

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



**Tuesday, November 14, 2023
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, November 14, 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 NOVEMBER 14, 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: 868 7550 7947 Passcode: 466073. 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

Secretary Bill Sumner

Treasurer Richard Bruce
Member Chad Degges
Member Lisa Covington
Member Jim Engelke

ABSENT

Member Clete Jaeger

OTHERS PRESENT

Kelly Violette
Tiffani Wooten
Tori Gleason
McKayley Dannelley
Kyle Bertrand
Tom Condon
Katherine Tapscott
Mark Stoll
Peter Licata
Jamie Groff
Brittany Johnson
Amy Martinez
Randy Harmon
Meagan Morris
Collen Pye
Dana Haas
John Kelly
Andrew Brockenbush
Authur Gordon
Felina Hill
Steven Hill
Britt Heald
Natalie Kirtley
Victoria Perez
Ellen Warren
Kaela Olson (via Zoom)
Isabella Xu (via Zoom)
Stefanie Stubbings (via Zoom)
Micheal Dean Pierce (via Zoom)
Ashley Scrogin (via Zoom)
Diana Miller (via Zoom)
Matthew Martinez (via Zoom)
Dennis McCorvy (via Zoom)
Bridget Gould (via Zoom)
Nicole Simmons (via Zoom)

Cary Kelley (via Zoom)
Jody Gresham (via Zoom)
Joesph Thornhill (via Zoom)
Traci Jones (via Zoom)
Caitlin Parker (via Zoom)
Angie Montes (via Zoom)
Nayomi Pyjols (via Zoom)
Jeanette Eickenhorst (via Zoom)
Erin Rogers (via Zoom)
Stephanie Harris (via Zoom)
Don Botting (via Zoom)
Brittani Kokosz (via Zoom)
Zade Cotterman (via Zoom)
Sarah Laughter (via Zoom)
Cesar Rodriguez (via Zoom)
John Frasca (via Zoom)
Zack Cui (via Zoom)
Gili Gould (via Zoom)
Stacy R (via Zoom)
Jen (via Zoom)
Katherine (via Zoom)
Rebecca (via Zoom)
Lee Ann (via Zoom)
JeHoward@ plugpower.com (via Zoom)
NDM (via Zoom)
Soul Love (via Zoom)
Bridal Brocante (via Zoom)
Lara's iPhone (via Zoom)
iPhone (via Zoom)
iPhone 2 (via Zoom)
iPhone Rachel (via Zoom)
iPhone 4 (via Zoom)
iPhone 9 (via Zoom)
iPhone 86 (via Zoom)
iPhone 149 (via Zoom)
303-847-1954 (via Zoom)
832-972-1715 (via Zoom)
713-775-1004 (via Zoom)
281-660-1103 (via Zoom)
281-323-4960 (via Zoom)

B. Invocation

Board Member Degges 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. International Economic Development Council – Gold and Silver Economic Excellence Awards
2. Fall 2023 Quarterly Newsletter
3. 2023 Outlook Luncheon held October 18, 2023
4. 2023 Mix & Jingle Event – December 7th – 5:00 p.m. – 7:00 p.m. at Paradigm Brewing Company

G. Approval of Minutes

Motion made by Treasurer Bruce, Seconded by Secretary Sumner.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Covington, Member Engelke.

The motion carried unanimously.

5. Regular Tomball EDC Meeting of September 12, 2023
6. Special Tomball EDC Meeting of October 18, 2023

H. New Business

7. Presentation by Katherine Tapscott, Finance Director, regarding the Tomball EDC 2021-2022 Fiscal Year End financial statements.

Presentation item only; no Board action required.

8. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with T & R Harmon, LLC DBA Craving Kernels, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 702 South Persimmon Street, Unit 3A, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$8,820.00.

Public Hearing

President Fagan opened the public hearing at 5:45 p.m. No comments were received. Public hearing was closed at 5:45 p.m.

Motion made by Treasurer Bruce, Seconded by Member Engelke.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, 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 First Community Credit Union 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 Banking and Financial Services office building to be 26902 TX-249 in the City of Tomball. The estimated amount of expenditures for such Project is \$64,721.00.

Public Hearing

President Fagan opened the public hearing at 5:50 p.m. No comments were received. Public hearing was closed at 5:50 p.m.

Motion made by Secretary Sumner, Seconded by Member Degges.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Covington, 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 Headquarters TOO, 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 15,500 square foot commercial facility to be located at

1417 Graham Drive, Tomball, Texas 77375 The estimated amount of expenditures for such Project is \$102,459.00.

Public Hearing

President Fagan opened the public hearing at 5:59 p.m. No comments were received. Public hearing was closed at 6:00 p.m.

Motion made by Member Engelke, Seconded by Member Covington.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, 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 IC Star Solar (USA), 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 19200 Hamish Rd, Tomball, Texas 77377. The estimated amount of expenditures for such Project is \$522,000.00.

Public Hearing

President Fagan opened the public hearing at 6:04 p.m. No comments were received. Public hearing was closed at 6:04 p.m.

Motion made by Member Degges, Seconded by Treasurer Bruce.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Covington, Member Engelke.

The motion carried unanimously.

12. Consideration and possible action by Tomball EDC to approve, a Resolution of which the caption reads:

A RESOLUTION OF THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION PROVIDING THE TIME AND PLACE OF THE REGULAR MEETINGS OF THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION IN THE CITY OF TOMBALL, TEXAS FOR THE YEAR 2024.

Motion made by Member Engelke, Seconded by Member Covington.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Covington, Member Engelke.

The motion carried unanimously.

13. Election of Officers: President, Vice President, Secretary, Treasurer

Motion made by Secretary Sumner, Seconded by Treasurer Bruce.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Covington, Member Engelke.

President: Gretchen Fagan

Vice President: Chad Degges

Secretary: Bill Sumner

Treasurer: Richard Bruce

The motion carried unanimously.

14. Consideration and possible action by Tomball EDC to approve an amendment to the Commercial Real Estate Listing Agreement with Colliers International for the sale of EDC owned property in the Tomball Business and Technology Park.

Motion made by Treasurer Bruce, Seconded by Member Engelke.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Covington, Member Engelke.

The motion carried unanimously.

15. Consideration and possible action by Tomball EDC to approve an amendment to Exclusive Representation Agreement with Colliers International for real estate services related to the acquisition of property within the city limits of or ETJ of Tomball.

Motion made by Treasurer Bruce, Seconded by Member Engelke.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Covington, Member Engelke.

The motion carried unanimously.

16. 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.
 - No Executive Session was needed.
17. Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.
- No Executive Session was needed.
18. Presentation and discussion regarding Shop and Stroll events.

The following public comments were received:

Felina Hill – 22710 Timberlake Creek Rd., Tomball, Texas 77377 – Expressed her opinion on the topic Shop and Stroll Events.

Collen Pye – 207 Florence St., Tomball, Texas 77375 – Expressed her opinion on the topic Shop and Stroll Events.

Randy Harmon – 312 Market St., Tomball, Texas 77375 – Expressed his opinion on the topic Shop and Stroll Events.

Meagan Morris – 210 W Main St., Tomball, Texas 77375 – Expressed her opinion on the topic Shop and Stroll Events.

Jamie Groff – 120 W Main St., Tomball, Texas 77375 – Expressed her opinion on the topic Shop and Stroll Events.

Natalie Kirtley – 110 Commerce St., Tomball, Texas 77375 – Expressed her opinion on the topic Shop and Stroll Events.

Britt Held – 213 W Main St., Tomball, Texas 77375 - Expressed her opinion on the topic Shop and Stroll Events.

Mark Stoll – Addressed the topic Shop and Stroll Events with the Board.

Presentation item only; no Board action required.

19. TEDC Quarterly update on 2023-2024 Strategic Work Plan.

Tiffani Wooten provided an overview.

Presentation item only; no Board action required.

I. Adjournment

Motion made by Secretary Sumner, Seconded by Treasurer Bruce.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Covington, Member Engelke.

The motion carried unanimously. Meeting adjourned at 7:07 p.m.

CERTIFICATION

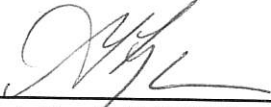
I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 10th day of NOVEMBER 2023 by 5:30 PM, and remained posted for at least 72 continuous hours preceding the scheduled 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 23rd day of January 2024.



President, Tomball EDC Board



Secretary, Tomball EDC Board