

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



**Tuesday, July 13, 2021
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, July 13, 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 JULY 13, 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: 866 0471 5631 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 5:32 p.m.

PRESENT

President Gretchen Fagan

Vice-President Steven Vaughan
Secretary Bill Sumner (via Zoom)
Member Clete Jaeger
Member Chad Degges
Member Randy Parr

ABSENT

Treasurer Richard Bruce

OTHERS PRESENT

Kelly Violette
Tiffani Wooten
Tori Gleason
Tom Condon
Kyle Bertrand
Glenn Windsor
Kaela Olson (via Zoom)
Minesh Bhakta
Andrew Brockenbush
Steve San Filippo
Jonathan Hoffmaister
Cliff Repka

B. Invocation

Board Member Degges 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 5:34 p.m. No comments were received. Public comments were closed at 5:35 p.m.

E. Reports and Announcements

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

No update given.

F. Reports by TEDC Staff:

Kelly Violette provided an overview of the following:

1. Tomball Job Fair – July 19, 2021
2. Trade & Industry Development – “Who’s Who: An Industry Leadership/Economic Development Professional Spotlight”

G. Approval of Minutes

Motion made by Member Degges, Seconded by Member Jaeger to approve the minutes as mentioned above.

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

The motion carried unanimously.

3. Special Tomball EDC Meeting of May 11, 2021.
4. Regular Tomball EDC Meeting of May 11, 2021.
5. Special Joint Tomball EDC and Tomball City Council Meeting of June 7, 2021.

H. New Business

6. Presentation by Glenn Windsor, Finance Director, regarding the Tomball EDC 2020-2021 Fiscal Year financial statements.
7. Election of Officers: President, Vice President, Secretary, Treasurer.

Motion made by Secretary Sumner, Seconded by Member Jaeger.

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

President: Gretchen Fagan

Vice President: Steven Vaughan

Secretary: Bill Sumner

Treasurer: Richard Bruce

The motion carried unanimously.

8. Consideration and possible action by Tomball EDC to approve a request by Shri Vinayak LLC for a one-year extension of time in order to complete the construction of a Days Inn & Suites Hotel to be located at 15525 FM 2920 Road, Tomball, Texas.

Motion made by Member Degges, Seconded by Member Parr.

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

The motion carried unanimously.

9. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Jonah's Movers, 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 a 23,000 square foot office/warehouse facility to be located at 0 Theis Lane, Tomball, Texas. The estimated amount of expenditures for such Project is \$26,925.00.

- Public Hearing

President Fagan opened the public hearing at 5:57 p.m. No comments were received. Public hearing was closed at 5:57 p.m.

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

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

The motion carried unanimously.

10. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Beefy Marketing, LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 994 Village Square Drive, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$6,000.00.

- Public Hearing

President Fagan opened the public hearing at 5:59 p.m. No comments were received. Public hearing was closed at 5:59 p.m.

Motion made by Member Jaeger, Seconded by Member Degges.

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

The motion carried unanimously.

11. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Dicar, Inc. to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the development of a corporate headquarters facility on approximately 5.0 acres of land, located at 0 Hufsmith-Kohrville Road, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$71,181.00.

- Public Hearing

President Fagan opened the public hearing at 6:04 p.m. No comments were received. Public hearing was closed at 6:04 p.m.

Motion made by Member Degges, Seconded by Member Parr.

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

The motion carried unanimously.

12. Consideration and possible action by Tomball EDC to ratify approval of a real estate contract and the expenditure of funds to acquire Lots 31 and 32, block 70 (unimproved Green Street), Tomball, Texas 77375.

Motion made by Member Degges, Seconded by Member Jaeger.

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

The motion carried unanimously.

13. TEDC Quarterly update on 2021-2022 Strategic Work Plan.
- Kelly Violette provided an update.
- Presentation item only; no Board action required.
14. The Tomball EDC will enter into a workshop session to discuss the proposed Fiscal Year 2021-2022 TEDC Budget.
- Workshop Session only; no Board action required.
15. 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.
 - Section 551.074, - To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: the Executive Director and Staff.
- The Tomball Economic Development Corporation Board recessed at 6:31 p.m.
16. Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.
- The Tomball Economic Development Corporation Board reconvened at 7:42 p.m.
17. Consideration and possible action by Tomball EDC to approve the Tomball Economic Development Corporation Fiscal Year 2021-2022 Budget.
- Public Hearing
- President Fagan opened the public hearing at 7:42 p.m. No comments were received. Public hearing was closed at 7:42 p.m.
- Motion made by Member Parr, Seconded by Secretary Sumner.
- Voting Yea: President Fagan, Vice-President Vaughan, Secretary Sumner, Member Jaeger, Member Degges, Member Parr.

The motion carried unanimously.

I. Adjournment

Motion made by Secretary Sumner, Seconded by Member Degges to adjourn the meeting at 7:44 p.m.

Voting Yea: President Fagan, Vice-President Vaughan, Secretary Sumner, Member Jaeger, Member Degges, 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 9th day of JULY 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

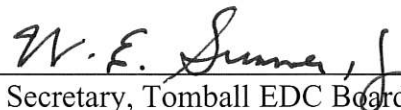
This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

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

PASSED AND APPROVED this the 9 th day of November 2021.



President, Tomball EDC Board



Secretary, Tomball EDC Board