NOTICE OF REGULAR TOMBALL ECONOMIC DEVELOPMENT CORPORATION MEETING

TOMBALL
ECONOMIC DEVELOPMENT CORP.

Tuesday, May 12, 2026
5:30 PM

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, May 12, 2026 at 5:30 PM, City Hall, 401 Market Street, Tomball, TX 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The 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 TOMBALL ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF TOMBALL, TEXAS, WILL CONDUCT THE MEETING SCHEDULED FOR MAY 12, 2026, 5:30 PM, AT 401 MARKET STREET, TOMBALL, TEXAS, 77375. THIS MEETING AGENDA AND THE AGENDA PACKET ARE POSTED ONLINE AT:

HTTPS://TOMBALLTX.GOV/ARCHIVE.ASPX?AMID=38

A RECORDING OF THE MEETING WILL BE MADE AND WILL BE AVAILABLE TO THE PUBLIC IN ACCORDANCE WITH THE OPEN MEETINGS ACT UPON WRITTEN REQUEST.

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: 872 8070 3119 Passcode: 580249.** 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. Invocation

C. Pledges

D. 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.]

E. Reports and Announcements

1. TEDC Board Member Service Recognition

2. 2026 Economic Development Week Update – May 4th – May 6th

3. Tomball Legacy Square public parking sign installed on Main Street.

4. Tomball EDC Personnel Update

F. Approval of Minutes

5. Regular Tomball EDC Meeting of April 14, 2026

G. New Business

6. Consideration and possible action by Tomball EDC to accept the Tomball Economic Development Corporation 2025-2026 Annual Report.

7. TEDC Quarterly update on 2025-2026 Strategic Work Plan.

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

   - 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.

9. Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.

H. 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 6th day of May 2026 by 5:30 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kelly Violette
Executive Director

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.

AGENDAS MAY BE VIEWED ONLINE AT www.ci.tomball.tx.us.

Regular Tomball EDC
Agenda Item
Data Sheet

Meeting Date: May 12, 2026

Topic:

TEDC Board Member Service Recognition

Background:

Origination:

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 _____ Approved by _____
Staff Member-TEDC Date Executive Director-TEDC Date

Regular Tomball EDC
Agenda Item
Data Sheet

Meeting Date: May 12, 2026

Topic:

2026 Economic Development Week Update – May 4th – May 6th

Background:

Origination:

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 _____ Approved by _____
Staff Member-TEDC Date Executive Director-TEDC Date

Regular Tomball EDC
Agenda Item
Data Sheet

Meeting Date: May 12, 2026

Topic:

Tomball Legacy Square public parking sign installed on Main Street.

Background:

Origination:

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 _____ Approved by _____
Staff Member-TEDC Date Executive Director-TEDC Date

Regular Tomball EDC
Agenda Item
Data Sheet

Meeting Date: May 12, 2026

Topic:

Tomball EDC Personnel Update

Background:

Origination:

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 _____ Approved by _____
Staff Member-TEDC Date Executive Director-TEDC Date

Regular Tomball EDC
Agenda Item
Data Sheet

Meeting Date: May 12, 2026

Topic:

Regular Tomball EDC Meeting of April 14, 2026

Background:

Origination: Kelly Violette, Executive Director

Recommendation:

Approval of the Minutes for the Meeting of April 14, 2026

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 _____ Approved by _____
Staff Member-TEDC Date Executive Director-TEDC Date

NOTICE OF REGULAR TOMBALL ECONOMIC DEVELOPMENT CORPORATION MEETING

TOMBALL
ECONOMIC DEVELOPMENT CORP.

Tuesday, April 14, 2026
5:30 PM

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, April 14, 2026 at 5:30 PM, City Hall, 401 Market Street, Tomball, TX 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The 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 TOMBALL ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF TOMBALL, TEXAS, WILL CONDUCT THE MEETING SCHEDULED FOR APRIL 14, 2026, 5:30 PM, AT 401 MARKET STREET, TOMBALL, TEXAS, 77375. THIS MEETING AGENDA AND THE AGENDA PACKET ARE POSTED ONLINE AT:

HTTPS://TOMBALLTX.GOV/ARCHIVE.ASPX?AMID=38

A RECORDING OF THE MEETING WILL BE MADE AND WILL BE AVAILABLE TO THE PUBLIC IN ACCORDANCE WITH THE OPEN MEETINGS ACT UPON WRITTEN REQUEST.

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A. Call to Order

President Covington called the meeting to order at 5:30 p.m.

PRESENT
President Lisa Covington
Secretary Bill Sumner
Treasurer Latrell Shannon

Member Wayne Hall
Member Becky Clepper

ABSENT
Vice President Danny Hudson
Member Brock Hendrickson

OTHERS PRESENT
Kelly Violette
Tiffani Wooten
Tori Gleason
Kyle Bertrand
Brittani Johnson
Michelle Coleman
Donald Flores
Eli Boldt
Brian Summers (via Zoom)
McKayley Dannelley (via Zoom)
Kaela Olson (via Zoom)

B. Invocation

Treasurer Shannon led the invocation.

C. Pledges

Kelly Violette led the pledge of allegiance to both flags.

D. 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.]*

President Covington opened the public hearing at 5:32 p.m.

The following comments were received:

Brittani Johnson, 314 Market St., Tomball, Texas 77375 – Expressed support for the Heart of Tomball Alliance Marketing Grant.

President Covington closed the public hearing at 5:34 p.m.

E. Reports and Announcements

F. Reports by TEDC Staff:

Kelly Violette and Tiffani Wooten provided an overview of the following:

1. TEDC Webinar #4 – Healthy Culture as a Catalyst: The Wellness Advantage – Presenter: Rob Marmerstein, CEO, HCA Houston Healthcare – Tomball – April 16, 2026 – 9:00 a.m. – 10:00 a.m.
2. Community Career Fair – Tuesday, April 28, 2026 – 11:00 a.m. – 2:00 p.m. at Lone Star College – Beckendorf Conference Center
3. Tomball Legacy Square Advisory Committee Update
4. Civic Solutions Partnership, LLC – 2026-2029 TEDC Strategic Plan Update
5. Spring 2026 Newsletter
6. Hosted in partnership with the Greater Tomball Area Chamber of Commerce: Women's Business Summit – April 17, 2026 – 9:00 a.m. – 3:00 p.m. – Lone Star College – Tomball Beckendorf Conference Center
7. Tomball EDC Personnel Update

G. Approval of Minutes

8. Regular Tomball EDC Meeting of March 3, 2026

Motion made by Treasurer Shannon, Seconded by Member Clepper to approve the minutes of the March 3, 2026, TEDC Board Meeting.

Voting Yea: Secretary Sumner, Treasurer Shannon, Member Hall, Member Clepper.

The motion carried unanimously.

H. New Business

9. Presentation by Brian Summers, Colliers International, regarding the Tomball Legacy Square and South Live Oak Financial Statements.

   Presentation item only; no Board action required.

10. Consideration and possible action to approve a roof replacement at 202 South Live Oak for an amount not to exceed $189,036.00.

    Motion made by Secretary Sumner, Seconded by Member Hall to approve a roof replacement at 202 South Live Oak for an amount not to exceed $189,036.00.

Voting Yea: Secretary Sumner, Treasurer Shannon, Member Hall, Member Clepper.

The motion carried unanimously.

11. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with the Heart of Tomball Alliance to make direct incentives to, or expenditures for, advertising, promotion, and event marketing for Old Town Tomball, as authorized under Section 505.158 of the Texas Local Government Code. The estimated total amount of expenditures is an amount not to exceed $53,147.00.
    - Public Hearing

    President Covington opened the public hearing at 6:00 p.m. No comments were received. Public hearing was closed at 6:00 p.m.

    Motion made by Secretary Sumner, Seconded by Member Hall to approve an agreement with the Heart of Tomball Alliance as mentioned above in an amount not to exceed $53,147.00.

    Voting Yea: Secretary Sumner, Treasurer Shannon, Member Hall, Member Clepper.

    The motion carried unanimously.

12. Consideration and possible action by Tomball EDC to amend the Debt Service Contribution Agreement with the City of Tomball for the South Wastewater Treatment Plant Expansion.
    - Public Hearing

    President Covington opened the public hearing at 6:11 p.m. No comments were received. Public hearing was closed at 6:11 p.m.

    Motion made by Member Clepper, Seconded by Treasurer Shannon to amend the Debt Service Contribution Agreement with the City of Tomball for the South Wastewater Treatment Plant Expansion.

    Voting Yea: Secretary Sumner, Treasurer Shannon, Member Hall, Member Clepper.

    The motion carried unanimously.

13. Discussion and possible action by Tomball EDC regarding the Summer Youth Employment Program.

Motion made by Secretary Sumner, Seconded by Member Hall to approve a reallocation of funds up to an additional $10,000.00 to the Summer Youth Employment Program, if necessary.

Voting Yea: Secretary Sumner, Treasurer Shannon, Member Hall, Member Clepper.

The motion carried unanimously.

14. Consideration and possible action by Tomball EDC regarding an interim appointment to the Special Board Committee known as the First Baptist Church Redevelopment Committee.

Motion made by Member Hall, Seconded by Secretary Sumner to approve the interim appointment of Lisa Covington to the Special Board Committee known as the First Baptist Church Redevelopment Committee.

Voting Yea: Secretary Sumner, Treasurer Shannon, Member Hall, Member Clepper.

The motion carried unanimously.

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

- 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.

- Section 551.074, - To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: TEDC Staff.

The Tomball Economic Development Corporation Board of Directors recessed at 6:40 p.m.

16. Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.

The Tomball Economic Development Corporation Board of Directors reconvened at 7:15 p.m.

G. Adjournment

Motion made by Treasurer Shannon, Seconded by Member Clepper to adjourn the meeting.

Voting Yea: Secretary Sumner, Treasurer Shannon, Member Hall, Member Clepper.

The motion carried unanimously. Meeting adjourned at 7:15 p.m.

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 8th day of APRIL 2026 by 5:30 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kelly Violette
Executive Director

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.

AGENDAS MAY BE VIEWED ONLINE AT www.ci.tomball.tx.us.

PASSED AND APPROVED this the 12th day of May 2026.

President, Tomball EDC Board

Secretary, Tomball EDC Board

Regular Tomball EDC
Agenda Item
Data Sheet

Meeting Date: May 12, 2026

Topic:

Consideration and possible action by Tomball EDC to accept the Tomball Economic Development Corporation 2025-2026 Annual Report.

Background:
Annual Reports will be distributed at the meeting.

https://www.dropbox.com/scl/fo/7z9xnxqe2h2r91w1a0qc7/ABm6Etn5gOYpEfEy_v5Wp4U?rlkey=7midp2di2q6k5cfurggsvc2l2&st=bq3az9kl&dl=0

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 _____ Approved by _____
Staff Member-TEDC Date Executive Director-TEDC Date

TOMBALL
ECONOMIC DEVELOPMENT CORP.



2025- 2026 ANNUAL REPORT

About TEDC

The Tomball Economic Development Corporation (TEDC) is governed by a seven-member Board of Directors appointed by the Tomball City Council. The TEDC is focused on attracting new businesses and industry, supporting business retention and expansion, and coordinating strategic economic development efforts that strengthen Tomball's overall economic vitality.

Through measured and responsible growth, the TEDC works to create quality jobs, expand the tax base, and enhance the community's quality of life. The organization utilizes a variety of tools to attract and retain businesses, including infrastructure investment, targeted incentives, and improvement grants, while collaborating closely with existing companies and local partners to address evolving business and community needs.

With a premier location in the Houston region and a strong business-friendly mindset, Tomball offers an ideal environment for economic investment—one where both corporate employers and family-owned businesses can grow and prosper.

Mission

To promote economic development in the City of Tomball through the attraction of new business and industry and the retention of existing businesses by providing the resources that enhance the general well-being of the community.

Vision

Tomball is the community of choice for businesses, residents, and visitors, offering a dynamic economy, strong labor force, and unmatched living and working environment.

Operating Revenue

FY 25-26 Amended Budget

$26,357,235
Beginning Fund Balance

$6,300,000
Sales Tax

$1,000,000
Interest

$33,657,235
Total Available Resources

$1,145,829
Total Administrative Expenditures

$2,270,635
Total Debt Service

$15,008,381
Total Grants / Loans / Other

$816,484
Total Indirect Economic Development Expenditures

$19,241,329
Total All Expenditures

$14,415,906
Ending Fund Balance

Board of Directors



Lisa Covington
President



Danny Hudson
Vice President



William E. Sumner
Secretary



Latrell Shannon
Treasurer



Becky Clepper



Brock Hendrickson



Wayne Hall

Staff Members



Kelly Violette
CEcD, PCED, AICP
Executive Director



Tiffani Wooten
CEcD, MEDP
Assistant Director



Tori Gleason
PCED
Project Manager



McKayley Dannelley
Administrative Assistant



Message from the

Executive Director

We are pleased to present the 2025–26 annual report of the Tomball Economic Development Corporation (TEDC), highlighting another year of strong progress and continued momentum in our community. Tomball remains a leading destination for economic growth, driven in large part by a shared commitment to collaboration across the city.

In Tomball, partnership is more than a concept—it is a guiding principle. It shapes our approach and serves as a constant focus as we work to ensure Tomball remains one of the most desirable communities in Texas.

Over the past year, residents have seen the TEDC work closely with the City of Tomball to advance key infrastructure investments that support long-term growth both above and below ground. From alleyway enhancements that improve walkability to façade and property upgrades, these investments are enhancing the overall downtown experience. At the same time, funding has been directed toward expanding the South Wastewater Treatment Plant, reinforcing the city's commitment to infrastructure and essential services that support a growing population.

Collaboration has also extended to quality-of-life improvements. In partnership with the City, the Tomball Regional Health Foundation, HCA Houston Healthcare Tomball, and other community organizations, we completed significant upgrades to Jerry Matheson Park. Improvements to the playground, pool, splash pad, walking trails, and parking facilities have revitalized this cherished community space. Our shared vision is also evident in the ongoing reimagining of the former First Baptist Church site into Tomball Legacy Square—an arts and cultural destination that reflects the unique character of our community.

Our long-term relationships and strategic investments are also reflected in the success of the Summer Youth Employment Program (SYEP). Launched by the TEDC in 2024, the program provides paid summer job opportunities for local young adults across a variety of industries. Participation has grown significantly, from 12 employers in its inaugural year to 45 businesses now offering 89 positions. This growth not only expands career awareness and workforce readiness, but also highlights the value of strong relationships in economic development.

Our commitment to businesses extends well beyond their initial investment in Tomball. We remain actively engaged, working alongside our partners to ensure they have the resources and support needed to succeed.

This dedication to collaboration—from project inception through completion—continues to strengthen Tomball's reputation as a connected, forward-thinking community. We are proud to share these accomplishments and appreciate your continued interest in Tomball.

Kelly Violette
CEcD, AICP, PCED



TEDC FY 25-26 Impact

Committed by companies expanding, growing, and investing in Tomball.

Total Capital Investment: $117,433,350

Jobs Created: 1,008

Total Square Footage: 848,561

Jobs Retained: 333

TEDC Five Year Impact

FY 2020 – FY 2025

Total Capital Investment: $315,419,944

Jobs Created: 2,243

Total Square Footage: 1,833,127

Jobs Retained: 512



Business Retention & Expansion

To continually engage and assist in the success of Tomball businesses.



2025-2026 BR&E Impact

Business retention and expansion (BR&E) remains a cornerstone of the TEDC's mission to support the continued prosperity of Tomball businesses. Through a steadfast commitment to engagement and collaboration, the TEDC works to strengthen relationships that help businesses grow while advancing the economic vitality of the city.

From the earliest stages of the site selection process, companies recognize the advantages of locating in Tomball and frequently choose to invest in this thriving Houston suburb. Just as important, however, is the TEDC's intentional focus on ongoing, two-way communication that fosters lasting partnerships and encourages future investment.

Companies such as Northwest Houston Heart Center, Houston Poly Bag, Hoelscher Weatherstrip Manufacturing, and Grimes Industrial have expanded their presence in Tomball by leveraging the TEDC's collaborative support. Through financial assistance, development coordination, and workforce support, these businesses have chosen to deepen their roots and continue growing within the community.

6
Expansion Projects

50+
Site Visits

$29,598,386
Capital Investment

$438,976
TEDC Investment

108,200
Square Footage

107
Jobs Created

333
Jobs Retained



Hoelscher Weatherstrip Manufacturing Co.

Tomball Business & Technology Park

The Tomball Business & Technology Park has grown from a strategic investment into a catalyst for industrial development and business success. The 99.5-acre park, developed by the TEDC, has been recognized multiple times as one of the top 10 industrial parks in the nation. In less than a decade, the park reached full buildout, a significant milestone that reflects strong demand from companies seeking to locate and grow in Tomball. Yet this achievement is not the final chapter in the park's story.

Hoelscher Weatherstrip Manufacturing, a custom manufacturer of weatherstripping and door components for commercial and residential applications, originally purchased a 16.9-acre site in the Tomball Business & Technology Park in 2019.

Building on its success and the operational advantages of locating within the park, the company is currently expanding its facility with the addition of 45,375 square feet of warehouse and shipping space to its existing 194,195-square-foot building. Hoelscher is also installing two door pre-hanging machines that will enable the production of hundreds of door units per day for multi-family housing projects.

Hoelscher Weatherstrip Expansion Impact

$5,100,000
Capital Investment

10
Jobs Created

167
Jobs Retained

Tomball Business & Technology Park Impact:

924,012
Total Square Footage

100
Total Acres

1,196
Total Jobs Created

Collaboration That Builds Community

Strong collaboration between the Tomball Economic Development Corporation (TEDC) and the City of Tomball drives progress toward shared goals and a vibrant future. Mayor Lori Klein Quinn, City leadership, the TEDC, and community partners each contribute unique perspectives to build the best tomorrow for Tomball.

The TEDC, governed by a seven-member Board of Directors appointed by the Tomball City Council, plays a key role in enhancing the city's economic vitality. By fostering an environment that offers exceptional opportunities to live, work, and do business, the TEDC serves both residents and the business community.

Strategic infrastructure investments continue to elevate quality of life and support sustainable growth. In partnership with local businesses and community stakeholders, the TEDC and the City have advanced projects that enhance connectivity and aesthetics in key areas. Improvements in Old Town, including upgraded public alleyways, as well as enhanced signage, lighting, and landscaping, have contributed to a more walkable and inviting downtown environment.

The TEDC has also demonstrated its commitment to long-term growth by supporting the expansion of the South Wastewater Treatment Plant, reinforcing the City's focus on infrastructure and essential public services. Additional collaborative efforts have resulted in the development and enhancement of parks, playgrounds, and beloved community gathering spaces.

Attracting and retaining businesses in Tomball means offering more than opportunity—it means providing a community where people want to live and thrive. Through strong leadership and a shared commitment to collaboration, the City and the TEDC continue to deliver critical infrastructure and high-quality amenities that position Tomball for sustained success.

TEDC Funded COT Projects

$1,188,834
Alleyway Amenities

$1,000,000
Main Street Utility Relocations

$1,500,000
Main Street Tree Upsizing

$29,500,000
South Wastewater Treatment Plant Expansion

$2,300,000
City of Tomball Property Acquisition

$35,488,834
Total TEDC Investment

Learn More:



Grow Tomball

Success Stories:
Scan to see more!

The TEDC recognizes that one of the most effective ways to attract new investment is by highlighting the success of the businesses already operating in Tomball. Grow Tomball, a campaign launched by the TEDC to increase visibility for the local business community, continued to expand and evolve in 2025–26.

Developed to showcase local companies and highlight the TEDC's strong business retention and expansion (BR&E) efforts, the Grow Tomball initiative features original multimedia content, including articles, webinars, and video storytelling that spotlight the people and businesses shaping Tomball's economy.

New additions to the Grow Tomball program in 2026 included two promotional videos highlighting unique aspects of the community that help position Tomball as a destination. One video showcased the city's growing culinary scene, featuring acclaimed establishments, all Made in Tomball, such as Della Casa Pasta, Chef's Providence, Manna Bread from Heaven, and Paradigm Brewing, and highlighting how Tomball has become a destination for food enthusiasts. A second video illustrated the collaboration between multiple City of Tomball partners and the TEDC to co-author Tomball's progress.

With a focus on supporting the needs of Tomball's existing business community, the TEDC also hosted several educational webinars throughout the year. Topics included smart social media strategies, artificial intelligence for small businesses, and building a strong company culture.

For the third consecutive year, the TEDC received recognition from the International Economic Development Council (IEDC) for its "Success Stories" initiative in the Multimedia Promotion category. The program, which highlights the unique origins and success of local businesses in Tomball, earned a 2025 Bronze Excellence Award.

Businesses featured in the 2025–26 "Success Stories" series included TPC Real Estate, Walsh & Albert, Metal Zinc, Niky's Mini Donuts, Coaches Cigar Lounge, LeMaster Law Firm, Victory Pie Company, and Klauer Manufacturing.

2025-2026 TEDC Social Media Growth



New Audience Reach



Page View Growth



Photo Post Engagement



Reels Engagement

Business Improvement Grant Program

$1,627,583
Capital Investment

$290,821
TEDC Investment

41
Businesses Assisted





Tejas Chocolate & Barbeque

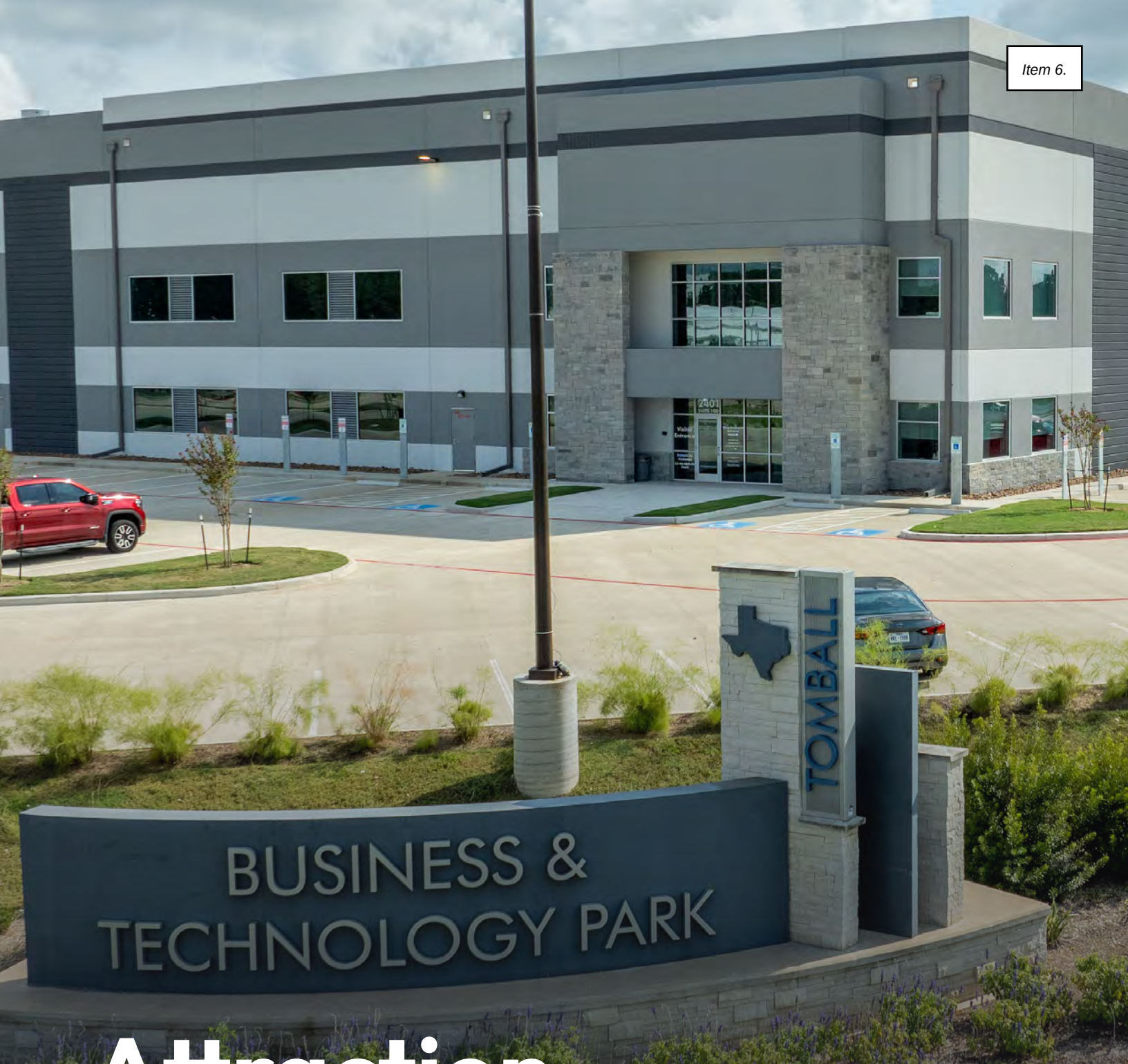
Before

After

Through its popular Business Improvement Grant (BIG) program, the TEDC stays true to its core mission of providing resources to enhance Tomball. The BIG initiative is a matching grant program that encourages owners and businesses to make high quality exterior enhancements to their properties. Investments inspired through the BIG program include improvements to signage, facades, property and landscaping – all forms of aesthetic progress that boost property values and upgrade the community's quality of life.

Learn More

Scan to see more!



Attraction & Recruitment

Attract and secure new businesses and industries that align with Tomball's economic goals and community character.

2025-2026 A&R Impact

Attraction and recruitment remain a top strategic priority for the TEDC, focused on securing businesses and industries that align with Tomball's economic vision and community character. As a premier business destination in the Houston region, Tomball's continued growth depends on proactively attracting new investment that supports quality job creation, strengthens the tax base, and enhances quality of life.

Through targeted efforts, the TEDC has successfully attracted a diverse mix of businesses—from restaurants and office/warehouse developments to oil and gas manufacturing—demonstrating the community's ability to support a wide range of industries. These efforts not only diversify the local economy but also reinforce Tomball's position as a competitive and business-friendly community.

By continuing to recruit companies that complement existing assets and workforce strengths, Tomball ensures sustainable growth that enhances its small-town character while expanding economic opportunity, making it a community of choice for businesses and residents alike.

10
A&R Projects

$87,834,964
Capital Investment

$1,835,479
TEDC Investment

740,361
Square Footage

901
Jobs Created

New Business Rental Incentive Program

Seeking to reduce local vacancies and drive new business growth in previously underutilized areas of Tomball, the TEDC's New Business Rental Incentive Program is a performance-based rental subsidy to assist companies in leasing space within the City. With a proven track record of filling empty properties and increasing employment opportunities, the New Business Rental Incentive Program provides up to 25 percent of the base monthly rent for the business's first year of operation – not to exceed $10,000 per company.

Businesses Assisted	19
Square Footage Occupied	75,068
Jobs Created	318

A stated goal in the TEDC's Strategic Work Plan is to recruit and secure new businesses that are favorable to Tomball and its residents. As the community continues to blossom, Tomball's infrastructure, industry and economy are also bustling – keeping pace with the city's thoughtful development.





The Grand at 249

Developed by NewQuest Properties as the largest retail concentration within Houston's northwest submarket, is Tomball's hottest retail project. Located at the nexus of the Grand Parkway and Highway 249, the $90 million, 65-acre retail center is under development to deliver more than 400,000 square feet of retail. Gringo's Mexican Kitchen, Portillo's, Bojangles, Starbucks, Smalls Sliders, Black Bear Diner and Jersey Mike's are already operational. Signed tenants expected to open soon include Chick-fil-A, Dick's Sporting Goods and Sam's Club.

Tomball's ideal location and business-minded principles continue to attract major brands to The Grand at 249. Sam's Club, an anchor at the booming mixed-use retail center, is targeting this summer for the opening of its 166,664 square-foot, members-only store and fuel station. The Tomball location is part of Sam's Club's "strategic footprint expansion" that will see the opening of 15 new clubs in 2026.





Darden Restaurants

Featuring a portfolio of some of the most recognizable and successful brands in full-service dining, selected 2.14 acres at FM 249 and Alice Road in Tomball as the site of the company's two newest restaurants: Olive Garden and Cheddar's Scratch Kitchen. A customized economic impact analysis studying taxable sales, job creation and salaries estimates Olive Garden and Cheddar's to deliver the city of Tomball over $57 million in economic impact during the restaurants' first 10 years.



CSE W-Industries

A long-established provider of automation, engineered systems, and power solutions, plans to develop a multi-phase corporate campus in Tomball to consolidate its regional operations and support continued growth. The project, located at FM 2920 and FM 2978, will ultimately include approximately 555,000 square feet of manufacturing, warehouse, and office space. Phase one of this project will create 300 jobs and a total capital investment of $28 million.

Project Impacts

$129,700,000
Capital Investment

972,383
Square Footage

580
Jobs Created

Powering Tomball's Advantage

The stated vision of the TEDC is to ensure Tomball is the community of choice for businesses, residents, and visitors. To advance that vision, the TEDC initiated a study to identify emerging opportunities aligned with the city's strengths and to best position Tomball for long-term economic growth—supporting both the attraction of new companies and the retention of existing businesses.

The Target Industry Analysis evaluated key community assets, including infrastructure, a job-ready workforce, a dynamic economy, and available properties, to identify industries that are high-growth, high-value, and realistically recruitable. Supported by the city's business-friendly environment, strong connectivity, and exceptional quality of life, the analysis recommends that Tomball strategically pursue industries within Biotechnology & Life Sciences, Information & Computer Technology, Food Production & Processing, and Advanced Manufacturing.

In addition to identifying priority sectors, the analysis establishes a clear, data-driven approach for future economic development efforts. By aligning industry targets with Tomball's property inventory, workforce strengths, and infrastructure capacity, the TEDC is better positioned to focus recruitment efforts, guide investment decisions, and support long-term, sustainable growth. Importantly, the scale and operational needs of these targeted industries align well with Tomball's existing assets, ensuring that recruitment efforts are both strategic and achievable.





Advanced Manufacturing


Biotechnology & Life Sciences


Food Production


Information & Computer Technology



Development/ Redevelopment of Old Town

To continually engage and assist in the success of Tomball businesses.

Old Town Façade Improvement Grant Program

$731,543
Capital Investment

$206,507
TEDC Investment

5
Businesses Assisted



Before



LeMaster Law Firm

After

Forged by a desire to build upon the strengths of Old Town Tomball while maintaining the historic downtown area's unique character, a focus on developing/redeveloping Old Town was outlined as a stated goal in the TEDC's strategic work plan.

To achieve the mission of stimulating business through public-private partnerships to renovate, rehabilitate, restore and enhance Old Town, the TEDC offers an Old Town Façade Improvement Grant (FIG). The investment incentive is a matching grant program that provides funds to assist commercial renovations that enhance facades and structures in Old Town to help attract new customers, tourists and businesses.

Learn More

Scan to see more!



Tomball Legacy Square

Redevelopment Project



In the heart of downtown Tomball, a cherished community landmark is being thoughtfully reimagined through a collaborative effort between the TEDC, Tomball City Council, and engaged residents.

The transformation of the former 4.6-acre First Baptist Church campus into Tomball Legacy Square—a vibrant, multi-purpose destination for community, arts, culture, and connection—is already attracting interest from regional and national organizations. These groups recognize the site's potential to host a wide range of activities, including gatherings, performances, professional events, and celebrations.

Since acquiring the property in April 2023, the TEDC has remained committed to preserving the site's legacy while incorporating community input throughout the planning process. Studio Red Architects is leading the schematic design phase, while Webb Management Group is conducting a comprehensive feasibility study to assess the operational, financial, and market viability of proposed uses.

To keep the community informed and engaged, a dedicated Tomball Legacy Square webpage has been launched on the TEDC website, providing ongoing updates, timelines, and information on events and public engagement opportunities.

Public Meetings

This redevelopment project is rooted in a pledge to integrate broad feedback from the community in every phase of the process. In July, the TEDC hosted the first Tomball Legacy Square community open house, welcoming approximately 200 attendees. Guests explored a series of interactive poster stations highlighting potential uses, architectural concepts, site layouts, landscape design, and parking and mobility considerations. Residents, business owners, and stakeholders were provided multiple opportunities to share feedback and perspectives.



TLS Advisory Committee

One of the key takeaways from the initial community open house was the value of establishing a dedicated citizens' committee to help guide the project. Within weeks, the TEDC Board of Directors appointed 15 members to form the Tomball Legacy Square Advisory Committee. Since then, the committee has met monthly, selected its leadership, collaborated with Studio Red Architects, and participated in a guided tour of the site to gain firsthand insight into the campus and its potential.



Parking & Mobility Study Stakeholder Group

To ensure Tomball Legacy Square enhances and supports the vitality of downtown for years to come, prioritizing access and connectivity is essential. With this in focus, the TEDC engaged AIG Technical Services to conduct a comprehensive downtown parking study, multimodal mobility analysis, and develop a downtown bollard plan for Old Town Tomball to accommodate the addition of Legacy Square. In addition, a Parking and Mobility Stakeholder Group has been established, meeting regularly and working closely with consultants to help guide these efforts.



Learn More

Scan to see more!





Education & Workforce Development

To continually engage and assist in the success of Tomball businesses.

Building a Robust Workforce

Partnerships Built to Last

Education and workforce development remain a core priority in the Tomball Economic Development Corporation's Strategic Work Plan. Through strong partnerships with education institutions and industry leaders, the TEDC works to ensure local businesses have access to a skilled workforce while creating meaningful career pathways for Tomball students.

Through continued collaboration between the TEDC, Baker Hughes, and Tomball Independent School District (Tomball ISD), students gain exposure to STEM disciplines and real-world career applications that build interest and readiness for high-demand technical fields. These efforts support the development of a sustainable talent pipeline aligned with local industry needs.

TEDC leadership also serves on the steering committee for Tomball ISD's P-TECH program — a unique model that integrates high school coursework, college instruction, and career preparation into a single pathway. Students can earn both their high school diploma and a no-cost associate degree while gaining practical experience through internships, mentorships, job shadowing, and other work-based learning opportunities.

Additionally, the TEDC partners with Lone Star College–Tomball to support workforce readiness initiatives such as the GPA + Professional Competencies Quotient, helping students demonstrate both academic achievement and the professional skills valued by employers.





Summer Youth Employment Program

The Tomball Economic Development Corporation's Summer Youth Employment Program (SYEP) continues to serve as a key workforce development initiative, connecting local students with meaningful paid internship opportunities across a wide range of industries. The program provides real-world exposure that helps students better understand career pathways while allowing employers to begin developing relationships with future talent.

Since its inception, this innovative workforce initiative has experienced significant growth. Participation increased from 12 employers in the program's first year to 20 in the second year, before expanding to 45 businesses offering a total of 89 paid internship positions in 2026. This steady expansion reflects growing community engagement and recognition of the program's value in strengthening the local workforce pipeline.

2024:

Participating Employers: **8** Internship Opportunities: **12**

2025:

Participating Employers: **19** Internship Opportunities: **32**

2026:

Participating Employers: **45** Internship Opportunities: **89**

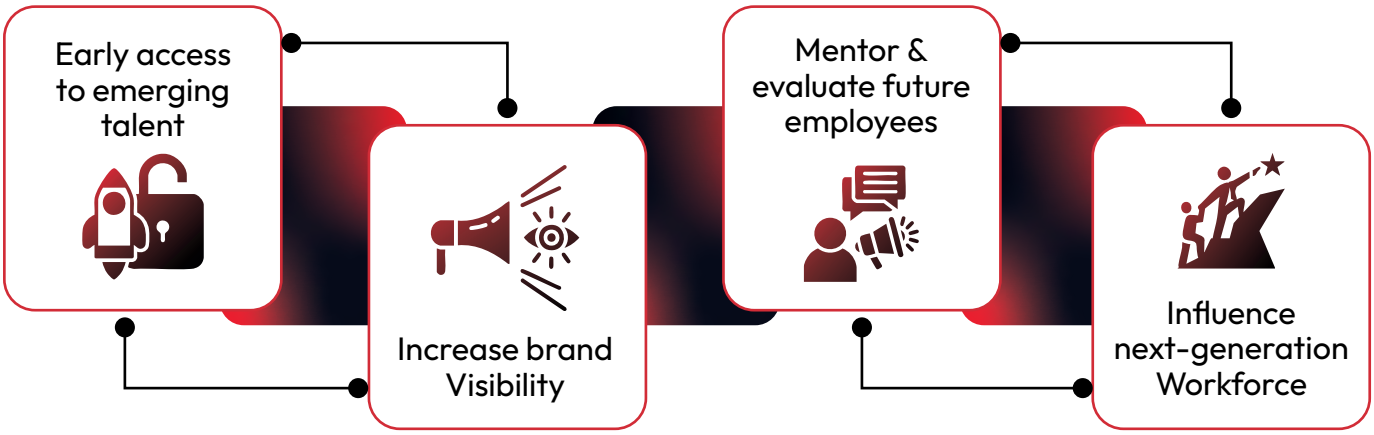
SYEP

Scan to see more!

As the program continues to expand opportunities for both students and employers, TEDC remains committed to strengthening and diversifying SYEP. In 2026, the maximum age for eligible participants was increased from 20 to 22, creating an additional pathway for college students and recent graduates to return to Tomball during the summer and explore career opportunities within the local workforce.

By aligning student interests with employer needs, SYEP strengthens local talent pipelines and contributes to long-term economic vitality. The program supports broader economic development goals by fostering alignment between education, career awareness, and industry demand, while also helping retain young talent by reconnecting students with career opportunities in Tomball.

Why Businesses Participate



Internship Impact



Structured. Intentional. Supported.

Events & Awards

Promoting economic development in Tomball requires both visibility and impact, and the TEDC continues to gain recognition at the highest levels for its work. Among this year's honors, Executive Director Kelly Violette was named Economic Developer of the Year at the 2025 Texas REDnews Real Estate Awards—an achievement that underscores the leadership, vision, and results driving Tomball's continued success.

This prestigious recognition reflects not only individual excellence, but also the strength of the partnerships, strategic initiatives, and long-term planning efforts shaping Tomball's economic landscape.

The TEDC's work was also recognized on an international stage, earning two gold and one bronze Excellence in Economic Development Awards from the International Economic Development Council (IEDC). Gold awards were received in the Talent Development & Retention category for the Summer Youth Employment Program and for the TEDC's Annual Report, which highlighted both recent achievements and the organization's 30-year legacy. Notably, the TEDC was the only Texas economic development organization to receive a gold award in either of these categories—earning top honors in both.



REDnews Economic Developer of the Year


2025 IEDC Awards



REDnews Economic Developer of the Year



2025 IEDC Awards



2025 Texas EDC Workforce Excellence Award



TISD Realtors Forum

At the state level, the Texas Economic Development Council further recognized the TEDC with a 2025 Economic Excellence Recognition and Workforce Excellence Award.

While these accolades elevate Tomball's profile, the TEDC remains equally focused on supporting local businesses and strengthening the community. Through events such as the Economic Outlook Luncheon, Community Career Fair, Tomball ISD Realtors Forum, Baker Hughes STEMinar, and Lone Star College–Tomball Employer Partnership Luncheon, the TEDC continues to bring together business and community leaders to foster collaboration, share insights, and drive ongoing economic growth.



2025 Economic Development Week



2025 Economic Outlook Luncheon



2025 Community Career Fair



Partner with Us

The TEDC is eager to help existing Tomball businesses expand and new businesses locate in Tomball. You can access information on available properties, resources, incentives, and more by **scanning the QR codes below.**

For additional assistance and to learn what the TEDC can do for your business, please contact the TEDC staff at 281-401-4086.

Incentives

Tomball offers competitive incentive programs for existing companies looking to expand and new businesses looking to locate in the city. The City of Tomball has an attractive tax abatement program and the TEDC provides performance-based cash incentives for job creation, targeted infrastructure, and other improvements. The State of Texas also has programs for new and existing businesses.

Available Properties

Utilize our property search tool to find the perfect home for your business. A wide range of sites and buildings, from retail to industrial, can be filtered and sorted to your desire. If you cannot find what you are looking for using the search tool, contact the TEDC staff for more property information.



Tomball Job Search

The Tomball EDC, through a unique partnership with LinkedIn, offers job seekers an easy way to search for jobs in Tomball. Job seekers can search by experience level or by industry. Scan the QR code to begin your search today.



E-Newsletter Update

Tomball Economic Development Quarterly E-Newsletter keeps you updated on the latest economic development actions in Tomball. Sign up for the quarterly newsletter to learn about new projects, workforce development initiatives, and staff updates.



Summer Youth Employment Program

The Summer Youth Employment Program provides paid summer employment opportunities in a variety of industries. The hands-on work experience will enhance career readiness of Tomball students and help develop a pipeline of qualified workers for Tomball businesses.



Tomball Legacy Square

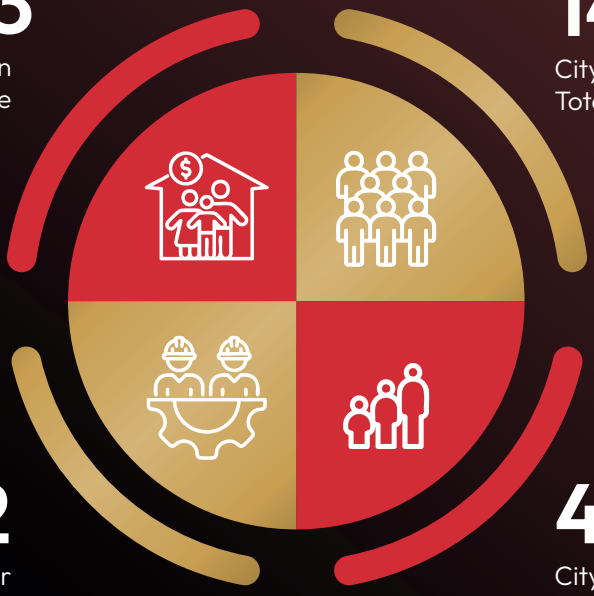
The Tomball Legacy Square Project is an exciting new chapter for our community – a place designed to bring people together, honor our history, and spark creativity for generations to come. Located on the former 4.6-acre campus of First Baptist Church Tomball, the development will transform this historic site into a vibrant arts and cultural destination that reflects the spirit of Tomball: welcoming, connected, and full of life.

TOMBALL
ECONOMIC DEVELOPMENT CORP.

Tomball At A Glance

$77,693
Tomball's Median Household Income

14,837
City of Tomball Total Population



7,632
Tomball's Labor Force

41
City of Tomball Median Age

GET IN TOUCH

281-401-4086
@tomballedc
www.tomballtxedc.org
29201 Quinn Road, Suite A
Tomball, Texas 77375

Regular Tomball EDC
Agenda Item
Data Sheet

Meeting Date: May 12, 2026

Topic:

TEDC Quarterly update on 2025-2026 Strategic Work Plan.

Background:

Origination: Kelly Violette, Executive Director

Recommendation: Presentation item only.

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 _____ Approved by _____
Staff Member-TEDC Date Executive Director-TEDC Date

MISSION

To promote economic development in the City of Tomball through the attraction of new business and industry and the retention of existing businesses by providing the resources that enhance the general well-being of the community.

VISION

Tomball is the community of choice for businesses, residents, and visitors, offering a dynamic economy, strong labor force, and unmatched living and working environment.

The following Strategic Work Plan outlines the items from the 2020-2026 Strategic Plan that are to be accomplished in the final year: 2025-2026.

Tomball EDC 2025-2026 Goals:

1. BUSINESS RETENTION & EXPANSION (BRE)
2. ATTRACTION & RECRUITMENT
3. DEVELOPMENT/REDEVELOPMENT OF OLD TOWN
4. EDUCATION & WORKFORCE DEVELOPMENT
5. OPERATIONS





BUSINESS RETENTION & EXPANSION (BRE)

To continually engage and assist in the success of Tomball businesses.

1. Conduct 9 BRE on-site or virtual visits per quarter and report feedback from visits to board.
2. Continue the Grow Tomball initiative to highlight and promote local businesses.
    a. Develop and promote business success stories.
    b. Continue using YouTube, Google SEO, Instagram Reels, and paid ads.
    c. Explore creative ways to increase public exposure.
3. Produce programming that meets the needs of the existing industry leaders in Tomball:
    a. Host annual Mix & Jingle.
    b. Host annual Outlook Luncheon.
    c. Partner with City to host a Business Forum to showcase TEDC and City resources to local businesses.
4. Utilize Incentive Policy to help existing industries expand and improve grant awareness.
5. Partner with City on quality-of-life projects to retain and attract industry.

How will Goal #1 be measured in 2025-2026?

of Tomball businesses visited in 2025-2026: __ (Goal is 36)
# of written success stories produced and shared: _____ (Goal is 6)
# of video success stories produced and shared: _____ (Goal is 2)
# of business events that we produced for the benefit of existing business owners in 2025-2026: _____ (Goal is 3)
# of Project Grants approved for business expansions in 2025-2026: _____
Quality of life projects approved: _____

1. _44__ Tomball businesses have been visited for BRE on-site or virtual visits.
    - Engaged with an additional 29 businesses at the SYEP Orientation Meeting

2. TEDC has developed and promoted 8 written success stories.
    - TPC Real Estate (The Yard)
    - Walsh & Albert/Metal Zinc
    - Niky's Mini Donuts
    - City of Tomball & TEDC Collaboration
    - Coaches Cigar Lounge
    - LeMaster Law Firm
    - Victory Pie Company
    - Klauer Manufacturing Company

TEDC has produced and shared 4 video success stories.
    - City of Tomball & TEDC Collaboration Video
    - Summer Youth Employment Program Videos
    - Tomball Foodie Video
    - Tomball Shopping Video

3. TEDC has produced programming that meets the needs of existing industry leaders in Tomball
    - Annual Outlook Luncheon was held on October 21, 2025
    - Annual Mix & Jingle held on December 11, 2025, at Paradigm Brewing Co. from 5:00 – 7:00 pm
    - Collaborated with TISD on the Realtors Forum that was held on October 22, 2025
    - Partnered with Regions Bank to host a series of Financial Seminars:
        - Seminar #1: Protect Your Business from Fraud – September 23, 2025
        - Seminar #2: How to Obtain Business Credit – October 21, 2025
        - Seminar #3: How Businesses Use Credit – November 4, 2025
    - Collaborated with GTACC to host the 2026 Women's Business Summit on April 17, 2026

4. _5__Project Grants have been approved for business expansions.



ATTRACTION AND RECRUITMENT

Attract and secure new businesses and industries that align with Tomball's economic goals and community character.

1. Attract and secure new businesses and industries that align with Tomball's economic goals and community character.
2. Support targeted infill and redevelopment projects to stimulate private sector investment in underutilized areas.
3. Explore public financing tools including Tax Increment Reinvestment Zones (TIRZ) to fund infrastructure improvements that catalyze development and redevelopment.
4. Host webinars and provide training programs that empower local entrepreneurs and support the growth of emerging businesses.
5. Apply the TEDC Incentive Policy as a framework for offering competitive and strategic economic incentives.
6. Conduct an updated Target Industry Analysis to ensure alignment with evolving market trends and economic priorities.
7. Collaborate with Tomball ISD to plan and execute a Developers and Realtors Day to showcase opportunities and foster connections.

How will Goal #2 be measured in 2025-2026?

Did TEDC support infill and redevelopment projects aimed at attracting new private sector investment?
Did TEDC explore TIRZ and TIRZ locations with the City?
Did TEDC host or support educational programming for local entrepreneurs and start-ups?
Was the Incentive Policy used to guide decisions regarding attraction-related economic incentives?
Total Number of Attraction Projects/Grants Approved (FY 2025–2026):_____

1. TEDC has hosted a 4-part Webinar Series to support educational programming for local entrepreneurs and start-ups:
   - Webinar #1: Smart Social Media for Small Business Growth presented by Amanda Trickey, Modern Marketing & Media – held on September 25, 2025
   - Webinar #2: From Fragile to Fearless: The 5 Practices of Cultures That Thrive Under Pressure presented by Brian Wallace, HR Strategies Now – held on November 25, 2025
   - Webinar #3: AI for Small Business: A Deep Dive Into ChatGPT, Prompt Tricks & Emerging AI Tools, presented by Andrew Brockenbush, Beefy Marketing - held on February 17, 2026
   - Webinar #4: Healthy Culture as a Catalyst: The Wellness Advantage, presented by Rob Marmerstein, CEO, HCA Houston Healthcare Tomball – held on April 16, 2026
2. TEDC has collaborated with TISD on the Realtors Forum that was held on October 22, 2025.
3. TEDC Board of Directors approved the Tomball EDC Incentive Policy on January 13, 2026.
4. TEDC Board of Directors were presented the Tomball EDC Target Industry Analysis by Insyteful on January 13, 2026.
5. _13__ Project Grants have been approved for attraction projects.
6. Hosted International site visit with German Company on October 10, 2025.
7. Attended Size-Up training (virtually) to improve on our client hub, learn how to use analytics, ROI Calculator, and the new tools that are offered to our small business. Size up is a tool that the TEDC pays a subscription for to allow small business owners the opportunity to get the market research and business intelligence they need to succeed.
8. Met with Quebec Delegation of Houston November 7, 2025.
9. Hosted 3 site visits with Taiwanese manufacturer under the project name Project Snowflake.
10. Hosted a site visit with Quebec manufacturing company on February 11, 2026.

GOAL 3

DEVELOPMENT/REDEVELOPMENT OF OLD TOWN

Foster high-quality investment and redevelopment in Tomball's historic Old Town district.

1. Strategic Infrastructure Improvements:
    a. Continue collaborating with the City of Tomball on targeted infrastructure enhancements such as alleyway upgrades, expanded parking solutions, improved wayfinding signage, and pedestrian-friendly features.
2. Parking and Mobility Planning:
    a. Advance efforts to improve access and connectivity in Old Town by initiating a comprehensive parking and mobility study.
3. First Baptist Church Project:
    a. Identify and engage project partners.
    b. Launch the design of Phase 1, focusing on the Main Sanctuary and 1949 Chapel, and establish the sequencing for future redevelopment phases.
    c. Evaluate potential programming and long-term operational models.
    d. Identify viable funding mechanisms to support the project.
    e. Conduct a traffic impact analysis to inform site access and flow.
    f. Finalize architectural renderings and an overall site development plan.
4. South Live Oak Business Park Project:
    a. Develop a detailed project and financing strategy.
    b. Engage potential development partners and define development concepts.
    c. Undertake a feasibility study to assess market demand for hospitality, entertainment, and mixed-use components.
5. Incentive Promotion and Property Upgrades
    a. Continue marketing incentive programs and explore new tools to stimulate investment and improvements in Old Town properties.
6. Community and Stakeholder Engagement
    a. Seek partnership opportunities to actively engage the community in Old Town projects and broader redevelopment efforts.
    b. Explore collaborative opportunities with the Downtown Heart of Tomball Alliance to ensure redevelopment efforts reflect Old Town priorities and support the interests of local merchants.

How will Goal #3 be measured in 2025-2026?

Did TEDC support or provide targeted infrastructure improvements in Old Town?
Did TEDC initiate and complete a Comprehensive Parking and Mobility Study for Old Town?
Did TEDC host at least two public workshops to share study findings and gather feedback?
Did TEDC select FBC project partners?
Did TEDC finalize Phase 1 schematic design for FBC?
DID TEDC define and document a phased development timeline for FBC?
Did TEDC evaluate programming and operations for FBC?
Identify at least two potential funding mechanisms for FBC Redevelopment.
Finalize the traffic impact analysis.
Deliver complete renderings and master site plan for board and council approval.
Did TEDC create a project and financing plan, explore potential development partners and plans, and conduct a feasibility study to determine demand for hospitality and entertainment uses for the South Live Oak Business Park Project?
Did TEDC promote or provide improvement grants and other property upgrade ideas in Old Town?
Did TEDC explore partnership opportunities with community/stakeholder groups and the Downtown Heart of Tomball Alliance?

1. Alleyway entryway monument structures and seat walls have been constructed at the north and south 100 block and the north 200 block alleys.
2. TEDC has been working with AIG Technical consulting firm and has initiated the Parking and Mobility Study. A Parking and Mobility Stakeholder Group has been established and 2 meetings with the consultants have occurred. Meeting #1 was held on June 26, 2025. Meeting #2 was held on August 8, 2025. This study is currently pending the Tomball Legacy Square Feasibility Study findings.
3. TEDC is currently working with Studio Red Architects on the schematic design phase of the Tomball Legacy Square Project.
4. TEDC has selected Webb Management to conduct the Feasibility Study for the Tomball Legacy Square Redevelopment Project, and the study has been initiated.
    - Phase 1 of the Feasibility Study has been completed and was presented to the Tomball Legacy Square Advisory Committee on January 15, 2026.
    - Phase 2 of the Feasibility Study has been completed and presented to the Tomball Legacy Square Advisory Committee, TEDC Board of Directors, and Tomball City Council on May 12, 2026.
5. TEDC has held 2 public meetings regarding the Tomball Legacy Square Redevelopment Project. On July 10, 2025, a public meeting was held at the site with over 200 attendees. A Special Joint TEDC and Tomball City Council Meeting was held on October 2, 2025, for the consultants to present the findings of the first public meeting and to review the scope of the Feasibility Study.
6. TEDC has formed a Board Committee that consists of 3 TEDC Board Members who have had multiple meetings to guide the redevelopment process.
7. The TEDC Board of Directors appointed a 12 member Tomball Legacy Square Advisory Committee at the November 18, 2025, board meeting. TLSAC has had meetings on the following days:
    - January 15, 2026
    - February 19, 2026.
    - March 19, 2026
    - April 16, 2026
    - May 12, 2026
    - Next meeting to be held June 25, 2026
8. TEDC has continued to update the Tomball Legacy Square webpage on the TEDC website to provide information and updates regarding the redevelopment project.
9. The Tomball EDC has installed a new parking sign on Main Street directing people to the Tomball Legacy Square parking lots.
10. TEDC has had ongoing meetings with Synchro regarding concept and site design for South Live Oak.
11. The Tomball EDC Board of Directors approved a marketing grant with the Heart of Tomball Alliance.
12. The BR&E Committee has approved 37 Business Improvement Grants in the 2025-2026 fiscal year
13. The BR&E Committee has approved 3 Old Town Façade Improvement Grants in the 2025-2026 fiscal year.



EDUCATION AND WORKFORCE DEVELOPMENT

Partner with local/regional education institutions, City of Tomball, Greater Tomball Area Chamber of Commerce, and local industries to further develop youth workforce programs and workforce initiatives.

1. Serve as Liaison between Industry & Education partners.
    a. P-TECH Steering Committee with Lone Star College-Tomball, TISD, and HCA officials.
    b. TISD - CTE Advisory Board to create pathways for CTE students to enter the workforce and gain work-based learning credentials with industry partners.
    c. Lone Star College Core Design Team for reimaging and design of Lone Star College – Tomball.
2. Work with our Regional Workforce Board and Texas Workforce Commission on available resources for local industries.
3. Partner with local/regional education institutions to:
    a. Host job/career fairs.
    b. Maintain a job board for High School and College Students on the TEDC Website.
    c. Research funding partners for Internship/Apprenticeship Program.
    d. Work with TISD on their Teacher Externship Program.
4. Summer Youth Employment Program (SYEP):
    a. Hire intern and integrate them into the SYEP process.
    b. Expand the program by securing additional participating businesses and student interns.
    c. Produce marketing materials to promote program.
    d. Host business meetings at critical check points.
    e. Conduct post-interviews with student interns.
    f. Speak at education institutions to promote the program.

How will Goal #4 be measured in 2025-2026?

Did we continue to serve as Liaison between Industry & Education partners?
Did we work with our Regional Workforce Board and Texas Workforce Commission on available resources for local industries?
Did we partner with local/regional education institutions to: Host job/career fairs, _____ maintain a job board for High School and College Students on the TEDC website, _____ research funding partners for internship/apprenticeship program, _____ and work with TISD in their Teacher Externship Program? _____
Did we hire an intern and integrate them, _____ expand the program by securing additional businesses and student interns, _____ produce marketing materials, _____ host business meetings at critical check points, _____ conduct post-interviews with student interns _____ and speak at education institutions to promote the Summer Youth Employment Program (SYEP)? _____

1. TEDC partnered with Lone Star College – Tomball to host a Community Career Fair held on April 28, 2026, at Lone Star College – Tomball Beckendorf Conference Center.
2. TEDC partnered with Lone Star College – Tomball on an Employer Partnership Luncheon that was held on November 5, 2025.
3. TEDC hired an intern, Ava Simmons for Summer 2025 and is currently hosting Ava for the TISD practicum.
4. TEDC completed a mid-point check-in with SYEP businesses on July 17, 2025.
5. TEDC completed site visits with SYEP businesses and met with the interns in July 2025.
6. TEDC met with President of North Houston Association to collaborate on regional workforce goals.
7. TEDC has partnered with SHSU Polytechnic College to build the next generation workforce discussion.
8. TEDC has completed the 2025 Summer Youth Employment Program and continues to move forward promoting and engaging with potential applicants for the 2026 Summer Youth Employment Program.
9. Serve on LSC-Tomball Education Design Lab on a special Reimagining Community Colleges Design Challenge project and the GPA+ initiative.
10. Serve on TISD Academy of Healthcare Steering Committee. Attended meeting on September 11, 2025.
11. TEDC has formed a SYEP Committee using participating businesses, interns, and community stakeholders. Committee met on Oct. 27th and Nov. 13th and January 15th.
12. Working with TISD to connect Tomball businesses to Career & Technical Education Internship Openings.
13. 2026 Summer Youth Employment Program:
    - 47 participating businesses
    - 92 internship opportunities across multiple industries
    - 250 internship applications received
14. SYEP Q&A Hour for parents or interns to be able to ask questions about SYEP held on February 24th 3PM-4PM via Zoom.
15. TEDC held a Summer Youth Employment Program Business Orientation lunch on April 9, 2026.
16. TEDC has updated all SYEP print marketing materials for businesses and interns.
17. TEDC completed updates to SYEP webpage with new marketing videos and tutorials.
18. Continue to speak and meet with our educational partners regarding SYEP.
19. TEDC met with Gulf Coast Workforce Solutions and Texas Workforce Solutions to see how to collaborate on the SYEP.



OPERATIONS

Strengthen Organizational Communication, Education, and Transparency.

1. Enhance the TEDC's visibility, internal knowledge, and stakeholder engagement through consistent communication, training, and public outreach.
    a. Encourage Board/Council attendance at training sessions including the annual State of Texas Economic Development Sales Tax Workshop.
    b. Maintain and regularly update the TEDC website and digital materials to ensure accurate, accessible, and user-friendly content.
    c. Conduct a Board Development Workshop titled "Understanding the Economic Development Process", and invite City Council, City leadership, and other strategic partners.
    d. Provide monthly TEDC updates at City Council Workshops.
    e. Deliver a keynote update at a Greater Tomball Area Chamber of Commerce Luncheon annually.
2. Identify staffing needs by assessing gaps, cross-training opportunities, and potential role adjustments to support organizational growth and flexibility.
3. Develop a succession planning framework and invest in staff development, training, and wellness to strengthen leadership continuity, retention, and overall team performance.
4. Conduct regular compensation surveys to benchmark salaries and benefits against industry standards, ensure internal equity, and support competitive, transparent, and data-informed compensation practices.

How will Goal #5 be measured in 2025-2026?

Did TEDC provide training workshops for Board and Council?
Did TEDC maintain/evolve website and online materials?
Did TEDC offer an Economic Development Process Overview Workshop?
Did TEDC give regular updates to City Council?
Did TEDC speak at a GTACC Luncheon?
Did TEDC complete a staffing and workload assessment?
Did TEDC create a succession plan?
Did TEDC invest in development/training opportunities to staff?
Did TEDC establish a standard schedule for compensation surveys (e.g., biennial or annual)?

1. TEDC's social media presence has ramped up considerably, actively promoting numerous programs, initiatives, and community involvement opportunities.
2.TEDC has provided a Texas Economic Development Council Sales Tax Training opportunity for Board and Council members that was held on November 14, 2025 in Houston, Texas.
3. TEDC has maintained and enhanced the website with updates to the Summer Youth Employment Program webpage as well as the addition of the Tomball Legacy Square webpage.
4. Monthly updates continue to be provided at City Council Workshops, ensuring alignment between TEDC activities and City objectives.
5. TEDC Staff was the keynote speaker at the Greater Tomball Area Chamber of Commerce First Friday Luncheon on March 6, 2026.
6. Work has begun on a succession planning framework that supports leadership continuity and staff growth.
   - Staff Development Session was held on January 14, 2026 to identify framework for future growth of the Organization.
   - TEDC Board of Directors approved a Marketing & Communications Manager position and an Economic Development Coordinator postion and TEDC Staff is in the interview process.
   - TEDC Staff held virtual and in-person interviews with applicants for the Marketing and Communications manager position and have made an offer.
   - TEDC Staff is in the process of conducting virtual interviews for the Economic Development Coordinator position and will hold in-person interviews over the next two weeks.
7. TEDC Staff has attended Texas Economic Development Council, International Economic Development Council, Southern Economic Development Council, American Planning Association, and Community Development Institute conferences and trainings.

Regular Tomball EDC
Agenda Item
Data Sheet

Meeting Date: May 12, 2026

Topic:

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

- 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 _____ Approved by _____

Staff Member-TEDC Date Executive Director-TEDC Date

Regular Tomball EDC
Agenda Item
Data Sheet

Meeting Date: May 12, 2026

Topic:

Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.

Background:

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

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 _____ Approved by _____
Staff Member-TEDC Date Executive Director-TEDC Date