

**PEARLAND ECONOMIC DEVELOPMENT CORPORATION (PEDC)**  
REGULAR BOARD OF DIRECTORS MEETING  
THURSDAY, FEBRUARY 22, 2024 5:00 PM  
PEDC OFFICES, SUITE 350 | CITY OF PEARLAND CITY HALL | 3519 LIBERTY DRIVE

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES:** Regular Meeting of January 18, 2024

**III. PUBLIC COMMENTS**

**IV. FINANCIAL REPORT**

- A. Monthly Financial Report – December 2023

**V. NEW BUSINESS**

- A. CONSIDERATION AND POSSIBLE ACTION: Excuse the absence of Koza and Hanks from the Regular Meeting on January 18, 2024
- B. PUBLIC HEARING: For the Construction of Site Development Improvements, Including: Drainage, Roads, and Utilities, for a Proposed Business Park on the Southwest Corner of McHard and Main Streets
- C. PUBLIC HEARING: For the Purchase of Land and Engineering Design of Drainage Facilities in Lower Kirby
- D. CONSIDERATION AND POSSIBLE ACTION: Professional Service Agreement for Lower Kirby Water and Wastewater Utility Study Updates with Freese & Nichols, Inc. and Civitas Engineering Group, Inc. for Engineering Modeling Services
- E. CONSIDERATION AND POSSIBLE ACTION: Amend December 5, 2024 Board Meeting Date
- F. REPORT: Monthly Activity

**VI. OTHER BUSINESS**

EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE

- 1. SECTION 551.087 – DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS – Update on Business Attraction/Retention Projects
- 2. SECTION 551.087 – DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS – #2307
- 3. SECTION 551.072 – DELIBERATIONS REGARDING THE LEASE, PURCHASE OR SALE OF REAL PROPERTY – Lower Kirby Land Acquisition
- 4. SECTION 551.087 – DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS - #2402

**VII. NEW BUSINESS CONTINUED**

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G. CONSIDERATION AND POSSIBLE ACTION: Deliberations regarding economic development negotiations – # 2307

H. CONSIDERATION AND POSSIBLE ACTION: Deliberations regarding the lease, purchase or sale of real property – Lower Kirby Land Acquisition

I. CONSIDERATION AND POSSIBLE ACTION: Deliberations regarding economic development negotiations – #2402

**VIII. ADJOURNMENT**

POSTED: \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2024 \_\_\_\_\_ A.M./P.M.  
REMOVED: \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2024