

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



**Tuesday, March 04, 2025
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, March 04, 2025 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 4, 2025, 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: 829 3193 3060 Passcode: 817596. 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 Lisa Covington

Secretary Bill Sumner

Treasurer Jim Engelke

Member Brock Hendrickson
Member Danny Hudson
Member Latrell Shannon

OTHERS PRESENT

Kelly Violette
Tiffani Wooten
Tori Gleason
McKayley Dannelley
Tom Condon
Jessica Rogers
Bragg Farmer
David Esquivel
Paul Garcia
Dane Dunagin
Kyle Bertrand
Matt Lawrence
Brennan Cross
Erica Kucera
Ahmad Aslam
Andy Jorgensen (via Zoom)
iPhone (via Zoom)
Tom Drye (via Zoom)
Kaela Olson (via Zoom)

B. Invocation

Board Member Shannon 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:

Tiffani Wooten provided an overview of the following:

1. 2024 TEDC Mix & Jingle – December 12, 2024
2. 2024 Winter Newsletter
3. New TEDC Office Grand Opening and Ribbon Cutting
4. 2025-2026 TEDC Strategic Planning Workshops – March 25th – 12:00 p.m. – 5:00 p.m. – March 26th – 9:00 a.m. – 4:00 p.m. – 501 James Street, Tomball, Texas 77375
5. Career Fair – April 16, 2025 – 10:00 a.m. – 2:00 p.m. – Beckendorf Conference Center – 30555 Tomball Parkway, Tomball, Texas 77375
6. Summer Youth Employment Program Update

G. Approval of Minutes

Motion made by Treasurer Engelke, Seconded by Vice President Covington.

Voting Yea: Vice President Covington, Secretary Sumner, Treasurer Engelke, Member Hendrickson, Member Hudson, Member Shannon.

The motion carried unanimously.

7. Regular Tomball EDC Meeting of November 12, 2024

H. New Business

8. Presentation by Bragg Farmer, Finance Director, regarding the Tomball EDC 2024-2025 Fiscal Year financial statements.

Presentation item only; no Board action required.

9. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Longhorn Realty Investments, 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 expansion of a medical office facility to be located at 308 Holderrieth Blvd., Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$91,835.00.

Public Hearing

President Fagan opened the public hearing at 5:58 p.m. No comments were received. Public hearing was closed at 5:58 p.m.

Motion made by Member Hudson, Seconded by Treasurer Engelke.

Voting Yea: Vice President Covington, Secretary Sumner, Treasurer Engelke, Member Hendrickson, Member Hudson, Member Shannon.

The motion carried unanimously.

10. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Houston Poly Bag I, Ltd to make direct incentives to, or expenditures for, equipment expansion for the creation and retention of primary jobs for Houston Poly Bag I, Ltd, located at 11726 Holderrieth Rd., Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$48,601.00.

Public Hearing

Secretary Sumner submitted a Conflict of Interest form and recused from voting.

President Fagan opened the public hearing at 6:05 p.m. No comments were received. Public hearing was closed at 6:05 p.m.

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

Voting Yea: President Fagan, Vice President Covington, Treasurer Engelke, Member Hendrickson

Voting Nay: Member Hudson

Member Shannon Abstained from vote.

The motion carried.

11. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Material and Design Solutions, LLC to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the development of a corporate headquarters facility, located at 1515 S. Persimmon Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$85,902.00.

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 Vice President Covington, Seconded by Treasurer Engelke.

Voting Yea: Vice President Covington, Secretary Sumner, Treasurer Engelke, Member Hendrickson, Member Hudson, Member Shannon.

The motion carried unanimously.

12. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Theis Lane and South Cherry Street, 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 development and construction of a retail development to be located at the corner of Theis Lane and Cherry Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$83,615.00.

Public Hearing

President Fagan opened the public hearing at 6:29 p.m. No comments were received. Public hearing was closed at 6:29 p.m.

Motion made by Member Hendrickson, Seconded by Member Shannon.

Voting Yea: Vice President Covington, Secretary Sumner, Treasurer Engelke, Member Hendrickson, Member Hudson, Member Shannon.

The motion carried unanimously.

13. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Innersculpt Studio, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 1417 Graham Drive, Suite 600, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$10,000.00.

Public Hearing

President Fagan opened the public hearing at 6:34 p.m. No comments were received. Public hearing was closed at 6:34 p.m.

Motion made by Vice President Covington, Seconded by Secretary Sumner.

Voting Yea: Vice President Covington, Secretary Sumner, Treasurer Engelke, Member Hendrickson, Member Hudson, Member Shannon.

The motion carried unanimously.

14. 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, the upsizing of street trees in conjunction with the FM 2920/Main Street Rebuild Project located in the City of Tomball, Texas. The estimated amount of expenditures for such Project is \$1,500,000.00.

Public Hearing

President Fagan opened the public hearing at 6:38 p.m. No comments were received. Public hearing was closed at 6:38 p.m.

Motion made by Treasurer Engleke, Seconded by Member Shannon.

Voting Yea: Vice President Covington, Secretary Sumner, Treasurer Engelke, Member Hendrickson, Member Hudson, Member Shannon.

The motion carried unanimously.

15. 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, the relocation of city utilities in conjunction with the FM 2920/Main Street Rebuild project located in the City of Tomball, Texas. The estimated amount of expenditures for such Project is \$1,000,000.00.

Public Hearing

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

Motion made by Vice President Covington, Seconded by Treasurer Engelke.

Voting Yea: Vice President Covington, Secretary Sumner, Treasurer Engelke, Member Hendrickson, Member Hudson, Member Shannon.

The motion carried unanimously.

16. 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 South Wastewater Treatment Plant Expansion project located in the City of Tomball, Texas. The estimated amount of expenditures for such Project is \$20,000,000.00.

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 Member Shannon, Seconded by Treasurer Engelke.

Voting Yea: Vice President Covington, Secretary Sumner, Treasurer Engelke, Member Hendrickson, Member Hudson, Member Shannon.

The motion carried unanimously.

17. Discussion regarding design options for Old Town Tomball Billboard Signs.
18. 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 7:09 p.m.

19. 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 7:50 p.m.

20. TEDC Quarterly update on 2024-2025 Strategic Work Plan.

Tiffani Wooten provided an overview.

Presentation item only; no Board action required.

I. Adjournment

Motion made by Member Shannon, Seconded by Treasurer Engelke.

Voting Yea: Vice President Covington, Secretary Sumner, Treasurer Engelke, Member Hendrickson, Member Hudson, Member Shannon.

The motion carried unanimously. Meeting adjourned at 7:56 p.m.

CERTIFICATION

Regular Tomball Economic Development Corporation Meeting

March 4, 2025 | Minutes

Page 8 of 8

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 28th day of FEBRUARY 2025 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) 290-1019 for further information.

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

PASSED AND APPROVED this the 13th day of May 2025.

President, Tomball EDC Board

Secretary, Tomball EDC Board