

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

TUESDAY, FEBRUARY 11, 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, February 11, 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:
 - 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

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4.0 Approval of Minutes for the following meetings:

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

5.0 New Business:

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

5.2 Consideration and possible action by 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 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.

- Public Hearing

5.3 Consideration and possible action by 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 jobs 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.

- Public Hearing

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- 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.
- Public Hearing
- 5.5 Consideration and possible action by 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.
- Public Hearing
- 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).
- 5.7 TEDC Quarterly update on 2019-2020 TEDC Strategic Work Plan.
- 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.
- 5.9 Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.
- 5.10 Consideration and possible action by Tomball EDC, to approve a budget amendment for the Tomball EDC 2019-2020 Fiscal Year Budget.
- Public Hearing
- 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.
- 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

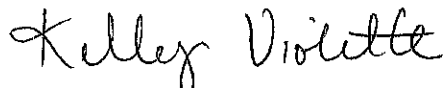
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acres of land, identified as Lot 16 of the Tomball Business and Technology Park
Lot 9 Replat Subdivision.

6.0 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 7th day of February 2020 by 5:30 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



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.