



September 3, 2026

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

Minutes from the Board of Directors Special Meeting Held on Thursday, September 3, 2026 201 Santa Fe Way, Suite 103, Temple, Texas 76501

The Temple Health and Bioscience Economic Development District Board of Directors conducted a Special Meeting in person on Thursday, September 3, 2026, at 12:00 p.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
Brian Reinhardt

Members Absent:

None

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 12:00 p.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 12:00 p.m.

Sara Royer addressed the Board and expressed concerns regarding public spending and the proposed construction contract appearing later on the agenda. She stated her objection to the expenditure.



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Dana Farrar addressed the Board and asked why THBD, rather than the City of Temple, was responsible for The Link utilities and storm improvements.

Michael Norman closed Public Comments at 12:03 p.m.

III. SPECIAL MEETING AGENDA

1. 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 proposed tax rate and budget for fiscal year 2026-2027. The Board reviewed tax-rate scenarios based on the certified tax roll, including the current tax rate and the no-new-revenue rate. The Board noted that the no-new-revenue rate was \$0.014228 per \$100 valuation and that a budget based on that rate would be circulated for consideration at the September 16, 2026 meeting. No action was taken on the budget under this item.

2. Discuss and possibly take action to schedule a public hearing on the proposed tax rate of \$0.014228 per \$100 valuation for fiscal year 2027 (2026 tax year) for September 16, 2026 at 11:45 a.m.

The Board considered scheduling a public hearing on the proposed tax rate of \$0.014228 per \$100 valuation for fiscal year 2027 (2026 tax year).

MOTION: Authorize scheduling the public hearing for September 16, 2026, at 11:45 a.m.

RESULT: PASSED unanimously

MOVER: Thomas Baird

SECONDER: Blake Pitts

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

3. Discuss and consider approving a Construction Contract with Bell Contractors, Inc. in a not to exceed amount of \$580,358.29 for the construction of "The Link" Utilities and Storm Improvements.

The Board considered a construction contract with Bell Contractors, Inc. for The Link utilities and storm improvements. The Real Estate Holding Subcommittee reported that three sealed bids were received and reviewed and that Bell Contractors submitted the lowest bid. The Board also discussed the engineering, bidding, inspection, and infrastructure process for the development and noted that the bid was over \$110K below the engineer's opinion of probable cost.



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MOTION: Authorize a construction contract with Bell Contractors, Inc. in an amount not to exceed \$580,358.29 for construction of The Link utilities and storm improvements.

RESULT: PASSED unanimously

MOVER: Thomas Baird

SECONDER: Brian Reinhardt

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

4. Discuss and consider approving the application process to fill the vacant Board of Directors position.

The Board discussed the application process to fill the vacancy created by Tyler Johnson's resignation. Staff presented a proposed application and application process with a public application period of approximately 30 days. Applicants must meet applicable eligibility requirements, including residency within the City of Temple. Applications will be provided to the Board for consideration, with the Board to make the appointment. The Board also discussed the possibility of using a subcommittee if a large number of applications is received. No action was taken.

IV. ADJOURNMENT

There being no further business, Chairman Michael Norman adjourned the meeting at approximately 12:16 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 be "Michael Norman".

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Michael Norman
Chairman