

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



**Tuesday, January 23, 2024
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, January 23, 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 JANUARY 23, 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: 831 7713 4331 Passcode: 332805. 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 5:30 p.m.

PRESENT

President Gretchen Fagan
Vice President Chad Degges
Secretary Bill Sumner
Member Lisa Covington

Member Jim Engelke

ABSENT

Treasurer Richard Bruce

Member Clete Jaeger

OTHERS PRESENT

Kelly Violette

Tiffani Wooten

Tori Gleason

McKayley Dannelley

Kyle Bertrand

Tom Condon

Mark Stoll

Bruce Hillegeist

Christina Mapes

Lizzy Spangler

Luisa Obando

Janna Hoglund

Victoria

Racheal Wells

Daniel Wells

Colleen Pye

Kaela Olson (via Zoom)

B. Invocation

Board Member Engelke 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:

Kelly Violette provided an overview of the following:

1. Mix & Jingle Networking Event held on December 7, 2023
2. Winter 2024 Quarterly Newsletter
3. Old Town Retail & Restaurant Workshop – January 29, 2024 – 1:00 p.m. – 5:00 p.m.
4. TEDC Celebrates 30 Years

G. Approval of Minutes

Motion made by Secretary Sumner, Seconded by Member Engelke

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

The motion carried unanimously.

5. Regular Tomball EDC Meeting of November 14, 2023

H. New Business

6. Presentation by Janna Hoglund, Director, LSC-Tomball Community Library regarding the Friends of Tomball Community Library.

Presentation item only; no Board action required.

7. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with LOMA Health & Wellness, PLLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 640 Baker Drive, Unit D, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$8,880.00.

Public Hearing

President Fagan opened the public hearing at 5:56 p.m. No comments were received. Public hearing was closed at 5:57 p.m.

Motion made by Member Engelke, Seconded by Secretary Sumner.

Voting Yea: Vice President Degges, Secretary Sumner, Member Covington, 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 Della Casa Pasta, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 22525 Hufsmith-Kohrville Rd., Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$10,000.00.

Public Hearing

President Fagan opened the public hearing at 6:03 p.m. No comments were received. Public hearing was closed at 6:03 p.m.

Motion made by Member Engelke, Seconded by Secretary Sumner.

Voting Yea: Vice President Degges, Secretary Sumner, Member Covington, 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 Billiard Factory to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the development of a corporate distribution facility, located at 2013 S. Persimmon Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$95,909.00.

Public Hearing

President Fagan opened the public hearing at 6:06 p.m. No comments were received. Public hearing was closed at 6:07 p.m.

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

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

The motion carried unanimously.

10. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, a Summer Youth Employment Program.

Motion made by Secretary Sumner, Seconded by Member Engelke.

Voting Yea: Vice President Degges, Secretary Sumner, Member Covington, 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 the City of Tomball to make direct incentives to, or expenditures for, improvements to the North and South 100 Block and North 200 Block Alleyways located in the City of Tomball, Texas. The estimated amount of expenditures for such Project is \$1,188,834.00.

Public Hearing

President Fagan opened the public hearing at 6:57 p.m.

The following comment was received:

Collen Pye – 207 Florence St., Tomball, Texas 77375 – Expressed her opinion regarding plants for the Alleyways and how important they are.

President Fagan closed the public hearing at 6:58 p.m.

Motion made by Member Engelke, Seconded by Member Covington.

Voting Yea: Vice President Degges, Member Covington, Member Engelke.

Voting Nay: Secretary Sumner

The motion carried.

12. 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 6:59 p.m.

13. 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 7:31 p.m.

- I. Adjournment

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Motion made by Member Engelke, Seconded by Member Covington.

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

The motion carried unanimously. Meeting adjourned at 7:31 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 19th day of JANUARY 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 5 th day of March 2024.



President, Tomball EDC Board



Secretary, Tomball EDC Board