

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



**Tuesday, November 15, 2022  
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, November 15, 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 NOVEMBER 15, 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: 852 5585 8941 Passcode: 073571. 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
- B. Invocation
- C. Pledges
- 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:

1. International Economic Development Council – Economic Excellence Awards
2. Fall 2022 Quarterly Newsletter
3. 2022 Outlook Luncheon held October 4, 2022
4. 2022 Mix & Jingle Event – December 8<sup>th</sup> – 4:00 p.m. – 6:00 p.m. at Paradigm Brewing Company
5. The Retail Coach – Retail Report Update

G. Approval of Minutes

6. Regular Tomball EDC Meeting of July 12, 2022
7. Special Tomball EDC Meeting of August 2, 2022
8. Special Joint Tomball EDC and Tomball City Council Meeting of August 15, 2022
9. Special Joint Tomball EDC and Tomball City Council Meeting of September 6, 2022

H. New Business

10. Election of Officers: President, Vice President, Secretary, Treasurer
11. Presentation by Katherine Tapscott, Finance Director, regarding the Tomball EDC 2021-2022 Fiscal Year End financial statements.
12. Consideration and possible action by Tomball EDC to amend the performance agreement with Jonah’s Movers, LLC, which was approved by the TEDC Board at the Regular Board Meeting held July 13, 2021.
13. 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, the creation or retention of primary jobs associated with the development of a food production facility, located at 1599

Hicks Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$16,077.00

Public Hearing

14. 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 2023.”

15. 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.
16. 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.
17. 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.
18. Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.
19. Consideration and possible action by Tomball EDC to ratify approval of a commercial real estate contract – unimproved property between the Corporation as Seller and Charles G. Nickson and/or assigns and/or assigns as purchaser and authorize the execution of contracts and documentation by the

EDC Executive Director relating to approximately 2.6727 acres of land identified as Lot 1 of the Tomball Business and Technology Park Section 2 Plat.

20. Consideration and possible action by Tomball EDC to approve that one certain commercial real estate contract– unimproved property between the Corporation as Seller and Walsh Interests, Ltd. and/or assigns as purchaser and authorize the execution of contracts and documentation by the EDC Executive Director relating to approximately 18.2846 gross acres of land identified as Lot 8 of the Tomball Business and Technology Park Lots 4 and 8 Replat.
21. Consideration and possible action by Tomball EDC to approve that one certain commercial real estate contract – unimproved property between the Corporation as Seller and West Woodland Business Park, LLC as purchaser and authorize the execution of contracts and documentation by the EDC Executive Director relating to approximately 0.6061 acres of land out of Lot 8 of the Tomball Business and Technology Park Lots 4 and 8 Replat.
22. TEDC Quarterly update on 2022-2023 Strategic Work Plan.

I. Adjournment

**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 11th day of NOVEMBER 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).