



**TEMPLE HEALTH & BIOSCIENCE ECONOMIC DEVELOPMENT DISTRICT
BOARD OF DIRECTORS' MEETING**

**Minutes from the Board of Directors Meeting
Held on Wednesday, May 21, 2025
201 Santa Fe Way Suite 103 Temple, Texas 76501**

The Temple Health and Bioscience Economic Development District Board of Directors conducted a scheduled board meeting in person Wednesday, May 21, 2025, at 11:00 a.m.

Members Present:

Michael Norman
Tyler Johnson
Thomas Baird
John Kiella
Blake Pitts
Brian Reinhardt
Jason Locklin

Members Absent:

Guests/Staff in attendance:

Shannon Wetherbee by conference call
Bridget Weber - TEDC
James Stafford – TEDC
Lila Clevenger – TEDC
Lisa Luna - TEDC

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 11:00 am.

I) 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 minutes. No discussion or final action will be taken by the board.

Mr. Michael Norman opened Public Comments at 11:01 a.m.

Mr. Michael Norman closed Public Comments at 11:01 a.m.



II) OATHS OF OFFICE:

Administer the Oaths of Office to newly elected Board Members:

Thomas Baird
John Kiella
Blake Pitts

Administer the Oaths of Offices to newly elected Board Members:

I, **THOMAS BAIRD**, do solemnly swear, that I will faithfully execute the duties of the office of Temple Health and Bioscience Economic Development District Board of Directors of the state of Texas, and will to the best of my ability preserve, and defend the constitution and laws of the United States and of this state, so help me God.

I, **JOHN KIELLA**, do solemnly swear, that I will faithfully execute the duties of the office of Temple Health and Bioscience Economic Development District Board of Directors of the state of Texas, and will to the best of my ability preserve, and defend the constitution and laws of the United States and of this state, so help me God.

I, **DAVID BLAKE PITTS**, do solemnly swear, that I will faithfully execute the duties of the office of Temple Health and Bioscience Economic Development District Board of Directors of the state of Texas, and will to the best of my ability preserve, and defend the constitution and laws of the United States and of this state, so help me God.

Administered and notarized by Kayla Landeros

III) 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 March 19, 2025, Board meeting

Financials

(B) Approve the financial statements for March and April 2025

Motion by Mr. John Kiella, second by Mr. Brian Reinhardt, to adopt a resolution approving the Consent Agenda Items.

A verbal vote was called and was unanimous.



IV) REGULAR AGENDA:

- C) Receive an update from the real estate holdings subcommittee regarding the development of the property located at 2222 South 5th Street with activities such as property maintenance, drainage, sewage and surveys. The Board may take any action related to this agenda item.

A brief update was given by Mr. John Kiella on the next steps for developing the land.

A motion was made by Mr. Tyler Johnson to approve:

The Turley THBD Central Campus Master Plan and Phase-1 Construction Drawings contract, the Turley Engineering and Surveying Campus Center Master Site Plan, Final Plat & Construction plans Proposal for Surveying, Platting and Civil Engineering Services contract and the Strive Builders Pre-Construction Services Agreement, as presented. Three separate budget line items are to be created under the 62602 long term community investment budget line. Ms Kayla Landeros is to draw up the agreements. Phases are to be controlled and approved prior to rolling out each additional phase.

Second was given by Mr. Thomas Baird.

A verbal vote was called and was unanimous.

- B) Receive a presentation from Kayla Landeros and Tyler Johnson with an update to the agreement with the City of Temple in regard to the property located at 2222 South 5th street. The board may take any action related to this agenda item.

Ms. Kayla stated that the City of Temple has agreed to move forward with the Interlocal Agreement to purchase the 12 acres of land from THBD at the property location of 2222 South 5th Street at the cost of \$3,750,000.00. Payment by the City is to be executed in full no later than April 30th 2026.

Motion by Mr. Thomas Baird, second by Mr. Brian Reinhardt, to accept the Interlocal agreement with the City of Temple with the payment terms.

A verbal vote was called and was unanimous

- A) Receive a presentation from TEDC representative Bridget Weber, including but not limited to a Blue Zone update, Staff update and projects update.

Ms. Bridget introduced the newest staff members, Ms. Lila Clevenger and Ms. Lisa Luna to the THBD board. Ms Lila will be taking over the administrative duties, outgoing and Ms Lisa Luna will be taking over the financial duties of Ms Shannon Wetherbee. A transition/training period has begun.



Mr. Tyler Johnson and Mr. Michael Norman will be working with TEDC to create amendments to the THBD/TEDC agreement.

V) EXECUTIVE SESSION:

Executive Session – Notice is hereby given that the Board of Directors will go into Executive Session in accordance with:

Texas Government Code Section 551.087 – Deliberation regarding Economic Development Negotiations.

Texas Government Code Section 551.072 – Deliberations regarding real property.

Texas Government Code Section 551.071 – Consultation with attorney.

Texas Government Code Section 551.074 – Deliberations regarding the appointment, employment, and duties of THBD employee(s)

The THBD Board did not enter into executive session.

VI) THBD/TEDC Workshop Session:

Ms Bridget Weber conducted the workshop with the board and TEDC staff. Discussion covered various projects that TEDC is actively engaged in for THBD.

There being no further business, Mr. Michael Norman adjourned the meeting at approximately 1:06 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