

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



**Tuesday, March 7, 2023
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, March 7, 2023 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 MARCH 7, 2023 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>

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): +1 312 626 6799 US (Chicago); +1 646 876 9923 US (New York); +1 301 715 8592 US; +1 346 248 7799 US (Houston); +1 408 638 0968 US (San Jose); +1 669 900 6833 US (San Jose); or +1 253 215 8782 US (Tahoma) - Meeting ID: 819 3134 8599 Passcode: 650677. 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 5:47 p.m.

PRESENT

President Gretchen Fagan
Secretary Bill Sumner
Treasurer Richard Bruce
Member Chad Degges

Member Clete Jaeger

ABSENT

Vice-President Steven Vaughan

Member Lisa Covington

OTHERS PRESENT

Kelly Violette

Tiffani Wooten

Tori Gleason

McKayley Dannelley

Tom Condon

Kyle Bertrand

Warren Buehler

Denis Winkler

Mark Snell

Drew Huffman

Kaela Olson (via Zoom)

B. Invocation

Board Member Sumner 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.]*

No public comments were received.

E. Reports and Announcements

Kelly Violette provided an overview of the following:

1. 2023 Strategic Work Plan Board Retreat – April 6, 2023
2. New Video Success Stories – Kinsley Armelle and Tejas Chocolate and Barbeque

F. Approval of Minutes

Motion made by Secretary Sumner, Seconded by Member Degges.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger

The motion carried unanimously.

3. Regular Tomball EDC Meeting of January 10, 2023

G. New Business

4. Consideration and possible action by Tomball EDC to approve a request by JDR Cable Systems for a one-year extension of time in order to complete the hiring of additional employees for their office/warehouse facility located at 2012 S Persimmon Lane, Tomball, Texas 77375.

Motion made by Treasurer Bruce, Seconded by Secretary Sumner.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger.

The motion carried unanimously.

5. 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 \$200,000.00

Public Hearing

President Fagan opened the public hearing at 5:58 p.m. No comments were received. Public hearing was closed 5:58 at p.m.

Motion made by Member Degges, Seconded by Secretary Sumner.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger.

The motion carried unanimously.

6. 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 Louie's Together Playground located at 1331 Ulrich Rd., Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$200,000.00.

Public Hearing

Regular Tomball Economic Development Corporation Meeting

March 7, 2023 | Minutes

Page 4 of 7

President Fagan opened the public hearing at 6:20 p.m. No comments were received. Public hearing was closed at 6:20 p.m.

Motion made by Treasurer Bruce, Seconded by Member Jaeger.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger.

The motion carried unanimously.

7. 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, design of the South Wastewater Treatment Plant expansion located in the City of Tomball, Texas. The estimated amount of expenditures for such Project is \$415,000.00.

Public Hearing

President Fagan opened the public hearing at 6:21p.m. No comments were received. Public hearing was closed 6:21 at p.m.

Motion made by Treasurer Bruce, Seconded by Member Jaeger.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger.

The motion carried unanimously.

8. 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 the North and South 100 Block Alleyways located in the City of Tomball, Texas. The estimated amount of expenditures for such Project is \$600,000.00.

Public Hearing

President Fagan opened the public hearing at 6:22 p.m. No comments were received. Public hearing was closed at 6:22 p.m.

Motion made by Member Jaeger, Seconded by Member Degges.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger.

The motion carried unanimously.

9. Consideration and possible action by Tomball EDC to approve a Professional Services Agreement with Kimley-Horn and Associates, Inc. for Professional Services related to the design of aesthetic enhancements for the Old Town Alley Improvement Project and Authorize the Executive Director to execute the Agreement in an amount not to exceed \$100,000.

Public Hearing

President Fagan opened the public hearing at 6:30 p.m. No comments were received. Public hearing was closed at 6:30 p.m.

Motion made by Treasurer Bruce , Seconded by Secretary Sumner.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger

The motion carried unanimously.

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:

- 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.

The Tomball Economic Development Corporation Board of Directors recessed at 6:30 p.m.

11. Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.

The Tomball Economic Development Corporation Board of Directors reconvened at 7:39 p.m.

12. Consideration and possible action by Tomball EDC to ratify approval of a commercial real estate contract – unimproved property between the Corporation as Seller and Moffitt Williams, LLC and/or assigns as purchaser and authorize the execution of contracts and documentation by the EDC Executive Director relating to approximately 1.791 gross acres of land identified as Lot 3, Block 1, of the Tomball Business and Technology Park Section 2.

Motion made by Secretary Sumner, Seconded by Member Jaeger.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger.

The motion carried unanimously.

13. Consideration and possible action by Tomball EDC to ratify approval of a commercial real estate contract – between First Baptist Church of Tomball as Seller and the Corporation as purchaser and authorize the execution of contracts and documentation by the EDC Executive Director relating to approximately 4.63 acres of land comprised of Lot 13 of First Baptist Church of Tomball Subdivision and Lots 1-24 of Block 57, Lots 10-12 of Block 56, Lots 13-24 of Block 17, Lots 13-15 of Block 12, Lots 16 & 43-46 of Block 44, and Lots 17-19 & 43-48 of Block 46 of the Tomball Subdivision.

Motion made by Secretary Sumner, Seconded by Member Jaeger.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger.

The motion carried unanimously.

14. TEDC Quarterly update on 2021-2022 Strategic Work Plan.

Kelly Violette, Executive Director, gave an update on the 2022 – 2023 Strategic Work Plan.

Presentation item only; no Board action required.

H. Adjournment

Motion made by Secretary Sumner, Seconded by Member Jaeger.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger.

The motion carried unanimously. Meeting adjourned at 7:57 p.m.

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 3rd day of MARCH 2023 by 5:30 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Regular Tomball Economic Development Corporation Meeting

March 7, 2023 | Minutes

Page 7 of 7

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 9th day of May 2023.



President, Tomball EDC Board



Secretary, Tomball EDC Board