

**TOMBALL ECONOMIC DEVELOPMENT CORPORATION**  
**NOTICE OF REMOTE MEETING VIA ZOOM**

In Accordance with order of the Office of the Governor issued March 16, 2020, the Board of Directors of the Tomball Economic Development will conduct its meeting scheduled for **Tuesday, November 10, 2020 at 5:30 PM remotely via ZOOM** in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus/COVID-19. This Notice and the meeting agenda will be posted online at: [www.tomballtxedc.org](http://www.tomballtxedc.org)

The public will be permitted to offer public comments telephonically as provided below and as permitted by the presiding officer during the meeting. A recording of the telephonic 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 NUMBER TO  
PARTICIPATE IN THE TELEPHONIC MEETING IS:**

**1 (346) 248-7799**

**ONCE YOU ARE CONNECTED, YOU MUST ENTER THE  
FOLLOWING MEETING ID NUMBER AND PASSCODE:**

<small>Meeting ID Number</small>	<small>Passcode</small>
<b>980 9574 2038</b>	<b>  081391</b>

You may also connect to the meeting on your phone or on your laptop by going to the following internet address:

<https://zoom.us/j/96576426476?pwd=Rmx3ZEw1RE82OEZ2UkVtcnBENGxBdz09>

Once you are on the website, you must enter the following:

<small>Meeting ID Number</small>	<small>Passcode</small>
<b>980 9574 2038</b>	<b>  081391</b>

**NOTICE OF JOINT MEETING  
OF THE  
TOMBALL ECONOMIC DEVELOPMENT CORPORATION  
AND  
TOMBALL B&TP PROPERTY OWNERS ASSOCIATION INC.**

**TUESDAY, NOVEMBER 10, 2020**

**5:30 P.M.**

**City Hall – Council Chambers, 401 Market Street, Tomball, Texas**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation and Tomball B&TP Property Owners Association, Inc., to be held on Tuesday, November 10, 2020 at 5:30 P.M., 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 and Tomball B&TP Property Owners Association Inc. 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.

1.0 Call to Order

1.1

- Invocation
- Pledge of Allegiance
- Roll Call of Tomball EDC Board of Directors and Tomball B&TP POA Directors
- Consideration/Adoption of the Agenda

2.0 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 Board discussion or action may take place on a matter until such matter has been placed on an open meeting agenda and posted in accordance with law.]*

3.0 Reports and Announcements:

- Executive Directors update on Tomball Business and Technology Park
- Engineer update on Persimmon Road/Medical Complex Drive Extension Project
- Reports by TEDC Staff:
  - International Economic Development Council (IEDC) – Bronze Excellence in Economic Development Awards; 2019 Annual Report; Business Improvement Grant Program; Science, Technology, Engineering, Arts, and Mathematics (STEAM) Camp; Tomball Together website
  - T. Gleason acceptance into Leadership North Houston - Class XXVI

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- 10 Days of Tomball Together Event in partnership with the Greater Tomball Area Chamber of Commerce and Tomball Business and Professional Women
- K. Violette & T. Wooten Graduates of the Advanced Economic Development Leadership Program

4.0 Approval of Minutes for the following meetings:

- Special Joint Tomball EDC and Tomball B&TP POA Meeting of August 11, 2020
- Special Tomball EDC & Tomball City Council Meeting of August 17, 2020
- Special Tomball EDC & Tomball City Council Meeting of September 21, 2020

5.0 New Business:

5.1 Presentation by Glenn Windsor, Finance Director, regarding the Tomball EDC 2020-2021 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

5.2 Presentation by Aaron Farmer, President, The Retail Coach, regarding the Retail Market in Tomball.

5.3 Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with the City of Tomball to make direct incentives to, or expenditures for, improvements to Jerry Matheson Park located at 1240 Ulrich Rd., Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$300,000.00.

- Public Hearing

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- 5.4 Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with INVACOR Solutions, 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 BJ Services Campus, 11211 FM 2920, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$108,000.00.
- Public Hearing
- 5.5 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 relocation and development of its corporate headquarters to be located at BJ Services Campus, 11211 FM 2920 Rd., Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$18,000.00.
- Public Hearing
- 5.6 Consideration and possible action by Tomball EDC to approve, a Resolution of which the caption reads:
- “A RESOLUTION OF THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION PROVIDING THE TIME AND PLACE OF THE REGULAR MEETINGS OF THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION IN THE CITY OF TOMBALL, TEXAS FOR THE YEAR 2021.”
- 5.7 Consideration and possible action by Tomball EDC to approve an amendment to the Commercial Real Estate Listing Agreement with Colliers International for the sale of EDC owned property in the Tomball Business and Technology Park.
- 5.8 Consideration and possible action by Tomball EDC to approve an Exclusive Representation Agreement with Colliers International for real estate services related to the acquisition of property within the city limits or ETJ of Tomball.
- 5.9 TEDC Quarterly update on 2020-2021 Strategic Work Plan.
- 5.10 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:

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- Section 551.072 – Deliberation regarding real property: Deliberate the purchase, exchange, lease, or value of real property.
  - Section 551.087 – Deliberations regarding Economic Development negotiations.
- 5.11 Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.

6.0 Adjournment

**CERTIFICATION**

I hereby certify that a copy of the November 10, 2020 agenda of items to be considered by the **Tomball Economic Development Corporation Board of Directors** and the **TOMBALL B&TP PROPERTY OWNERS ASSOCIATION INC.** Board of Directors was posted by 5:30 p.m. at City Hall, City of Tomball, Texas, on, or before Friday, November 6, 2020.



Kelly Violette  
Executive Director  
Tomball Economic Development Corporation

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary's office at (281) 351-5484 or FAX (281) 351-6256 for further information.