

**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, March 9, 2021 at 5:30 PM at 401 Market Street, Tomball, Texas 77375** in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus/COVID-19, there will be limited public access to the location described above. 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:**

Meeting ID Number	Passcode
<b>995 9372 6293#</b>	<b>853349</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/99593726293?pwd=VlNFYkdLUGhsN2szbUh0ZnZXWWlxQT09>

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

Meeting ID Number	Passcode
<b>995 9372 6293#</b>	<b>853349</b>

**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
- B. Invocation
- C. Pledges
- 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.]*

E. Reports and Announcements

1. Engineer update on Persimmon Road/Medical Complex Drive Extension Project.
2. Retail Market update by the Retail Coach.

Reports by TEDC Staff:

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.

G. New Business

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

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

9. Discussion and possible action by Tomball EDC regarding the approval of a Private Sanitary Sewer Easement and an Access Easement Agreement associated with the property owned by Packers Plus Energy Services (USA), Inc. in the Tomball Business and Technology Park.
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.
11. TEDC Quarterly update on 2020-2021 Strategic Work Plan.
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.
13. Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.

H. Adjournment

#### CERTIFICATION

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

**Special Joint Tomball EDC and Tomball B&TP Property Owners Association Inc.  
Meeting**

March 09, 2021 | Agenda

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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](http://www.ci.tomball.tx.us).