

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



**Tuesday, January 10, 2023
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, January 10, 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 JANUARY 10, 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: 822 2347 3433. 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

Treasurer Richard Bruce
Member Chad Degges
Member Lisa Covington

ABSENT
Member Clete Jaeger

OTHERS PRESENT
Kelly Violette (via Zoom)
Tiffani Wooten
Tori Gleason
McKayley Dannelley
Kyle Bertrand
Drew Huffman
Jason Snell
Matt Lawrence
Bill Lawrence
William McCain
Sherrie Dunaway
Amber Slaughter
Josh Theut
Josh Mueller
Dan Church
Clint Hammonds
Lindsey Adams
Matt Kimich
Kaela Olson (via Zoom)

B. Invocation

Board Member Degges led the invocation.

C. Pledges

Board Member Degges 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. Approval of Minutes

Motion made by Member Degges, Seconded by Treasurer Bruce.

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

The motion carried unanimously.

1. Special Joint Tomball EDC and Tomball City Council Meeting of November 7, 2022
2. Regular Tomball EDC Meeting of November 15, 2022

F. New Business

Drew Huffman, Public Works Director, requested that Item 8 be moved up on the agenda to Item 3.

3. Presentation by Drew Huffman, Public Works Director, City of Tomball, regarding upcoming City of Tomball project requests.

Drew Huffman, Public Works Director, provided an overview of the of the upcoming City of Tomball project requests.

Presentation item only; no Board action required.

4. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with STUDIO a28 to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 1431 Graham Drive, Suite 212 and 213, Tomball, Texas. The estimated amount of expenditures for such Project is \$4,063.00.

Public Hearing

President Fagan opened the public hearing at 6:09 p.m. No comments were received. Public hearing was closed 6:09 at p.m.

Motion made by Treasurer Bruce, Seconded by Secretary Sumner.

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

The motion carried unanimously.

5. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Persimmon Global Logistics 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 1014 Lizzie Lane, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$16,920.00.

Public Hearing

President Fagan opened the public hearing at 6:22 p.m. No comments were received. Public hearing was closed at 6:22 p.m.

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

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

The motion carried unanimously.

6. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Church Holdings, Inc., 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 or to the development and construction of a multibuilding office/warehouse park to be located near the intersection of Hufsmith-Kohrville and Spell Rd. in the City of Tomball. The estimated amount of expenditures for such Project is \$426,639.00.

Public Hearing

President Fagan opened the public hearing at 6:47 p.m. No comments were received. Public hearing was closed 6:47 at p.m.

Motion made by Member Degges, Seconded by Treasurer Bruce.

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

The motion carried unanimously.

7. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Hufsmith-Kohrville Business Park, 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 office/warehouse park to be located at Hufsmith-Kohrville and Werich Road, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$122,722.00.

Public Hearing

President Fagan opened the public hearing at 6:57 p.m. No comments were received. Public hearing was closed at 6:57 p.m.

Motion made by Secretary Sumner, Seconded by Member Covington.

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

The motion carried unanimously.

8. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with BCS Tomball Main, 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 retail development to be located at the NE corner of SH 249 and FM 2920 Rd., Tomball, TX 77377. The estimated amount of expenditures for such Project is \$123,094.00.

Public Hearing

President Fagan opened the public hearing at 7:07 p.m. No comments were received. Public hearing was closed at 7: 07 p.m.

Motion made by Secretary Sumner , Seconded by Vice-President Vaughan.

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

The motion carried unanimously.

9. Presentation by Matt Kimich, CEO, Blue Kite Building Group, regarding mixed-use development in Old Town Tomball.

Matt Kimich, CEO, provided an overview of the mixed-use development in Old Town Tomball.

Presentation item only; no Board action required.

10. 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 551.071, - Consultation with the Attorney regarding a matter which the Attorney's duty requires to be discussed in closed session.

The Tomball Economic Development Corporation Board of Directors recessed at 7:29 p.m.

11. 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 8:43 p.m.

12. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, the designation of a mixed-use development in Old Town Tomball, to promote new and expanded businesses development, with such Project including the expenditure of funds for the purchase of land, buildings, equipment facilities, expenditures, targeted infrastructure, and improvements related to the Project, and authorizing the Executive Director or designee to execute any and all documentation related to the Project.

Public Hearing

President Fagan opened the public hearing at 8:44 p.m. No comments were received. Public hearing was closed at 8:44 p.m.

Motion made by Vice-President Vaughan, Seconded by Secretary Sumner.

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

The motion carried unanimously.

13. Consideration and possible action by Tomball EDC to approve a Budget Amendment to the Tomball EDC 2022-2023 Fiscal Year Budget.

Public Hearing

President Fagan opened the public hearing at 8:45 p.m. No comments were received. Public hearing was closed at 8:45 p.m.

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

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

The motion carried unanimously.

G. Adjournment

Motion made by Secretary Sumner, Seconded by Member Covington

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

The motion carried unanimously. Meeting adjourned at 8:45 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 6th day of JANUARY 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 7th day of March 2023.

President, Tomball EDC Board

Secretary, Tomball EDC Board