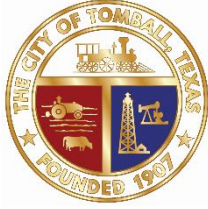


**NOTICE OF JOINT CITY COUNCIL AND TOMBALL ECONOMIC
DEVELOPMENT CORPORATION
CITY OF TOMBALL, TEXAS**



**Monday, August 04, 2025
4:00 P.M.**

Notice is hereby given of a Joint meeting of the Tomball City Council and Tomball Economic Development Corporation, to be held on Monday, August 04, 2025 at 4:00 P.M., City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tomball City Council and Tomball Economic Development Corporation reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

The public toll-free dial-in numbers to participate in the telephonic meeting are any one of the following (dial by your location): +1 312 626 6799 US (Chicago); +1 646 876 9923 US (New York); +1 301 715 8592 US; +1 346 248 7799 US (Houston); +1 408 638 0968 US (San Jose); +1 669 900 6833 US (San Jose); or +1 253 215 8782 US (Tahoma) - Meeting ID: 848 4368 7693 Passcode: 008445. The public will be permitted to offer public comments telephonically, as provided by the agenda and as permitted by the presiding officer during the meeting.

- A. Call to Order
- B. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*
- C. New Business
 - 1. EXECUTIVE SESSION: The Tomball Economic Development Corporation Board of Directors and the Tomball City Council will meet in Executive Session as authorized by Title 5, Chapter 551, Texas Government Code, The Texas Open Meetings Act, for the following purpose:

Sec. 551.071 – Consultation with the City Attorney regarding a matter which the Attorney’s duty requires to be discussed in closed session.

Section 551.072, - Deliberations regarding real property: Deliberate the purchase, exchange, sale, lease, or value of real property.

Section 551.087, - Deliberation regarding Economic Development negotiations.

2. The Tomball City Council and the Tomball Economic Development Corporation Board of Directors will enter into a Workshop Session to discuss the Fiscal Year 2025-2026 Tomball Economic Development Corporation Budget.

D. Adjournment

C E R T I F I C A T I O N

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 31st day of July 2025 by 5:00 P.M., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Thomas Harris III, TRMC
City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary’s office at (281) 290-1019 for further information.

Special Joint Agenda Item Data Sheet

Meeting Date: August 4, 2025

Topic:

EXECUTIVE SESSION: The Tomball Economic Development Corporation Board of Directors and the Tomball City Council will meet in Executive Session as authorized by Title 5, Chapter 551, Texas Government Code, The Texas Open Meetings Act, for the following purpose:

- Sec. 551.071 – Consultation with the City Attorney regarding a matter which the Attorney’s duty requires to be discussed in closed session
- Section 551.072, - Deliberations regarding real property: Deliberate the purchase, exchange, sale, lease, or value of real property.
- Section 551.087, - Deliberation regarding Economic Development negotiations.

Background:

Origination: Kelly Violette, Executive Director, Tomball Economic Development Corporation

Recommendation:

Party(ies) responsible for placing this item on agenda: Kelly Violette

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account # _____ To account # _____

Signed _____

Staff Member-TEDC

Date

Approved by _____

Executive Director-TEDC

Date

Special Joint Agenda Item Data Sheet

Meeting Date: August 4, 2025

Topic:

The Tomball City Council and the Tomball Economic Development Corporation Board of Directors will enter into a Workshop Session to discuss the Fiscal Year 2025-2026 Tomball Economic Development Corporation Budget.

Background:

Origination: Kelly Violette, Executive Director

Recommendation:

Workshop and presentation item only; no action is required.

Party(ies) responsible for placing this item on agenda: Kelly Violette

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____

If yes, specify Account Number: # _____

If no, funds will be transferred from account # _____

To account # _____

Signed _____

Staff Member-TEDC

Date

Approved by _____

Executive Director-TEDC

Date

FY 2026 TEDC BUDGET WORKSHOP



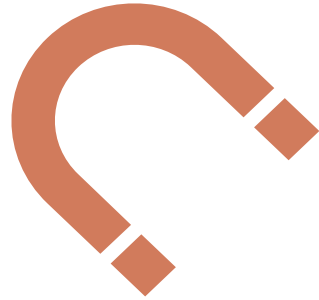
Strategic Focus Areas

Proposed Budget is designed to accomplish the goals outlined in the TEDC's Strategic Plan.



1.

BUSINESS RETENTION &
EXPANSION (BRE)



2.

ATTRACTION &
RECRUITMENT



3.

DEVELOPMENT/
REDEVELOPMENT OF
OLD TOWN



4.

EDUCATION &
WORKFORCE
DEVELOPMENT



5.

OPERATIONS

Budget Schedule

- CoT/TEDC Workshop 8/4/2025
- TEDC Board Meeting (Draft Budget) 8/19/2025
- CoT/TEDC Workshop & Approval 9/2/2025

Major Items Proposed in FY 26 Budget

Administrative

- Transition from Quickbooks to Incode system (city system)
- Proposed 3% Cost of Living Adjustment (total \$13,609)
- Insurance: \$93,000 (surety bonding fees and insurance premiums including General Liability, Errors & Omissions, and Property)

Major Items Proposed in FY 26 Budget

Item 2.

- City Debt Service:
 - CoT Request: additional \$500,000 for Southside Sewer Treatment Plant Expansion (increase from \$1,000,000)
 - Current Annual Debt Service: \$1,769,535
 - FY 26 Proposed: \$2,270,635
- Project Grants:
 - Committed funds: \$5,018,381
 - Includes: Main Street Utility Relocations (\$1 million) and Tree Upsizing (\$1.5 million)
 - New Project Grants: \$1,000,000
 - COT Property Request: \$2,300,000
 - Total: \$8,318,381
- Property Acquisition: \$1,000,000
- Old Town Projects: \$700,000 (carryover for alley amenities)
- South Live Oak: \$500,000
- Tomball Legacy Square: \$3,000,000 (final design & maintenance/repairs)
- Summer Youth Employment Program: \$250,000

COT Funding Requests for Discussion

- City Debt Service & Projects
 - Additional Reoccurring Debt Service Contribution: \$500,000
 - Property Acquisition: \$2,300,000
 - Main Street Utility Relocations: additional \$1 million
 - Not included in proposed FY 26 Budget

Total: \$3.8 million

QUESTIONS?

Tomball Economic Development Corporation
FY 2026 Proposed Budget
October 1, 2025 to September 30, 2026

	FY 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Year End Projections	FY 2026 Proposed Budget
Beginning Fund Balance	\$ 25,352,256	\$ 29,924,948	\$ 29,924,948	\$ 26,505,160
REVENUE				
Sales Tax	\$ 5,878,329	\$ 5,500,000	\$ 6,260,500	\$ 6,300,000
Interest	\$ 1,301,135	\$ 900,000	\$ 1,255,000	\$ 1,000,000
Grants	\$ -	\$ -		
Other - Land Sales and Lease Payments	\$ 324,711	\$ -		
Total Revenue	\$ 7,504,175	\$ 6,400,000	\$ 7,515,500	\$ 7,300,000
Total Available Resources	\$ 32,856,431	\$ 36,324,948	\$ 37,440,448	\$ 33,805,160
EXPENDITURES				
Administrative				
Salaries - Administrative	\$ 398,209	\$ 404,156	\$ 404,156	\$ 418,856
Wages - Full-Time	\$ 52,102	\$ 49,462	\$ 49,462	\$ 51,146
Wages - Overtime		\$ 3,567	\$ 1,500	\$ 3,567
Wages - Other (Intern)		\$ 7,500	\$ 7,500	\$ 9,000
Benefits	\$ 180,029	\$ 203,683	\$ 203,683	\$ 206,215
Total Salaries and Benefits	\$ 630,340	\$ 668,368	\$ 666,301	\$ 688,784
Other Personnel Expenditures				
Auto Allowances	\$ 17,161	\$ 21,600	\$ 21,600	\$ 21,600
Phone Allowances	\$ 2,758	\$ 2,700	\$ 2,700	\$ 2,700
Travel and Meals (formerly Local Travel & Travel/Training)	\$ 13,829	\$ 31,000	\$ 10,300	\$ 15,500
Dues and Subscriptions	\$ 13,726	\$ 15,000	\$ 16,615	\$ 20,000
Training (formerly Seminar/Conference Reg)	\$ 8,083	\$ 18,000	\$ 12,500	\$ 16,000
Total Other Personnel Expense	\$ 55,557	\$ 88,300	\$ 63,715	\$ 75,800
Service and Supply Expenditures				
Contracted Administrative Services	\$ 25,000	\$ 55,000	\$ 55,000	\$ 55,345
Service Charge (formerly Bank Charges & Postage)	\$ 109	\$ 1,000	\$ 250	\$ 250
Postage (New Account)	\$ -	\$ -	\$ -	\$ 250
Insurance	\$ 26,862	\$ 80,000	\$ 73,000	\$ 93,000
Computer Equipment & Maintenance	\$ 8,480	\$ 12,000	\$ 11,000	\$ 12,000
Internet & Phone Services (formerly Communications Services)	\$ 4,844	\$ 6,000	\$ 6,000	\$ 7,000
Professional Services - Legal Fees	\$ 3,708	\$ 40,000	\$ 10,000	\$ 30,000
Lease Expense-GTACC	\$ 26,040	\$ 85,166	\$ 85,166	\$ 85,200
Office & Computer Supplies	\$ 9,255	\$ 14,000	\$ 14,000	\$ 14,000
Office Moving/Remodeling Exp.	\$ -	\$ 100,500	\$ 100,462	\$ -
Total Service and Supply Expense	\$ 104,298	\$ 393,666	\$ 354,878	\$ 297,045
Total Administrative Expenditures	\$ 790,195	\$ 1,150,334	\$ 1,084,894	\$ 1,061,629
Indirect Economic Development Exp.				
Marketing	\$ 143,502	\$ 197,500	\$ 147,075	\$ 165,000
Economic Impact Model License	\$ 4,698	\$ 4,839	\$ 4,839	\$ 4,984
Event Sponsorships	\$ 25,962	\$ 29,000	\$ 14,000	\$ 29,000
Printing & Binding	\$ 2,669	\$ 6,500	\$ 6,500	\$ 6,500
Website and GIS	\$ 18,448	\$ 25,000	\$ 25,000	\$ 26,000
Professional Services	\$ 262,790	\$ 750,000	\$ 385,000	\$ 565,000
Grow Tomball Initiative	\$ 13,900	\$ 20,000	\$ 20,000	\$ 20,000
Miscellaneous	\$ 18,276	\$ 25,000	\$ 25,000	\$ 15,000
Total Indirect Expenditures	\$ 490,245	\$ 1,057,839	\$ 627,414	\$ 831,484

	FY 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Year End Projections	FY 2026 Proposed Budget
City Debt Service				
Business Park Infrastructure (Series 2013)	\$ 546,013	\$ 547,313	\$ 547,313	\$ 548,413
Medical Complex/Persimmon (Series 2016)	\$ 222,222	\$ 222,222	\$ 222,222	\$ 222,222
Southside Sewer Plant Expansion (2025)		\$ 1,000,000	\$ 1,000,000	\$ 1,500,000
Total Debt Service	\$ 768,235	\$ 1,769,535	\$ 1,769,535	\$ 2,270,635
Grants, Loans & Other Expenditures				
Project Grants	\$ 378,033	\$ 5,000,000	\$ 1,200,000	\$ 8,318,381
Sales Tax Reimbursement Grants (380)	\$ 11,379	\$ 100,000	\$ 70,130	\$ 100,000
Property Acquisition	\$ 2,121	\$ 5,500,000	\$ 4,269,000	\$ 1,000,000
Business Improvement Grants- Current Year	\$ 162,121	\$ 350,000	\$ 192,675	\$ 350,000
Business Improvement Grants- Prior Year	\$ 116,336	\$ 250,000	\$ 95,640	\$ 250,000
Old Town Façade Grants- Current Year	\$ -	\$ 250,000	\$ 90,000	\$ 250,000
Old Town Façade Grants- Prior Year	\$ 47,553	\$ 100,000	\$ 100,000	\$ 190,000
Old Town Projects		\$ 1,500,000	\$ 500,000	\$ 700,000
South Live Oak Redevelopment & Maintenance	\$ 97,609	\$ 500,000	\$ 50,000	\$ 500,000
Business Park Expenses	\$ 16,955	\$ 350,000	\$ 410,000	\$ 100,000
Tomball Legacy Square		\$ 5,500,000	\$ 350,000	\$ 3,000,000
Summer Youth Employment Program	\$ -	\$ 126,000	\$ 126,000	\$ 250,000
Total Grants/Loans/Other	\$ 832,107	\$ 19,526,000	\$ 7,453,445	\$ 15,008,381
 Total All Expenditures	 \$ 2,880,782	 \$ 23,503,708	 \$ 10,935,288	 \$ 19,172,129
 Revenues Over (Under) Expenditures	 \$ 4,623,393	 \$ (17,103,708)	 \$ (3,419,788)	 \$ (11,872,129)
 Other Income/Losses on Investments	 \$ 50,701	 \$ -	 \$ -	 \$ -
 Ending Fund Balance	 \$ 29,924,948	 \$ 12,821,240	 \$ 26,505,160	 \$ 14,633,031

TEDC Debt Service Schedule

	Series 1999	Series 2002	Series 2013	Series 2016	Series 2025	Annual Payments
2016	\$ 188,148	\$ 370,000	\$ 528,012.50			\$ 1,086,160.50
2017	\$ 188,148	\$ 370,000	\$ 530,912.50			\$ 1,089,060.50
2018	\$ 188,148	\$ 370,000	\$ 533,612.50			\$ 1,091,760.50
2019	\$ 188,148	\$ 370,000	\$ 536,112.50			\$ 1,094,260.50
2020		\$ 370,000	\$ 533,462.50	\$ 222,222		\$ 1,125,684.50
2021		\$ 370,000	\$ 535,662.50	\$ 222,222		\$ 1,127,884.50
2022		\$ 370,000	\$ 537,662.50	\$ 222,222		\$ 1,129,884.50
2023			\$ 539,462.50	\$ 222,222		\$ 761,684.50
2024			\$ 546,012.50	\$ 222,222		\$ 768,234.50
2025			\$ 547,312.50	\$ 222,222	\$ 1,000,000	\$ 1,769,534.50
2026			\$ 548,412.50	\$ 222,222	\$ 1,500,000	\$ 2,270,634.50
2027			\$ 548,737.50	\$ 222,222	\$ 1,500,000	\$ 2,270,959.50
2028			\$ 548,275.00	\$ 222,222	\$ 1,500,000	\$ 2,270,497.00
2029			\$ 551,925.00	\$ 222,222	\$ 1,500,000	\$ 2,274,147.00
2030			\$ 549,056.25	\$ 222,222	\$ 1,500,000	\$ 2,271,278.25
2031			\$ 549,600.00	\$ 222,222	\$ 1,500,000	\$ 2,271,822.00
2032			\$ 549,075.00	\$ 222,222	\$ 1,500,000	\$ 2,271,297.00
2033			\$ 548,100.00	\$ 222,222	\$ 1,500,000	\$ 2,270,322.00
2034				\$ 222,222	\$ 1,500,000	\$ 1,722,222.00
2035				\$ 222,222	\$ 1,500,000	\$ 1,722,222.00
2036				\$ 222,222	\$ 1,500,000	\$ 1,722,222.00
2037				\$ 222,226	\$ 1,500,000	\$ 1,722,226.00
2038					\$ 1,500,000	\$ 1,500,000.00
2039					\$ 1,500,000	\$ 1,500,000.00
2040					\$ 1,500,000	\$ 1,500,000.00
2041					\$ 1,500,000	\$ 1,500,000.00
2042					\$ 1,500,000	\$ 1,500,000.00
2043					\$ 1,500,000	\$ 1,500,000.00
2044					\$ 1,500,000	\$ 1,500,000.00
Total	\$ 752,592	\$ 2,590,000	\$ 9,761,406.25	\$ 4,000,000.00	\$ 29,500,000	\$ 46,603,998.25

Southside Sewer Plant (1999 CO-2/15/2019)

Utilities Expansion (2002 CO- 2/15/2022)

Business Park Infrastructure (2013 CO - 2033)

Medical Complex Drive-Section 4B, Persimmon Street (2016 CO - 2037)

Southside Sewer Plant Expansion (2025 CO - 2044)

Tomball Economic Development Corporation

FY 2025 - 2026 Budget

Account Descriptions

Item 2.

REVENUE

- Sales Tax: Those revenues received from the State of Texas and through the City of Tomball for the \$0.005 portion of the \$0.020 sales tax revenues collected within the City limits of Tomball.
- Interest: Those revenues received from financial institutions for balances on hand and from funds that have been invested.
- Grants: Those revenues received from additional sources such as CenterPoint Energy for support of the Corporation's activities, including the Annual Economic Outlook Event, marketing collateral, and continuing education.
- Other: Those revenues received from the sale or lease of TEDC-owned property.

EXPENDITURES

Administrative:

- Salaries - Administrative: The amount reimbursed to the City of Tomball for the salary paid to the Executive Director, Assistant Director, and Coordinator of the Tomball Economic Development Corporation. This amount includes holiday, vacation, sick, and longevity pay.
- Benefits: The amount reimbursed to the City of Tomball for the benefits paid to, or on behalf of, TEDC staff. This amount includes social security taxes, medicare taxes, employer matched funds to the Texas Municipal Retirement System, health insurance premiums, and worker compensation insurance.
- Wages: Wages for non-exempt (hourly) TEDC employees. Also includes overtime for hours worked during any FLSA-defined workweek, which exceeds 40 hours and are approved in advance by the Executive Director.

Other Personnel Expenditures:

- Auto Allowances: Monthly stipends for the Executive Director, Assistant Director, and Coordinator allocated to cover business travel expenses and mileage within a 50-mile radius of Tomball.
- Phone Allowances: Monthly stipends allocated to cover business-related cell phone expenses for eligible TEDC staff.

- Travel and Meals (formerly Local Travel and Travel and Training): The amount allocated to cover business travel expenses associated with attending classes, seminars, events, trade shows and for related travel expenses. This includes hotel rooms where overnight stay is reasonable, the cost of related meals, airfare, and car rental where reasonable, parking and toll fees, and for mileage. Reimbursable mileage for exempt staff is limited to a destination that exceeds a 50-mile radius of the City of Tomball.
- Dues and Subscriptions: Fees charged for memberships and related expenses to professional organizations, subscriptions and software.
- Training (formerly Seminar/Conference Registration): Fees for the Tomball Economic Development Corporation staff and board members to attend conferences, events, and professional training seminars.

Service and Supply Expenditures

- Contracted Administrative Services: The cost of administrative services provided to the Tomball Economic Development Corporation by City of Tomball personnel as indicated in the Administrative Services Agreement entered into between the Tomball Economic Development Corporation and the City of Tomball.
- Service Charges (formerly Bank Charges & Postage): The various service charges for maintaining a bank account, including wire transfer fees, safekeeping fees for investments, and actual operating account fees based on the account analysis.
- Postage: Postage fees.
- Insurance: The cost of surety bonding fees and insurance premiums including General Liability, Errors and Omissions, and Real and Personal Property.
- Computer Equipment and Maintenance: The cost of computer equipment and related expenses.
- Internet & Phone Services (formerly Communication Services): The cost of telephone service, including land line phone base rate charges, DSL service, and long-distance charges.
- Professional Services - Legal Fees: Expenses incurred for legal services related to document and agreement preparation and obtaining advice and opinions from legal counsel related to Tomball Economic Development Corporation business activities.
- Lease Expense-GTACC: Payment to the Greater Tomball Area Chamber of Commerce for leased office space at 29201 Quinn Road, Tomball, Texas 77375.
- Office & Computer Supplies: The cost of various office supplies, postage, and equipment.
- Office Moving/Remodeling Expense: Costs incurred to relocate the TEDC offices to Suite A of the 29201 Quinn Road building including moving and storage fees, design, construction, repairs, cleaning, office furniture and furnishings.

Indirect Economic Development Expenditures:

- Marketing: Expenses related to marketing Tomball to attract business, industry, and visitors, including advertisements in printed and digital publications, information packages, brochures, promotional items, and related marketing collateral material.
- Economic Impact Model License: The annual licensing fee for the economic impact analysis model utilized by the TEDC to calculate the economic impact of a prospect firm/project and related costs and benefits to the City of Tomball.
- Event Sponsorships: Costs to sponsor/co-sponsor events that foster relationships with businesses, site location consultants, brokers, real estate professionals, regional allies, and others influencing business location and capital investment decisions.
- Printing & Binding: The cost of printing various items including, but not limited to, Notice of Project/Public Hearing, brochures, presentation boards, community profiles, business resource guides, stationary, etc.
- Website and GIS: Costs to maintain the Tomball Economic Development Corporation's website, including web hosting, property database services, analytics platforms, and online GIS software.
- Professional Services: Consulting fees, engineering/architectural fees, photography, graphics and design services, and other professional services incurred in expanding the economic base of Tomball.
- Grow Tomball Initiative: Expenses related to developing a Grow Tomball initiative to highlight and promote local businesses, entrepreneurs, and products.
- Miscellaneous: Other expenses including, but not limited to, meals with potential business developers, name plates for Board meetings, post office box fees, etc.

City Debt Service

- Southside Sewer Plant (1999 CO-2/15/2019): Contributions to debt repayment for the wastewater treatment plant built on the south side of Tomball to accommodate expanded industry in the city. Final debt payment was made in 2019.
- Utilities Expansion (2002 CO-2/15/2022): Contributions to debt repayment for the extension of utilities from FM 2920 south on Hufsmith-Kohrville Road to Holderrieth Road, west to SH 249 and north to Theiss Road. Final debt payment was made in 2022.
- Business Park (Series 2013): Contributions to debt repayment for the construction of utilities, roads, drainage facilities, etc. for the Tomball Business and Technology Park Project located at the northwest corner of Hufsmith-Kohrville and Holderrieth Roads.
- Medical Complex/Persimmon (Series 2016): Contributions to debt repayment for the construction of utilities, roads, drainage facilities, etc. for the extension of Medical Complex Drive Segment 4B and South Persimmon Street from Agg Road/Medical Complex Drive south to the Tomball Business & Technology Park.

- Southside Sewer Plant Expansion (2025 CO - 2044): Contributions to debt repayment for the expansion of the Holderrieth wastewater treatment plant to accommodate expanded growth of industry in the City.

Grants, Loans & Other Expenditures

- Project Grants: Grant funds designated by the Tomball Economic Development Corporation's Board of Directors and approved by the Tomball City Council waiting for contract fulfillment in order to be disbursed.
- Sales Tax Reimbursement Grants (380): Sales tax reimbursements made in accordance with economic development incentive agreements approved by the Tomball Economic Development Corporation's Board of Directors and the Tomball City Council.
- Property Acquisition: Costs associated with the acquisition of land for economic development projects.
- Business Improvement Grants- Current Year: Funds allocated to enhance the economic development of the City of Tomball through matching grants for façade or exterior improvements to buildings, sign improvements, landscaping, or other exterior property improvements.
- Business Improvement Grants- Prior Year: Improvement grant funds approved in the prior fiscal year waiting for contract fulfillment in order to be disbursed.
- Old Town Façade Grants: Funds allocated to enhance the economic development of the City of Tomball through grants to property and business owners seeking to rehabilitate commercial buildings located in the Old Town Tomball area.
- Old Town Façade Grants- Prior Year: Improvement grant funds approved in the prior fiscal year waiting for contract fulfillment in order to be disbursed.
- Old Town Revitalization Projects: Targeted infrastructure improvements in Old Town Tomball including alleyways, parking, wayfinding, etc.
- South Live Oak Redevelopment & Maintenance: The costs associated with the redevelopment and maintenance of the South Live Oak Business Park Project.
- Business Park Expenses: Expenses related to the development and maintenance of the Tomball Business & Technology Park.
- Tomball Legacy Square: Expenses related to the redevelopment and maintenance of the former First Baptist Church complex.
- Summer Youth Employment Program (SYEP): Funds allocated to enhance a workforce development initiative through paid internships in a variety of industries, giving hands-on experience to create a crosswalk between existing industry and future workforce.

TOMBALL ECONOMIC DEVELOPMENT CORPORATION

ACTIVE PROJECT GRANTS (BOARD APPROVED GRANTS)

GRANTEE	APPROVED		ADDITIONS/DELETIONS		PAID		REMAINING	
	DATE	AMOUNT	EXPIRATION DATE	DATE	AMOUNT	DATE	AMOUNT	AMOUNT
Dancing Falls Development, LLC	11/14/2017	50,925.00				1/14/2020	15,277.50	
						3/5/2021	5,092.50	
						9/1/2021	12,731.25	
						3/22/2022	5,092.50	12,731.25
ARC Management, LLC	5/15/2018	186,700.00				12/14/2022	105,646.82	81,053.18
The Hutson Group	1/12/2021	48,800.00	3/9/2023			2/28/2023	23,664.00	25,136.00
GK Hospitality Development, LLC	11/9/2021	105,100.00	7/16/2025					105,100.00
Hufsmith-Kohrville Business Park, LLC	1/10/2023	122,722.00				5/20/2025	43,249.41	79,472.59
Church Holdings, Inc.	1/10/2023	426,639.00						426,639.00
First Community Credit Union	11/14/2023	64,721.00	7/18/2025					64,721.00
IC Star Solar (USA), LLC	11/14/2023	522,000.00	1/18/2029					522,000.00
Headquarters TOO, LLC	11/14/2023	102,459.00	7/18/2025					102,459.00
Della Casa Pasta LLC	1/23/2024	10,000.00	3/19/2025					10,000.00
Billiard Factory, Inc.	1/23/2024	95,909.00	3/19/2027			5/14/2024	64,738.58	31,170.42
LOMA Health and Wellness, PLLC	1/23/2024	8,880.00	3/19/2025		-80.00	1/24/2025	8,800.00	-
WR Transformers, Inc.	3/5/2024	12,072.00	5/24/2026					12,072.00
Keep It Simple and Pink, LLC	5/14/2024	10,000.00	7/9/2025					10,000.00
TCG Capital, LLC	5/14/2024	26,750.00	1/9/2026		-4,250.00	5/13/2025	22,500.00	-
RSC Riverside Construction, LLC	8/13/2024	101,870.00						101,870.00
Red Grip, LLC	8/13/2024	15,195.00	4/8/2026					15,195.00
Metal Zinc Manufacturing, LLC	8/13/2024	80,000.00	10/8/2026					80,000.00
Walsh Alliance, LLC dba Walsh & Albert Company, Ltd	8/13/2024	165,000.00	10/8/2026					165,000.00
Kara Miles Hair (KMH Studio), LLC	9/10/2024	10,000.00	11/5/2025					10,000.00
NIVIS Series, LLC	11/12/2024	34,170.00	7/7/2026					34,170.00
Niky's Mini Donuts, LLC	11/12/2024	10,000.00	7/7/2026					10,000.00
Longhorn Realty Investments, LLC	3/4/2025	91,835.00	10/29/2026					91,835.00
Theis Lane & South Cherry Street, LLC	3/4/2025	83,615.00						83,615.00
Material Design Solutions, LLC	3/4/2025	85,902.00	4/29/2027					85,902.00
Houston Poly Bag I, Ltd.	3/4/2025	48,601.00	10/29/2026					48,601.00
City of Tomball - Main Street Utility Relocations	3/4/2025	1,000,000.00	4/29/2030					1,000,000.00
City of Tomball - Main Street Trees	3/4/2025	1,500,000.00	4/29/2030					1,500,000.00
Roll Out, LLC	5/13/2025	10,000.00	1/8/2027					10,000.00
Coaches Cigar Lounge, LLC	5/13/2025	10,000.00	1/8/2027					10,000.00
Layla's Barkery, LLC	5/13/2025	9,000.00	1/8/2027					9,000.00
Pegasus Properties 2, LLC	5/13/2025	260,639.00						260,639.00
Klauer Manufacturing Company	7/8/2025	10,000.00	3/1/2027					10,000.00
Innersculpt Studio, LLC	7/8/2025	10,000.00	3/1/2027					10,000.00
Total		\$ 5,309,504.00			\$ (4,330.00)		\$ 306,792.56	\$ 5,018,381.44

FY 26 Proposed							
New Grants							
CoT Property Request							
Total							\$ 3,300,000

Total FY 26 Project Grants \$ 8,318,381



City of Tomball

Item 2.
Lori Klein Quinn
Mayor

David Esquivel, PE
City Manager

July 28, 2025

Kelly Violette, Executive Director
Tomball Economic Development Corporation
29201 Quinn Rd, Suite B
Tomball, TX 77375

RE: FY 2025-2026 (FY26) City/TEDC Funding Request Letter

Kelly,

The City of Tomball and Tomball Economic Development Corporation have a long history of cooperation and working together to bring about projects for the betterment of Tomball. Together, we have invested in many projects that have generated a tremendous return for our community, and the City Council and the TEDC Board have continued to seek ways to work together.

To continue our efforts, the City of Tomball is requesting the TEDC consider funding the following new projects in FY 2025-2026:

Project	Amount
Additional contribution to SWWTP debt service (Reoccurring yearly)	\$500,000
Real property acquisition assistance (one-time expenditure)	\$2,300,000
TOTAL	\$2,800,000

In addition to these requests, the City and TEDC have agreed to the continued funding of the following:

Project	Previously Committed	New Request
FM 2920 Utility Relocation (total requested: \$4,000,000 over 3 years)		
-FY 2024-2025 Commitment	\$1,000,000	
-FY 2025-2026 Request		\$1,000,000
FM 2920 Upsizing of Trees	\$1,500,000	
TOTAL	\$2,500,000	\$1,000,000

Pursuant to the existing agreements between the City and TEDC, the TEDC will also be responsible for the following in FY 2025-2026:

Project	Amount
Administrative services fee	\$55,345
Annual Debt Service (previously committed debt service)	\$1,770,635
TOTAL	\$1,825,980

In summary, the total requested new funds for FY26 are \$3,800,000. Please let me know if you need any additional information regarding these projects and the City's funding request.

Best,

A handwritten signature in blue ink, reading "David Esquivel". The signature is fluid and cursive, with the first name "David" being more prominent than the last name "Esquivel".

David Esquivel, PE
City Manager