

**NOTICE OF REGULAR TOMBALL ECONOMIC DEVELOPMENT  
CORPORATION MEETING**



**Tuesday, January 11, 2022  
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, January 11, 2022 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.

**THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF TOMBALL, TEXAS, WILL CONDUCT THE MEETING SCHEDULED FOR JANUARY 11, 2022, 5:30 PM, AT 401 MARKET STREET, TOMBALL, TEXAS, 77375. 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. Call to Order**

President Fagan called the meeting to order at 5:30 p.m.

**PRESENT**

President Gretchen Fagan  
Vice-President Steven Vaughan  
Secretary Bill Sumner  
Treasurer Richard Bruce  
Member Clete Jaeger  
Member Randy Parr

**ABSENT**

Member Chad Degges (via Zoom)

**OTHERS PRESENT**

Kelly Violette

Tiffani Wooten  
Tori Gleason  
Jessica Irwin  
Bruce Hillegeist  
Kaela Olson (via Zoom)  
Ken Hudspeth (via Zoom)  
Rodney Eads (via Zoom)  
Matthew Nickson (via Zoom)

B. Invocation

Board Member Vaughan 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 5:35 p.m. No comments were received. Public comments were closed at 5:35 p.m.

E. Reports and Announcements

F. Reports by TEDC Staff:

Tiffani Wooten provided an overview of the following:

1. Quarterly Newsletter – December 2021.
2. Tori Gleason, EDC Coordinator earns PCED certification.

G. Approval of Minutes

Motion made by Secretary Sumner, Seconded by Member Parr to approve the minutes as mentioned below.

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

The motion carried unanimously by the Tomball EDC Board of Directors.

**Regular Tomball Economic Development Corporation Meeting**

January 11, 2022 | Minutes

Page 3 of 5

---

3. Special Joint Tomball EDC and Tomball B&TP Property Owners Association Meeting of November 9, 2021.

H. New Business

4. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Decatur Professional Development, LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 1431 Graham Drive, Suites 262-265, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$6,600.00.

- Public Hearing

President Fagan opened the public hearing at 5:37 p.m. No comments were received. Public hearing was closed at 5:37 p.m.

Motion made by Vice-President Vaughan, Seconded by Member Jaeger.

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

The motion carried unanimously.

5. Consideration and possible action by Tomball EDC to ratify approval of a commercial real estate contract – unimproved property between the Corporation as Seller and Charles G. Nickson and/or assigns as purchaser and authorize the execution of contracts and documentation by the EDC Executive Director relating to approximately 3.92 gross acres of land identified as Lot 15 of the Tomball Business and Technology Park Lot 9 Replat Subdivision.

Motion made by Treasurer Bruce, Seconded by Secretary Sumner.

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

The motion carried unanimously.

6. 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:

**Regular Tomball Economic Development Corporation Meeting**

January 11, 2022 | Minutes

Page 4 of 5

---

- 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. – Project Hanks

The Tomball Economic Development Corporation Board recessed at 5:40 p.m.

The Tomball Economic Development Corporation Board reconvened at 6:19 p.m.

7. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Project Hanks to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the development of a 900,000 square foot distribution facility to be located at 14000 Boudreaux Rd, Tomball, Texas 77377. The estimated amount of expenditures for such Project is \$580,864.00.

- Public Hearing

President Fagan opened the public hearing at 6:19 p.m. No comments were received. Public hearing was closed at 6:19 p.m.

Motion made by Member Parr, Seconded by Treasurer Bruce.

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

The motion carried unanimously.

I. Adjournment

Motion made by Treasurer Bruce, Seconded by Secretary Sumner to adjourn the meeting at 6:20 p.m.

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

The motion carried unanimously.

**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 7th day

**Regular Tomball Economic Development Corporation Meeting**

January 11, 2022 | Minutes

Page 5 of 5

---

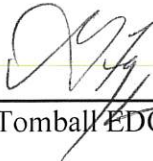
of JANUARY 2022 by 5:30 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kelly Violette  
Executive Director

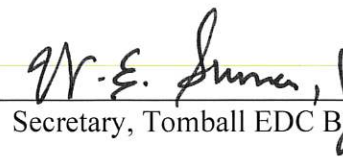
This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY BE VIEWED ONLINE AT [www.ci.tomball.tx.us](http://www.ci.tomball.tx.us).

PASSED AND APPROVED this the 8 th day of March 2022.



\_\_\_\_\_  
President, Tomball EDC Board



\_\_\_\_\_  
Secretary, Tomball EDC Board