

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



**Tuesday, August 13, 2024
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, August 13, 2024 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 AUGUST 13, 2024, 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: 852 2410 3726 Passcode: 685252. 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 5:44 p.m.

PRESENT

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

Member Lisa Covington
Member Brock Hendrickson
Member Jim Engelke

OTHERS PRESENT

Kelly Violette
Tiffani Wooten
Tori Gleason
McKayley Dannelley
Bruce Hillegeist
Jessica Rogers
Paul Garcia
Tom Condon
Kyle Bertrand
Dennis Winkler
Warren Buehler
Christian Goedde
Mike Matheson
Danny Hudson
Richard Gilbert
Ali Khan
Ryan Walsh
Dane Dunagin (via Zoom)
Kaela Olson (via Zoom)

B. Invocation

Member Hendrickson 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

F. Reports by TEDC Staff:

Tiffani Wooten provided an overview of the following:

Regular Tomball Economic Development Corporation Meeting

August 13, 2024 | Minutes

Page 3 of 7

1. Summer 2024 Quarterly Newsletter
2. Summer Youth Employment Program Update
3. 2024 Economic Outlook Luncheon Save the Date – October 15, 2024 – 10:30 a.m. – 1:00 p.m.

G. Approval of Minutes

Motion made by Member Engelke, Seconded by Secretary Sumner.

Voting Yea: Vice President Degges, Secretary Sumner, Member Covington, Member Hendrickson, Member Engelke.

The motion carried unanimously.

4. Regular Tomball EDC Meeting of May 14, 2024
5. Special Joint Tomball EDC and Tomball City Council Meeting of July 22, 2024

H. New Business

6. Presentation by Jessica Rogers, Assistant City Manager, regarding the Tomball EDC 2023-2024 Fiscal Year financial statements.

Presentation item only; no Board action required.

7. Consideration and possible action by Tomball EDC to approve a request by GK Hospitality Development LLC., for a one-year extension of time in order to complete the construction of a 6,580 square-foot commercial building and gasoline facility located near the northwest corner of FM 2920 and State Highway 249, Tomball, Texas 77375.

Motion made by Vice President Degges, Seconded by Member Engelke.

Voting Yea: Vice President Degges, Secretary Sumner, Member Covington, Member Hendrickson, Member Engelke.

The motion carried unanimously.

8. Consideration and possible action by Tomball EDC, to approve, as a Project of the Corporation, an agreement with RSC Riverside Construction LLC 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

Regular Tomball Economic Development Corporation Meeting

August 13, 2024 | Minutes

Page 4 of 7

office/warehouse park to be located at 0 Holderrieth Road, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$101,870.00.

Public Hearing

President Fagan opened the public hearing at 6:26 p.m. No comments were received. Public hearing was closed at 6:27 p.m.

Motion made by Secretary Sumner, Seconded by Member Hendrickson.

Voting Yea: Vice President Degges, Secretary Sumner, Member Covington, Member Hendrickson, Member Engelke.

The motion carried unanimously

9. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Red Grip, 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 commercial office/retail development to be located at 1211 Rudel Road, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$15,195.00.

Public Hearing

President Fagan opened the public hearing at 6:38 p.m. No comments were received. Public hearing was closed at 6:38 p.m.

Motion made by Member Engelke, Seconded by Secretary Sumner.

Voting Yea: Vice President Degges, Secretary Sumner, Member Covington, Member Hendrickson, Member Engelke.

The motion carried unanimously

10. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Walsh Alliance, LLC dba Walsh & Albert Company, Ltd., to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the development of its corporate headquarters to be located at 2401 S Persimmon Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$165,000.00.

Public Hearing

President Fagan opened the public hearing at 6:49 p.m. No comments were received. Public hearing was closed at 6:49 p.m.

Regular Tomball Economic Development Corporation Meeting

August 13, 2024 | Minutes

Page 5 of 7

Motion made by Member Engelke, Seconded by Vice President Degges.

Voting Yea: Vice President Degges, Secretary Sumner, Member Covington, Member Hendrickson, Member Engelke.

The motion carried unanimously

11. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Metal Zinc Manufacturing LLC, to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the development of its corporate headquarters to be located at 2401 S Persimmon Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$80,000.00.

Public Hearing

President Fagan opened the public hearing at 6:56 p.m. No comments were received. Public hearing was closed at 6:56 p.m.

Motion made by Secretary Sumner, Seconded by Member Engelke.

Voting Yea: Vice President Degges, Secretary Sumner, Member Covington, Member Hendrickson, Member Engelke.

The motion carried unanimously

12. The Tomball Economic Development Corporation will enter into a Workshop Session to discuss the Fiscal Year 2024-2025 Tomball Economic Development Corporation Budget.

Workshop session only; no Board action required.

13. 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.

Regular Tomball Economic Development Corporation Meeting

August 13, 2024 | Minutes

Page 6 of 7

The Tomball Economic Development Corporation Board of Directors recessed at 9:10 p.m.

14. 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 9:58 p.m.

15. Consideration and possible action by Tomball EDC to approve the Tomball Economic Development Corporation Fiscal Year 2024-2025 Budget.

Public Hearing

President Fagan opened the public hearing at 10:02 p.m. No comments were received. Public hearing was closed at 10:02 p.m.

Motion made by Member Hendrickson, Seconded by Secretary Sumner.

Voting Yea: Vice President Degges, Secretary Sumner, Member Hendrickson, Member Engelke.

Voting Nay: Member Covington.

The motion carried.

16. Consideration and possible action by Tomball EDC to approve out-of-state travel for FY 2024-2025 for TEDC Staff to attend conferences and trainings for professional and business development purposes.

Motion made by Secretary Sumner, Seconded by Member Engelke.

Voting Yea: Vice President Degges, Secretary Sumner, Member Hendrickson, Member Engelke.

The motion carried unanimously.

17. Consideration and possible action regarding changes to the Business Improvement Grant Program and Old Town Façade Improvement Grant Program Guidelines and Criteria.

Motion made by Secretary Sumner, Seconded by Member Covington.

Voting Yea: Vice President Degges, Secretary Sumner, Member Hendrickson, Member Engelke.

The motion carried unanimously.

I. Adjournment

Motion made by Secretary Sumner, Seconded by Member Engelke.

Voting Yea: Vice President Degges, Secretary Sumner, Member Covington, Member Hendrickson.

The motion carried unanimously. Meeting adjourned at 10:26 p.m.

C E R T I F I C A T I O N

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 8th day of August 2024 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 10th day of September 2024.



President, Tomball EDC Board



Secretary, Tomball EDC Board