

**NOTICE OF SPECIAL JOINT TOMBALL EDC AND TOMBALL B&TP
PROPERTY OWNERS ASSOCIATION INC. MEETING**



**Tuesday, November 09, 2021
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, November 09, 2021 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.

MEETING AGENDA AND 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.

- 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
 - 1. Engineer update on Persimmon Road/Medical Complex Drive Extension Project.

Reports by TEDC Staff:

- 1. Tomball Business & Technology Park – Ranked Among Top 10 in United States – *Business Facilities, 17th Annual Rankings Report.*

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2. *“Regions and Neighborhoods: Small-Town Charm with Big City Amenities in Tomball”* – Highlight Publication by Greater Houston Partnership.
 3. Tomball EDC Sponsored the Greater Tomball Area Chamber of Commerce’s First Friday Luncheon on September 3, 2021. Speaker Patrick Jankowski gave an Economic Outlook presentation.
 4. Milestone years for the TEDC Leadership:

Kelly Violette, Executive Director - 10 Years at Tomball Economic Development Corporation

Tiffani Wooten, Assistant Director – 20 Years in Economic Development

Both were recognized at the September 3, 2021 GTACC First Friday Luncheon by Local, State, and Federal representatives.
 5. Tomball Together Hospitality Mix & Mingle Event hosted in partnership with the Greater Tomball Area Chamber of Commerce – September 21, 2021.
 6. International Economic Development Council Excellence in Economic Development Awards.
- F. Approval of Minutes
7. Regular Tomball EDC Meeting of July 13, 2021.
 8. Special Joint Tomball EDC and Tomball City Council Meeting of August 16, 2021.
- G. New Business
9. Consideration and possible action by the Tomball B&TP Property Owners Association Board of Directors to approve an amendment to the Declaration of Covenants, Restrictions and Conditions for the Tomball Business and Technology Park to change the Property Owners Association Assessment Calculation and Due Date.
 10. Consideration and possible action by the Tomball B&TP Property Owners Association Board of Directors to approve the 2021-2022 Tomball B&TP POA Budget.
 11. Presentation by Jessica Rogers, Assistant City Manager, regarding the Tomball EDC 2020-2021 Fiscal Year End financial statements.

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12. Presentation by Aaron Farmer, President, The Retail Coach, regarding the Tomball Retail Market.
13. Presentation by Brian Summers, Senior Property Manager Industrial, Colliers International regarding the South Live Oak Business Park.
14. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Silver Accounting Group, LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 1431 Graham Drive, Suite 150, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$8,236.00.

- Public Hearing
15. Consideration and possible action by Tomball EDC regarding a Project Agreement with the Friends of Tomball Community Library under Section 505.158 of the Development Corporation Act.

- Public Hearing
16. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with GK Hospitality Development, 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 6,530 square foot commercial facility generally located near the northwest corner of SH 249 and FM 2920 Road, Tomball, Texas 77377. The estimated amount of expenditures for such Project is \$107,500.00.

- Public Hearing
17. 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.
18. 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.
19. 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.
20. Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.
21. Consideration and possible action by Tomball EDC to ratify approval of a commercial real estate contract – unimproved property between the Corporation as Seller and KTB Properties as purchaser and authorize the execution of contracts and documentation by the EDC Executive Director relating to approximately 2.5 gross acres of land identified as Lot 9 of the Tomball Business and Technology Park Lot 9 Replat Subdivision.
22. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Techsico to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the relocation and development of a 20,000 square foot office/warehouse facility to be located on Lot 9 of the Tomball Business and Technology Park. The estimated amount of expenditures for such Project is \$20,529.00.
- Public Hearing
23. Consideration and possible action by Tomball EDC to ratify approval of a commercial real estate contract – unimproved property between the Corporation as Seller and Billiard Factory, Inc and/or assigns, as purchaser and authorize the execution of contracts and documentation by the EDC Executive Director relating to approximately 4.8226 gross acres of land, identified as Lot 3 on the Final Plat of the Tomball Business & Technology Park.
24. 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 2022.”
25. TEDC Quarterly update on 2021-2022 Strategic Work Plan.

H. 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 5th day of NOVEMBER 2021 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.