



**TEMPLE HEALTH AND BIOSCIENCE
ECONOMIC DEVELOPMENT DISTRICT
BOARD OF DIRECTORS MEETING
WEDNESDAY May 27th, 2020**

***Minutes from the Board of Directors Meeting held on
Wednesday, April 22nd, 2020***

The Temple Health and Bioscience Economic Development District Board of Directors conducted their regularly scheduled board meeting Wednesday, April 22nd, 2020 at 5:01 p.m. in the Main Conference Room of the Temple Health and Bioscience District (THBD) facility located at 1802 South 1st Street, Temple, Texas.

Due to the Shelter in Place order by Bell County (in response to the Covid-19 Pandemic), this meeting was conducted by videoconference, per the Open Meetings Act regulations.

Members Present:

Mr. Thomas Baird, Chair
Mr. Brian Reinhardt, Secretary/Treasurer
Mr. Gregg Strasburger
Mr. Michael Norman, Vice Chair
Mr. Tyler Johnson
Mr. John Kiella
Dr. Robert Cortes

The agenda for this meeting was posted on the bulletin board of the Temple Health and Bioscience Economic Development District facility and THBD's website (www.templebioscience.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.



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 (3) minutes. No discussion or final action will be taken by the board.

There were no public requests recorded or public in attendance for this meeting. Therefore, Chairman of the Board, Mr. Thomas Baird closed the Public Comments session.

II) Consent Agenda

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

Minutes

- a). Approve the minutes of the March 26th, 2020 board meeting.

Financials

- b). Approve the financial report for the six-month period ending March 31st, 2020.

There are Total Assets of \$6,797,582 with the bulk representing \$5,168,661 in cash and deposit accounts. THBD also has a Property Tax Receivable of \$31,541 and a \$85,627 Note Receivable. There are Fixed Assets of \$1,489,137 and Total Liabilities of \$39,141. This yields a Net Equity of \$6,758,440. On the Profit and Loss Budget versus Actual, THBD has collected \$1,028,312 in Property Tax Revenue. Including Lab and Rental Income, the Total Revenue is \$1,058,683. Total Expenses were \$402,646 with Ordinary Income of \$656,038. In addition, there was Interest Income of \$25,939 yielding a Net Income of \$681,976. THBD has collected 97.02% of the Property Tax budgeted.

Motion by Mr. Gregg Strasburger, second by Mr. Michael Norman to consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions for each of the above be approved.



Motion approved unanimously.

III) Regular Agenda

2. Discussion of Funding Agreement Between Temple Economic Development Corporation (TEDC) and Temple Health and Bioscience District (THBD).

A discussion ensued regarding the Funding Agreement Between Temple Economic Development Corporation (TEDC) and Temple Health and Bioscience District (THBD).

Mr. Kiella inquired who had drafted the original document. Mr. Baird responded that the TEDC had drafted the original document and that he, Mr. Baird, had refined the document with changes, some of which are:

- THBD has the flexibility to cancel the agreement with short notice, and if the agreement should terminate any monies not spent would be returned to THBD.
- THBD would be informed on how the money is spent.
- THBD funds are segregated from other TEDC budget items and that THBD is presented with a formal verbal/written report to the THBD Board between October 31st and December 31st of each year.

Mr. Reinhardt asked if the date of the prepared report could be changed to be prior to March 1, 2021 (renewal of the agreement). Mr. Baird responded that Mr. Adrian Canady, (Executive Director for TEDC) has no issue with the change.

Mr. Cortes asked for a clarification regarding the proposed spots on the TEDC board. Mr. Baird stated that yes, the agreement includes two (2) positions on the TEDC Board (as they come available). Representatives from THBD will be attending TEDC board meetings until the board positions are assumed.

Mr. Cortes asked if the representatives from THBD could report back to board members on the progress. Mr. Baird stated that he fully expected that the representatives would keep everyone apprised of what was going on and that THBD Board Members would have to sign a confidentiality agreement with TEDC as the topics discussed may be sensitive in nature.



Mr. Johnson asked if THBD's execution of the agreement would be pending TEDC and the City of Temple agreement being finalized. Mr. Baird stated yes, THBD is requiring that the funding be subject to TEDC and the City of Temple finalizing their agreement.

No motion or vote was taken.

3. Consider entering into a Funding Agreement between TEDC and THBD using previously approved funds and authorizing the Chairman of the Board, Thomas Baird, to sign the agreement.

Motion by Mr. Tyler Johnson, second by Mr. Gregg Strasburger to approve the Funding Agreement between TEDC and THBD using previously approved funds and authorizing the Chairman of the Board, Thomas Baird, to sign the agreement. With the stipulation that TEDC and the City of Temple finalize their agreement with the provision that THBD funds not activate the call back provision that is currently in the agreement between TEDC and the City of Temple.

Motion approved unanimously.

4. Discuss the progress of the Life-Science and Health Ecosystem Study.

A discussion ensued regarding the progress of the Life-Science and Health Ecosystem Study. The discussion included the formation of committees and the appointment of THBD Board Members to those committees.

Mr. Baird spoke of the members that he placed on the committees, and how they are community leaders who THBD should be building relationships with.

Board members updated on their interview process with Newmark Knight Frank and their thoughts on the interviews. Mr. Kiella and Mr. Cortes will be completing the interview process soon.

Mr. Norman stated that it was a good process and he was offered an opportunity to be candid. Newmark Knight Frank representatives wanted to know about the community history and where the opportunities lie and what direction the team would like to move forward with.



Mr. Norman asked for clarification regarding the committees that have been set up. What steps should the board be taking to move forward? Mr. Baird stated that an email will go out shortly to the people on the committees. Mr. Baird also noted that if there was someone that board members wanted to reach out to, please go ahead and do so.

Mr. Norman asked if there would be a paragraph or a letter to use to reach out to people regarding the study? Mr. Baird stated that prior to sending out the email an introduction package would be put together.

No motion or vote was taken.

5. Budget work session for the 2020-2021 FY

A discussion began regarding the second workshop on the 2020-2021 FY budget. Ms. Annable presented the second draft of the 2020-2021 fiscal year budget, noting the sections that had funds reduced, or increased.

No motion or vote was taken.

6. Consider funding the cost of production of surgical/N95 masks for Baylor Scott and White in Temple, TX for no more than \$5,000, when a matching grant of \$5,000 has been secured.

A discussion ensued regarding the successes thus far by Ms. Annable, on the mask project and on the discussions with Baylor Scott and White. Ms. Annable showed the mask to board members and explained how the masks work, the resin being used, and where THBD is with the approval process from Baylor Scott and White. Ms Annable also answered questions on the mask filter, the cleaning of the masks, (which are reusable), liabilities with production and use of the mask.

Motion by Mr. Tyler Johnson, second by Mr. Robert Cortes to approve funding the cost of production of surgical/N95 masks for Baylor Scott and White in Temple, TX for no more than \$5,000, when a matching grant of \$5,000 has been secured.

Motion approved unanimously.

7. Consider waiving April and May 2020 rent for the THBD Tenants.



Motion by Mr. John Kiella, second by Mr. Gregg Strasburger to consider waiving April and May 2020 rent for THBD Tenants.

Motion approved unanimously.

There being no further business, Mr. Baird adjourned the meeting at approximately 5:44 p.m.

Transcribed by:
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