

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



**Tuesday, March 08, 2022  
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, March 08, 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 MARCH 8, 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](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: 850 2242 3618 Passcode: 608878. 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 5:32 p.m.

PRESENT

President Gretchen Fagan

Secretary Bill Sumner

Treasurer Richard Bruce

Member Chad Degges  
Member Randy Parr

OTHERS PRESENT

Kelly Violette  
Tiffani Wooten  
Tori Gleason  
Ross Winkler  
Tom Condon  
Kyle Bertrand  
Katherine DuBose  
Kaela Olson (via Zoom)

ABSENT

Vice-President Steven Vaughan  
Member Clete Jaeger

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.]*

President Fagan opened public comments at 5:34 p.m. No comments were received. Public comments were closed at 5:34 p.m.

E. Reports and Announcements

F. Reports by TEDC Staff:

Tiffani Wooten provided an overview of the following:

1. Lovett Industrial – Interchange 249 Groundbreaking Ceremony
2. 2022 Strategic Work Plan Board Retreat – April 6, 2022

3. Texas Economic Development Council – Economic Excellence Award

G. Approval of Minutes

4. Regular Tomball EDC Meeting of January 11, 2022

Motion made by Member Parr, Seconded by Secretary Sumner to approve the minutes as presented.

Voting Yea: President Fagan, Secretary Sumner, Treasurer Bruce, Member Degges, Member Parr.

The motion carried unanimously.

H. New Business

5. 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.

6. Consideration and possible action by Tomball EDC to approve a request by Century Hydraulics, LLC for a one-year extension of time in order to complete the construction of a 7,500 square-foot office/warehouse facility and make other capital improvements located at 23706 Snook Lane, Tomball, Texas 77375.

Motion made by Secretary Sumner, Seconded by Member Parr.

Voting Yea: President Fagan, Secretary Sumner, Treasurer Bruce, Member Degges, Member Parr.

The motion carried unanimously.

7. Consideration and possible action by Tomball EDC to approve a request by JDR Cable Systems, Inc. for a one-year extension of time due to workforce shortages to fully staff the completed 76,915 square-foot office/warehouse facility located at 2012 S. Persimmon, Tomball, Texas 77375.

Motion made by Member Degges, Seconded by Secretary Sumner.

Voting Yea: President Fagan, Secretary Sumner, Treasurer Bruce, Member Degges, Member Parr.

The motion carried unanimously.

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

Kelly Violette, Executive Director, gave an update on the 2021-2022 Strategic Work Plan.

Presentation item only; no Board action required.

9. 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 recessed at 5:57 p.m.

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

The Tomball Economic Development Corporation Board reconvened at 6:39 p.m.

Motion made by Board Member Degges, seconded by Secretary Sumner to approve that one certain real estate contract – unimproved property between the Corporation as Seller and Newcor Commercial Real Estate as purchaser relating to approximately 1.7484 acres of land identified as Lot 4-1 of the Tomball Business and Technology Park Lot 9 Replat Subdivision as discussed in Executive Session.

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

The motion carried unanimously.

I. Adjournment

Motion made by Member Parr, Seconded by Secretary Sumner to adjourn the meeting at 6:40p.m.

Voting Yea: President Fagan, Secretary Sumner, Member Degges, Member Parr.

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 4th day of MARCH 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](http://www.ci.tomball.tx.us).

PASSED AND APPROVED this the 10<sup>th</sup> day of May 2022.

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President, Tomball EDC Board

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Secretary, Tomball EDC Board