



July 15, 2026

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

Minutes from the Board of Directors Meeting Held on Wednesday, July 15, 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 Wednesday, July 15, 2026, at 11:45 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
Brian Reinhardt
Thomas Baird
John Kiella
Jason Locklin (Virtually)
Blake Pitts

Members Absent:

Tyler Johnson

Guests/Staff in attendance:

Kayla Landeros (Virtually)
Lisa Luna – 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.

No public comments were received.

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

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



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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 June 2, 2026, Board of Directors Meeting.
2. Approve the financial statements for May 2026 and June 2026.

MOTION: Motion to Approve Consent Agenda

RESULT: PASSED unanimously

MOVER: John Kiella

SECONDER: Thomas Baird

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

IV. REGULAR AGENDA

1. Discuss and possibly take action on Tyler Johnson's resignation from the Board of Directors, including discussion of the appointment process to fill the vacant position and any related Officer position. The Board may take any action related to this agenda item.

The Board discussed Tyler Johnson's resignation from the Board following his appointment to the TEDC Board of Directors. Kayla Landeros reviewed the appointment process for filling the vacancy pursuant to the bylaws.

MOTION: Acknowledge Tyler Johnson's resignation and initiate the process to fill the resulting Board vacancy in accordance with the THBD Governance Policy and state law.

RESULT: PASSED unanimously

MOVER: John Kiella

SECONDER: Thomas Baird

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

MOTION: Appoint Brian Reinhardt to serve as Treasurer, while continuing to serve as Vice Chair, until a successor is appointed.

RESULT: PASSED unanimously

MOVER: John Kiella

SECONDER: Blake Pitts

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

2. 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). Discuss and possibly take action on the following:



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John Kiella provided the Board with an update on the development. He reported that engineering and planning activities are substantially complete and that the project is moving into the utility and bidding phases. The Board discussed the proposed amendment to the agreement with Turley Associates, Inc. to provide additional engineering, bidding, and construction phase services.

- a. Releasing a solicitation for the construction of certain utility and road improvements associated with The Link project;

MOTION: Authorize the release of a solicitation for the construction of utility and road improvements associated with The Link project.

RESULT: PASSED unanimously

MOVER: Thomas Baird

SECONDER: Brian Reinhardt

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

- b. Releasing a solicitation for the construction of the structural and building improvements associated with The Link project;

MOTION: Authorize the release of a solicitation for structural and building improvements associated with The Link project.

RESULT: PASSED unanimously

MOVER: Brian Reinhardt

SECONDER: Thomas Baird

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

- c. Amending existing agreements with Turley Associates, Inc. to provide further engineering, bidding, and construction phase services to assist with releasing the solicitations and constructing the improvements.

No action was taken. The item will be considered at a future meeting.

3. Discuss and possibly take action to designate Jennifer Stockton as the Public Information Officer for the Temple Health & Bioscience Economic Development District.

MOTION: Appoint Jennifer Stockton as Public Information Officer.

RESULT: PASSED unanimously

MOVER: John Kiella

SECONDER: Blake Pitts

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



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4. Discuss and possibly take action to appoint Jennifer Stockton as the Records Management Officer for the Temple Health & Bioscience Economic Development District.

MOTION: Appoint Jennifer Stockton as Records Management Officer.

RESULT: PASSED unanimously

MOVER: Thomas Baird

SECONDER: Blake Pitts

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

5. Discuss and possibly take action to engage Sanderford & Carroll, PLLC to provide legal services to Temple Health & Bioscience Economic Development District.

Kayla Landeros informed the Board that she has joined Sanderford & Carroll, PLLC and advised that an engagement letter for legal services would be presented to the Board.

MOTION: Engage Sanderford & Carroll, PLLC as legal counsel for the Temple Health & Bioscience Economic Development District.

RESULT: PASSED unanimously

MOVER: John Kiella

SECONDER: Brian Reinhardt

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

V. 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.

The Board convened in Executive Session at 12:16 p.m. and reconvened into regular session at 12:34 p.m. No action was taken in Executive Session.

VI. ADJOURNMENT

There being no further business, Chairman Michael Norman adjourned the meeting at approximately 12:35 p.m.



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Prepared by:

Jennifer Stockton
Executive Assistant

Approved by the Board on August 19, 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 reads "Michael Norman".

F9F60FAA49CC451...

Michael Norman
Chairman