



**TEMPLE HEALTH AND BIOSCIENCE ECONOMIC DEVELOPMENT DISTRICT
BOARD OF DIRECTORS MEETING**

***Minutes from the Board of Directors Meeting held on
Wednesday August 23rd, 2023***

The Temple Health and Bioscience Economic Development District Board of Directors conducted a scheduled board meeting in person Wednesday, August 23, 2023, at 5:00 p.m.

Members Present:

Mr. Michael Norman - Chairman
Mr. Gregg Strasburger – Vice Chair
Mr. Tyler Johnson – Secretary/Treasurer
Mr. John Kiella
Dr. Jason Locklin
Mr. Brian Reinhardt
Mr. Thomas Baird

Members Absent:

Guests/Staff in attendance:

Shannon Wetherbee
Kaya Landeros

The agenda for this meeting was posted on the bulletin board of the Temple Health and Bioscience Economic Development District (THBD) facility and THBD’s website (www.templebioscience.org) in compliance with the Open Meetings Act.

The following is a summary of the proceedings of this meeting. It is not intended to be a verbatim translation.

The meeting was opened by Chairman of the Board, Mr. Michael Norman at 5:02 pm.

II) PUBLIC COMMENTS:

Citizens who desire to address the board on any matter may sign up to do so prior to the meeting. Public comments will be received during this portion of the meeting. Please limit comments to three (3) minutes. No discussion or final action will be taken by the board.

There being no public comments, Mr. Michael Norman closed the Public Comments section at 5:02 pm.

II) CONSENT AGENDA:

All items listed under this selection, Consent Agenda, are considered to be routine by the Board of Directors and may be enacted by one motion. If discussion is desired by the Board, any item may be removed from the Consent Agenda at the request of any Board Member and will be considered separately.

1) Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions for each of the following:

Minutes

(A) Approve the minutes of the July 26, 2023, Board Meeting.

Financial

(B) Approve the July financials.

(C) Update on the THBD CD's

Motion by Mr. Thomas Baird, second by Mr. Greg Strasburger to adopt a resolution approving the Consent Agenda Items.

A verbal vote was called and was unanimous.

II) REGULAR AGENDA:

C). Discuss and possibly take action on the 2222 5th street land purchase.

A brief update on the status was given. The closing is set for 8/31/2023. Mr. Tyler Johnson will be reaching out to Central National Bank to proceed with liquidating the 3 CD's allocated by the Board to fund the purchase.

City of Temple and THBD land committee will be meeting on 9/6/23 to discuss possible land projects.

Motion by Mr. Thomas Baird, second by Mr. Tyler Johnson to authorize the real estate holdings committee to proceed with due diligence regarding the development of the property with activities such as drainage, sewage and surveys. With the amount not to exceed \$20,000.00, subject to the property purchase successfully completed.

A verbal vote was called and was unanimous.

A). Workshop to discuss the proposed 2023-2024 budget and tax rate.
A brief overview of the budget was given.

No action was taken.

- B). Discuss and possibly take action to schedule a public hearing on the proposed tax rate of \$0.014211 per \$100 valuation for fiscal year 2024 (2023 tax year) for September 6, 2023, at 5:00 pm.

Motion by Mr. Tyler Johnson second by Mr. Gregg Strasburger to approve the public hearing date of September 6, 2023, at 5:00 pm.

A verbal vote was taken and was unanimous.

- D). Discuss and possibly take action on the Heart of Texas land maintenance proposal for 2222 5th street. Annual price of \$16,560.00 or \$1,380.00 per month on a biweekly maintenance schedule, with a one-time cleanup of \$4800.00.

Motion by Mr. Thomas Baird second by Mr. Tyler Johnson to authorize the land committee to contract for land maintenance with a yearly amount not to accede \$20,000.00.

A verbal vote was taken and was unanimous.

- E). Discuss and possibly take action on an update regarding the sale of CD's

No action was taken.

- F). Receive an update on TEDC collaboration.

Mr. Michael Norman updated the board, and reminded board members of the September 21st Workshop. Shannon to resend meeting notice.

No action was taken.

- G). Discuss and possibly take action on the Fall community Luncheon to be held November 3, 2023, at the Temple College Pavilion.

No action was taken.

- H). Discuss and possibly take action on the 2023-2024 THBD Board Meeting schedule.

No action was taken.

- I). Receive an update on the TMED statue base, and project-based management costs. Discuss and possibly take action to approve the insurance policy from Evanston Insurance Policy Company to cover the Avenue U TMED statue for general liability. At yearly cost of \$734.00. The Board may take any action related to this agenda item. Coverage to include:

General Aggregate Limit	\$2,000,000.00
Products/Completed Operations Aggregate Limit	\$ Excluded
Personal/Advertising Limit	\$1,000,000.00
Each Occurrence Limit	\$1,000,000.00
Damage to Premises Rented to you Limit	\$ 100,000.00
Medical Expenses Limit (any one person)	\$ 5,000.00

Motion by Mr. Tyler Johnson second by Mr. Thomas Baird to authorize the purchase of the insurance policy from Evanston Insurance Policy Company in the amount of \$734.00.

A verbal vote was taken and was unanimous.

III) Executive Session

- E). Executive Session – Notice is hereby given that the Board of Directors will go into Executive Session in accordance with the following provisions:
- (a) Texas Government Code Section 551.087 – Deliberation regarding Economic Development Negotiations.
 - (b) Texas Government Code Section 551.072 – Deliberation regarding Real Property Acquisition.
 - (c) Texas Government Code Section 551.071 – Consultation with attorney to discuss nonprofit development and finance matters.

The Board of Directors reserves the right to discuss any items in executive (closed) session whenever permitted by the Texas Open Meetings Act.

Executive Session opened at 6:00 pm

Executive Session closed at 6:12 pm

No action was taken.

There being no further business, Mr. Norman adjourned the meeting at approximately 6:15 p.m.

Transcribed by:
Ms. Shannon Wetherbee
Executive Assistant

Signed by:

Mr. Tyler Johnson
Secretary / Treasurer
Temple Health and Bioscience Economic
Development District

Mr. Michael Norman
Chairman
Temple Health and Bioscience Economic
Development District