



August 19, 2026

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

Minutes from the Board of Directors Meeting Held on Wednesday, August 19, 2026 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 on Wednesday, August 19, 2026, at 11:50 a.m.

The agenda for this meeting was posted on the window of the Temple Health and Bioscience Economic Development District (THBD) facility, on THBD's website (www.thbd.org), and with the City of Temple 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 transcript.

I. CALL TO ORDER

Members Present:

Michael Norman
Thomas Baird
John Kiella
Jason Locklin
Blake Pitts

Members Absent:

Brian Reinhardt

Guests/Staff in attendance:

Kayla Landeros (Virtually)
Adrian Cannady – TEDC
Jennifer Stockton – TEDC/THBD

Michael Norman, Chairman of the Board, called the meeting to order at 11:50 a.m.

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.

Michael Norman opened Public Comments at 11:50 a.m.

Barry Sharp, Director of Community Health and Preparedness for the Bell County Public Health District, introduced himself and expressed the Health District's interest in supporting the Board's work and serving as a community resource. He also noted that he had submitted his resume for consideration for a Board vacancy.

Michael Norman closed Public Comments at 11:51 a.m.



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III. 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 July 15, 2026, Board of Directors Meeting.
2. Approve the financial statements for July 2026.

MOTION: Approve the Consent Agenda

RESULT: PASSED unanimously

MOVER: Thomas Baird

SECONDER: Blake Pitts

AYES: Michael Norman, John Kiella, Thomas Baird, Jason Locklin, Blake Pitts

IV. 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 ("The Link" project), including but not limited to an update on the Request for Bids for utilities and storm improvements. The Board may take any action related to this agenda item

John Kiella provided the Board with an update on the development. The Real Estate Holding Subcommittee reported that the request for bids for utilities and storm improvements was underway, with bids scheduled to be opened Friday, August 21, 2026. Four plan sets had been obtained by prospective bidders. The Board also received updates regarding acquisition of the townhome plans, preparation of the building bid package, independent construction review, project communications, the proposed website presentation, leasing/management considerations, and the anticipated project schedule. No separate action was taken under this item.

2. Discuss and consider authorizing a Professional Services Agreement with Turley Associates, Inc. for construction phase and civil engineering services for The Link project in an amount not to exceed \$59,500.00.

The Board considered a professional services agreement for construction-phase civil engineering services for The Link Project, including bidding assistance, construction administration, part-time construction observation, and construction staking/layout.



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MOTION: Authorize the professional services agreement with Turley Associates, Inc. for an amount not to exceed \$59,500.

RESULT: PASSED unanimously

MOVER: Thomas Baird

SECONDER: Jason Locklin

AYES: Michael Norman, John Kiella, Thomas Baird, Jason Locklin, Blake Pitts

3. Discuss and consider approving an agreement with Langerman Engineering for geotechnical services related to The Link project.

The Board considered geotechnical boring and construction-materials testing services for The Link Project. Following discussion, the original proposal was revised to include both categories of work under a combined authorization.

MOTION: Authorize the two Langerman Engineering service proposals for a combined amount not to exceed \$15,000.

RESULT: PASSED unanimously

MOVER: John Kiella

SECONDER: Thomas Baird

AYES: Michael Norman, John Kiella, Thomas Baird, Jason Locklin, Blake Pitts

4. Consider and discuss revisions to THBD's Governance Policies. The Board may take any action related to this agenda item.

Counsel presented revisions to align the governance policies with current practice and law, including changing the customary regular-meeting reference from the fourth week to the third week of each month and changing the meeting-notice period from 72 hours to three business days. Additional nonsubstantive cleanup and formatting corrections were also noted.

MOTION: Approve the revisions to the THBD Governance Policies.

RESULT: PASSED unanimously

MOVER: Thomas Baird

SECONDER: Blake Pitts

AYES: Michael Norman, John Kiella, Thomas Baird, Jason Locklin, Blake Pitts

5. Discuss and consider a proposed tax rate and budget for fiscal year 2026-2027. The Board may take any action related to this agenda item.

The Board discussed the delayed certification of the tax roll, preliminary tax-rate information, and the schedule required to consider and adopt the fiscal year 2026-2027 tax rate and budget. A special



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meeting was planned for September 3, 2026, at noon to propose a tax rate and schedule the public hearing. The regular meeting on September 16, 2026, was identified for the public hearing and possible adoption of the tax rate and budget.

MOTION: Table further consideration of the proposed tax rate and fiscal year 2026-2027 budget until September 3, 2026.

RESULT: PASSED unanimously

MOVER: John Kiella

SECONDER: Jason Locklin

AYES: Michael Norman, John Kiella, Thomas Baird, Jason Locklin, Blake Pitts

V. ADJOURNMENT

There being no further business, Chairman Michael Norman adjourned the meeting at approximately 12:30 p.m.

Prepared by:

Jennifer Stockton
Executive Assistant

Approved by the Board on September 16, 2026.

ATTEST:

Signed by:

A handwritten signature in blue ink that reads "Brian Reinhardt".

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Brian Reinhardt
Secretary-Treasurer/Vice Chair

DocuSigned by:

A handwritten signature in blue ink that appears to read "Michael Norman".

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Michael Norman
Chairman