the Tomball EDC 2019-2020 Fiscal Year Budget.

No Board action was taken.

5.11 Consideration and possible action by Tomball EDC to approve that one certain real estate contract - unimproved property between the Corporation as Seller and Charles Nickson and/or assigns as purchaser relating to approximately 2.5207 gross acres of land, identified as Lot 9 of the Tomball Business and Technology Park Lot 9 Replat Subdivision.

Kelly Violette provided an overview.

**City of Tomball, Texas
Tomball Economic Development Corporation and
Tomball B&TP POA, Inc.
Special Joint Board Meeting of February 11, 2020
Page 6**

Motion was made by Board Member Sumner, seconded by board Member Bruce, to approve the real estate contract as presented above. President Fagan called for the vote.

The motion carried unanimously.

5.12 Consideration and possible action by Tomball EDC to approve that one certain real estate contract – unimproved property between the Corporation as Seller and CCJ Collaborations, LLC as purchaser relating to approximately 4.6547 gross acres of land, identified as Lot 16 of the Tomball Business and Technology Park Lot 9 Replat Subdivision.

Kelly Violette provided an overview.

Motion was made by board Member Vaughan, seconded by Board Member Sumner, to approve the real estate contract as presented above. President Fagan called for the vote.

The motion carried unanimously.

6.0 Adjournment

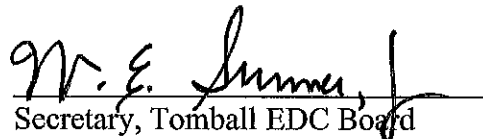
Motion was made by Board Member Bruce, seconded by Board Member Sumner, to adjourn. President Fagan called for the vote.

The vote carried unanimously. The meeting was adjourned at 7:25 p.m.

PASSED AND APPROVED this 28th day May of 2020.



President, Tomball EDC Board



Secretary, Tomball EDC Board