

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



**Tuesday, July 12, 2022
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, July 12, 2022 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 JULY 12, 2022, 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 4445 9040 Passcode: 117611. 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 Steven Vaughan

Secretary Bill Sumner (via Zoom)

Treasurer Richard Bruce

Member Clete Jaeger

ABSENT

Member Chad Degges

Member Randy Parr

OTHERS PRESENT

Kelly Violette

Tiffani Wooten

Tori Gleason

Katherine DuBose

Mark Stoll

Kyle Bertrand

Tom Condon

Ross Winkler

Wes Sumner

Marks I-pad (via Zoom)

Daija Chambers (via Zoom)

Luisa Obando (via Zoom)

1-303-931-12320 (via Zoom)

B. Invocation

Board Member Vaughan 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.]*

E. Reports and Announcements

F. Reports by TEDC Staff:

Tiffani Wooten provided an overview of the following.

1. Baker Hughes STEM Graduation – May 19, 2022
2. Tomball Memorial High School Job Fair – May 20, 2022
3. Workforce Solutions Event – May 26, 2022

4. Texas Economic Development Council – Workforce Excellence Award
5. Summer 2022 Quarterly Newsletter
6. 2022 Economic Outlook Save the Date – October 4, 2022 (9:00 a.m. – 1:00 p.m.)

G. Approval of Minutes

Motion made by Treasurer Bruce, Seconded by Vice-President Vaughan.

Voting Yea: President Fagan, Vice-President Vaughan, Secretary Sumner, Treasurer Bruce, Member Jaeger.

The motion carried unanimously.

7. Regular Tomball EDC Meeting of May 10, 2022.
8. Special Joint Tomball EDC and Tomball City Council Meeting of July 6, 2022.

H. New Business

9. Presentation by Katherine DuBose, Finance Director, regarding the Tomball EDC 2021-2022 Fiscal Year financial statements.

Katherine DuBose, Finance Director, provided an overview of the financial statements.

Presentation item only; no Board action required.

10. Consideration and possible action by Tomball EDC to approve a request by Houston Poly Bag I, Ltd. for a one-year extension of time in order to complete the construction of a 41,000 square-foot warehouse facility and make other capital improvements located at 11726 Holderrieth Road, Tomball, Texas 77375.

Secretary Sumner submitted a conflict of interest form to recuse from this item.

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

Voting Yea: President Fagan, Vice-President Vaughan, Treasurer Bruce, Member Jaeger.

The motion carried unanimously.

11. 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 1599 Hicks St. Suite 2, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$6,520.00.

- Public Hearing

President Fagan opened the public hearing at 5:47 p.m. No comments were received. Public hearing was closed at 5:47 p.m.

Motion made by Secretary Sumner, Seconded by Treasurer Bruce.

Voting Yea: President Fagan, Vice-President Vaughan, Secretary Sumner, Treasurer Bruce, Member Jaeger.

The motion carried unanimously.

12. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Rehab Garage LLC to make direct incentives to, or expenditures for, the promotion of new or expanded business enterprises associated with the expansion of an office/warehouse facility located at 723 South Cherry Street, Tomball, TX. The estimated amount of expenditures for such Project is an amount not to exceed \$18,639.00.

- Public Hearing

This item was withdrawn by the applicant; no Board action required.

13. The Tomball Economic Development Corporation will enter into a Workshop Session to discuss the Fiscal Year 2022-2023 Tomball Economic Development Corporation Budget.

Workshop Session only; no Board action required.

14. Consideration and possible action by Tomball EDC to approve the Tomball Economic Development Corporation Fiscal Year 2022-2023 Budget.

- Public Hearing

President Fagan opened the public hearing at 6:12 p.m. No public comments were received. Public hearing was closed at 6:12 p.m.

Motion made by Member Jaeger, Seconded by Treasurer Bruce to approve the Fiscal Year 2022-2023 Tomball Economic Development Corporation Budget

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as presented above, subject to any administrative changes discussed in Executive Session.

Voting Yea: President Fagan, Vice-President Vaughan, Secretary Sumner, Treasurer Bruce, Member Jaeger.

The motion carried unanimously.

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 6:14 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 7:29 p.m.

17. Consideration and possible action by Tomball EDC to ratify approval of a commercial real estate contract – unimproved property between the Corporation as Seller and Newcor Development, LLC and/or assigns as purchaser and authorize the execution of contracts and documentation by the EDC Executive Director relating to approximately 1.7484 gross acres of land identified as Lot 4-1 of the Tomball Business and Technology Park Lot 9 Replat Subdivision.

Motion made by Vice-President Vaughan, Seconded by Treasurer Bruce.

Voting Yea: President Fagan, Vice-President Vaughan, Secretary Sumner, Treasurer Bruce, Member Jaeger.

The motion carried unanimously.

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18. Consideration and possible action by Tomball EDC to approve that one certain commercial real estate contract – unimproved property between the Corporation as Seller and The Urban Group, LLC and/or assigns as purchaser relating to approximately 18.2846 acres of land, identified as Lot 8 of the Tomball Business and Technology Park Lots 4 and 8 Replat Subdivision.

Motion made by Treasurer Bruce, Seconded by Vice-President Vaughan.

Voting Yea: President Fagan, Vice-President Vaughan, Secretary Sumner, Treasurer Bruce, Member Jaeger.

The motion carried unanimously.

I. Adjournment

Motion made by Treasurer Bruce, Seconded by Secretary Sumner to adjourn the meeting at 7:32 p.m.

Voting Yea: President Fagan, Vice-President Vaughan, Secretary Sumner, Treasurer Bruce, Member Jaeger.

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 8th day of JULY 2022 by 5:30 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kelly Violette
Executive Director

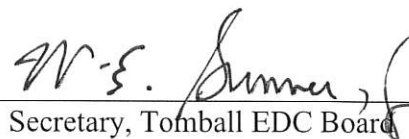
This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

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

PASSED AND APPROVED this the 13th day of September 2022.



President, Tomball EDC Board



Secretary, Tomball EDC Board

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