



April 22, 2026

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

**Minutes from the Board of Directors Meeting
Held on Wednesday, April 22, 2026
1508 W Avenue J, Temple, Texas 76504**

The Temple Health and Bioscience Economic Development District Board of Directors conducted a scheduled board meeting in person Wednesday, April 22, 2026, at 11:45 a.m.

Members Present:

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

Members Absent

Thomas Baird

Guests/Staff in attendance:

Kayla Landeros
Adrian Cannady – TEDC
Lila Clevenger – TEDC
Charley Ayres – TAMUCT

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.thbd.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 11:58 a.m.

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 and closed Public Comments at 11:59 a.m.

II. CONSENT AGENDA

All items listed under this section, 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.

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

1. Approve the minutes of the February 18, 2026, Board of Directors Meeting.
2. Approve the financial statements for February 2026 and March 2026.

Motion by Tyler Johnson, seconded by Blake Pitts to approve the February 18, 2026 minutes and financial statements for February 2026 and March 2026.

A verbal vote was called and was unanimous.

III. REGULAR AGENDA

1. Discuss and possibly take action on a partnership with Texas A&M University Central Texas and Temple College Counseling project.

Charley Ayres with Texas A&M University Central Texas (TAMUCT) presented on a partnership with Temple College (TC) to develop a counseling center to be located at TC. This counseling center will allow graduate students from TAMUCT to earn their practicum hours at TC while supporting the local community with counseling services. It will also provide an opportunity for higher education to move into Temple.

No action was taken.

2. Receive an update from the real estate holdings subcommittee regarding the development of the property located at 2222 South 5th Street, Temple, Texas including activities related to property maintenance, project plans, and surveys of the property. The Board may take any action related to this agenda item.

The project continues to move forward with a focus on phase one.

No action was taken.

3. Discuss and possibly take action on an Architectural Services Agreement with Kipp Flores Architects.

Kipp Flores Architects developed architectural plans for The Link. Before deciding on potential plans to purchase, the THBD Real Estate Subcommittee had them vetted through strategic meetings with medical students, residents, and Baylor College of Medicine staff. These plans are only for phase one, which consists of nineteen town homes, and upon the purchase of these, THBD will receive the license for them.

Motion by Tyler Johnson to purchase the development plans from Kipp Flores Architects for an amount not to exceed \$24,000, and at the discretion of the Real Estate Subcommittee on when to make the purchase. Seconded by Brian Reinhardt.

A verbal vote was called and was unanimous.

4. Discuss and possibly take action on a potential economic development agreement for the development of 2222 South 5th Street. The Board may go into executive session as set from

below:

Texas Government Code Section 551.071 – The Board may go into executive session to conduct a private consultation with its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with Texas Government Code Chapter 551.

Texas Government Code Section 551.087 – The Board may go into executive session to discuss economic development deliberations.

The Board entered into executive session for this agenda item.

IV. EXECUTIVE SESSION

Notice is hereby given that the Board of Directors will go into executive session in accordance with the following:

Texas Government Code Section 551.071 – The Board may go into executive session to conduct a private consultation with its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with Texas Government Code Chapter 551.

Texas Government Code Section 551.087 – The Board may go into executive session to discuss economic development deliberations.

The THBD Board entered into Executive Session at 12:45 p.m. and closed at 1:39 p.m.

There being no further business, Chairman Michael Norman adjourned the meeting at approximately 1:40 p.m.

Transcribed by:
Lila Ramirez-Clevenger



April 22, 2026

Signed by:

A handwritten signature in blue ink, appearing to read "Tyler Johnson", written over a horizontal line.

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

A handwritten signature in dark ink, appearing to read "Michael Norman", written over a horizontal line.

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