



NOTICE OF MEETING

TEMPLE HEALTH & BIOSCIENCE ECONOMIC DEVELOPMENT DISTRICT BOARD OF DIRECTORS

MEETING LOCATION:

201 Santa Fe Way Suite 103, Temple, Texas 76501

**Wednesday, September 16, 2026
11:45 AM**

I. CALL TO ORDER

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 minutes. No discussion or final action will be taken by the Board.

III. PUBLIC HEARING

Conduct a public hearing to receive comments on the proposed no-new-revenue tax rate of \$0.014228 per \$100 valuation for fiscal year 2027 (2026 tax year).

IV. BUDGET AND TAX RATE

1. Discuss and possibly take action to adopt the Temple Health and Bioscience Economic Development District's budget for fiscal year beginning October 1, 2026, and ending September 30, 2027.
2. Discuss and possibly take action to adopt a tax rate of \$0.014228 per \$100 valuation for fiscal year 2027 (2026 tax year).

TAXPAYER IMPACT STATEMENT



	2025	2026	Change
Total tax rate (per \$100 of value)	\$0.013947	\$0.014228	2.01% increase
Average homestead taxable value	\$269,182	\$276,850	2.84% increase
Tax on average homestead	\$37	\$39	5.4% increase
Total tax levy on all properties	\$1,833,121	\$1,996,670	8.92% increase

V. 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 August 19, 2026, and September 3, 2026 Board of Directors Meetings.
2. Approve the financial statements for August 2026.

VI. REGULAR AGENDA

1. 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.
2. Discuss and consider appointing a THBD Board Member to serve as a representative on the Temple Economic Development Corporation Board of Directors. The Board may take any action related to this agenda item.



VII. EXECUTIVE SESSION

The Board may convene in Executive Session at any time during the meeting, as authorized by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, including Section 551.071 (Consultation with Attorney), to receive legal advice regarding any item listed on this agenda.

VIII. ADJOURNMENT

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at the Temple Health & Bioscience District Office at 201 Santa Fe Way, Suite 103, Temple, Texas and on the Temple Health & Bioscience District website on the 10th day of September 2026 at 1:50 PM.

Jennifer Stockton
Executive Assistant

Revenue		Prior Year Rate	No New Revenue Rate	Voter Approval Tax Rate	Prior Year Rate	No New Revenue Rate	Voter Approval Tax Rate
	FY2025-2026 as of 07/30/2026	FY2026-2027 ESTIMATED USING O&M RATE OF 0.013947	FY 2026-2027 ESTIMATED USING o&m RATE OF 0.014228	FY 2026-2027 ESTIMATED USING o&m RATE OF 0.014932	Total Change FY 26-27 Minus FY 25-26	Total Change FY 26-27 Minus FY 25-26	Total Change FY 26-27 Minus FY 25-26
Proposed Budget (Expenditures)	\$1,758,589.07	\$1,915,078.30	\$1,915,078.30	\$1,915,078.30	\$156,489	\$156,489	\$156,489
Property Tax Base Certified	\$12,089,976,860.00	\$13,319,358,299.00	\$13,319,358,299.00	\$13,319,358,299.00	\$1,229,381,439	\$1,229,381,439	\$1,229,381,439
NEW VALUE	\$412,548,461.00	\$1,115,036,688.00	\$1,115,036,688.00	\$1,115,036,688.00			
BASE - NEW VALUE =	\$11,677,428,399.00	\$12,204,321,611.00	\$12,204,321,611.00	\$12,204,321,611.00			
BASE	\$1,628,650.94	\$1,702,136.74	\$1,736,430.88	\$1,822,349.30			
NEW VALUE	\$57,538.13	\$155,514.17	\$158,647.42	\$166,497.28			
BASE + NEW	\$1,686,189	\$1,857,651	\$1,895,078	\$1,988,847			
ACTUAL PROPERTY TAX BASE COLLECTED	\$1,762,677						
EXPECTED TAX PAYMENTS	\$1,686,189.07	\$1,857,650.90	\$1,895,078.30	\$1,988,846.58	\$171,461.83	\$208,889.23	\$302,657.51
ACTUAL TAX PAYMENTS COLLECTED	\$1,762,677.00						
Collection Rate	100.00%	100.00%	100.00%	100.00%	0	0	0
O&M Rate	0.013947	0.013947	0.014228	0.014932	0.0000	0.0003	0.0010
AD Valorem Taxes	\$1,686,189.07	\$1,857,650.90	\$1,895,078.30	\$1,988,846.58	\$171,462	\$208,889	\$302,658
Delinquent AD Valorem	\$4,400	\$4,400	\$4,400	\$4,400	\$0	\$0	\$0
Penalty - AD Valorem Taxes	\$5,172	\$3,000	\$3,000	\$3,000	-\$2,172	-\$2,172	-\$2,172
INTEREST							
I&S							
OVERPAYMENT							
TOTAL REVENUE	\$1,695,761.50	\$1,865,050.90	\$1,902,478.30	\$1,996,246.58	\$169,289.40	\$206,716.80	\$300,485.08

THBD	Adopted Budget FY2025-2026	Actuals YTD July 30, 2026	Proposed Budget FY2026-2027 @ 0.014228
INCOME			
4000 PROPERTY TAX INCOME			
90020 INTEREST INCOME	\$ 65,000.00		\$20,000.00
40100 PROPERTY TAX REVENUE	\$ 1,693,589.07	\$1,762,677.31	\$1,895,078.30
INCOME TOTAL	\$ 1,758,589.07	\$ 1,762,677.31	\$ 1,915,078.30
EXPENSES			
OPERATIONS			
63001 TEDC OPERATIONS CONTRACTED AMOUNT	\$ 400,000.00	\$300,000.00	\$412,000.00
63002 LANDSCAPING	\$ 50,000.00		\$50,000.00
63003 BONDS DIRECTORS/INSURANCE	\$ 4,500.00	\$2,731.00	\$3,000.00
63004 QUARTERLY THBD TAX FEES	\$ 24,500.00	\$14,354.25	\$24,000.00
63005 FINANCIAL SERVICES	\$ 6,500.00	\$2,598.64	\$6,000.00
63006 LEGAL COUNSEL	\$ 65,000.00	\$10,990.00	\$60,000.00
63007 ANNUAL AUDIT	\$ 20,500.00	\$18,800.00	\$25,000.00
63008 ELECTION EXPENSE 2026 ELECTION COST PAID 2025	\$ 4,000.00	\$4,941.50	\$5,000.00
63009 BOARD SPECIAL PROJECTS/STUDIES	\$ 70,000.00	\$99,210.39	\$100,000.00
OPERATIONS TOTAL	\$ 645,000.00	\$453,625.78	\$685,000.00
WELLNESS			
664001 COMMUNITY RELATIONSHIP DEVELOPMENT	\$ 50,000.00	\$230.00	\$100,000.00
664002 TC/TAMCT MENTAL OUTREACH PROGRAM SUPPORT			\$50,000.00
WELLNESS TOTAL	\$50,000.00	\$230.00	\$150,000.00
MEDICAL DESTINATION			
65001 REAL ESTATE OPERATING EXPENSE	\$ 227,846.94		\$150,000.00
65002 LONGTERM COMMUNITY INVESTMENT	\$ 430,742.13	\$59,223.15	\$280,078.30
65003 TOWNHOUSE DEVELOPMENT PROJECT	\$ 150,000.00		\$300,000.00
65004 TOWNHOUSE DEVELOPMENT INSURANCE	\$ -		\$50,000.00
65005 CAPITAL OUTLAY - TOWNHOUSE CONSTRUCTION	\$ -		\$6,900,000.00
MEDICAL DESTINATION TOTAL	\$ 808,589.07	\$59,223.15	\$ 7,680,078.30
LIFE SCIENCES STORYTELLING			
66001 CONSULTING EXPENSE/MARKETING ADVERTISEMENT	\$ 40,000.00	\$22,903.75	\$50,000.00
66002 WEBSITE HOSTING/WEB DESIGN/IT SUPPORT	\$ 100,000.00	\$31,019.67	\$50,000.00
66003 HEALTH & LIFE SCIENCES STORYTELLING INITIATIVES	\$ 115,000.00	\$0.00	\$200,000.00
LIFE SCIENCES STORYTELLING TOTAL	\$ 255,000.00	\$53,923.42	\$300,000.00
TOTAL EXPENSE	\$ 1,758,589.07	\$567,002.35	\$ 8,815,078.30
TOTAL INCOME	\$ 1,758,589.07	\$ 1,762,677.31	\$ 1,915,078.30
NET INCOME	\$ -	\$1,195,674.96	-\$6,900,000.00
FUND BALANCE			\$4,765,006.70
RECEIVABLE FROM CITY OF TEMPLE			\$3,750,000.00
TOTAL FUND BALANCE			\$8,515,006.70
NET INCOME FROM BUDGET			-\$6,900,000.00
ENDING FUND BALANCE			\$1,615,006.70