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

Friday, August 14, 2026
5:00 P.M.

Notice is hereby given of a Special Joint Tomball City Council and Tomball Economic Development Corporation meeting, to be held on Friday, August 14, 2026 at 5:00 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 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.

TAXPAYER IMPACT STATEMENT

House Bill 1522, passed by the 89th Texas Legislature, amends section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

Description	Current FY 2025-26 Adopted Rate	FY 2026-27 No New Revenue Tax Rate	FY 2026-27 Proposed Tax Rate
Tax Rate per $100	$ 0.340940	$ .329687	$ 0.340940
Median Taxable Homestead Value	$ 344,235	$ 360,803	$ 360,803
Estimated Annual Tax Bill	$ 1,173.63	$ 1,189.52	$ 1,230.12

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: 854 0870 0276 Passcode: 334646.** 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. General Discussion

1. The Tomball City Council and Tomball Economic Development Corporation will enter into a Workshop Session to discuss the Proposed Fiscal Year 2027 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 10th day of August 2026 by 5:00 p.m., and remained posted for at least three consecutive business days 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 14, 2026

Topic:

The Tomball City Council and Tomball Economic Development Corporation will enter into a Workshop Session to discuss the Proposed Fiscal Year 2027 Tomball Economic Development Corporation Budget.

Background:

The purpose of this workshop is to provide the Tomball City Council and the Tomball Economic Development Corporation (TEDC) Board of Directors with an overview of the proposed FY 2027 TEDC Budget, discuss the Corporation's strategic priorities, review major projects and initiatives, and receive feedback prior to formal budget consideration.

Origination: Mayor Lori Klein Quinn

Recommendation:

Party(ies) responsible for placing this item on agenda: Thomas Harris

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 Date Director Date

FY 2027 TEDC BUDGET WORKSHOP

TOMBALL
ECONOMIC DEVELOPMENT CORP.

Budget Schedule

- TEDC Workshop 7/14/2026
- CoT/TEDC Workshop (Draft Budget) 8/3/2026
- TEDC Board Consideration 8/11/2026
- CoT/TEDC Workshop & Consideration 8/17/2026
- CoT Budget Deadline: 9/30/2026

Beginning Fund Balance

- Beginning Fund Balance: $26,165,594
- Sales Tax Revenue: $6,500,000
- Interest Revenue: $1,000,000
- Other- Lease Payments: $267,061

- Total Available Resources: $33,932,655

FY 27 Budget

Administrative

- Proposed 3% Cost of Living Adjustment
- Merit increases to be determined by board
- Benefits: Projected increase of 5% for Medical & Dental
- Dues & Subscriptions: $24,000 (updated software & add. staff)
- Insurance: $93,000 (surety bonding fees and insurance premiums including General Liability, Errors & Omissions, and Property)
- CoT Contracted Admin Services: $55,345
- Lease expense: $85,200

FY 27 Budget

Indirect Economic Development Exp.

- Marketing: $175,000
- Economic Impact Model License: $5,134
- Event Sponsorships: $35,000
  - TEDC Outlook Luncheon
  - Industry Events & Roundtables
  - SYEP: Orientation, Mid-point check in, Closing event
  - GTACC: Chairman's Ball, Small Business Forum, etc.
  - Texas EDC Community Sponsor
  - North Houston Association events
  - Greater Houston Partnership events
- Website & GIS: $26,000

FY 27 Budget

Indirect Economic Development Exp.

- Professional Services: $841,000
  - On call engineering: $50,000
  - CoSTAR: $14,000
  - AIG Parking & Mobility (carryover) $150,000
  - Professional Design Services: $5,000
  - Public Relations (as needed): $20,000
  - Strategic Work Plan: $25,000
  - Multiview: $30,000
  - Aerial Imagery: $1,000
  - Parking Lot Design: $276,000
  - Whole Town Mobility Study – Trolley Feasibility Analysis (Per City Request): $250,000*
  - Miscellaneous: $20,000

*Amount represents matching funds for H-GAC Grant

FY 27 Budget

City Debt Service

- Business Park Infrastructure (Series 2013): $548,738
- Medical Complex/Persimmon (Series 2016): $222,222
- Southside Sewer Plant Expansion (2025): $1,500,000

Total: $2,270,960

COT Funding Requests for Discussion

Included in Project Grants:

- Cherry Street Pocket Park: $200,000
  - Phase I engineering, demo, sidewalks
- Collins Strong Project: $300,000
  - Phase I engineering and architectural survey
- Main Street Utility Relocations: additional $1 million
  - $1 million committed in FY 2025
  - Currently in design phase

Included in Professional Services:

- Whole Town Mobility Study – Trolley Feasibility Analysis: $250,000* (Per Joint Workshop on 8/3/2026)

*Amount represents matching funds for H-GAC Grant

FY 27 Budget

Project Grants: <u>$9.5 million</u>

- Committed funds: $ 7,987,974
  - City commitments: $4,804,321
    - Main Street Utility Relocations ($2 million), Tree Upsizing ($875,000 carryover), and City Property Acquisition ($1.9 million carryover)
- FY 27 CoT Request
  - Cherry Street Park: $200,000 (Phase I Engineering, demo, sidewalks)
  - Collins Strong Project: $300,000 (Phase I engineering & architectural survey)
- New Project Grants: $1,000,000 (any new board approved grants)

FY 27 Budget

- Property Acquisition: $500,000
- Old Town Projects: $705,000
  - Billboards: $50,000
  - Banners: $5,000
  - Alley Enhancements: $650,000 (carryover- landscaping/lighting/monuments)
- Rental Incentive: $250,000 (new line item out of project grants)
- Summer Youth Employment Program: $260,000

FY 27 Budget

South Live Oak Campus Complex (50 acres)

Proposed Budget: $600,000

- Highest & Best Use Study: $50,000
- Replat: $50,000
- Civil Engineering (infrastructure): $330,000
- Traffic Impact Study: $75,000
- Pipeline Coordination: $25,000
- Other/unknown: $70,000

FY 27 Budget

Tomball Legacy Square

Proposed Budget: $2,000,000

- Replat & ROW abandonment: $25,000
- Planned Development District: $30,000
- Demolition: $500,000
- Environmental Remediation: $100,000
- Design/Other: $1,345,000

FY 27 Budget

Questions?

Tomball Economic Development Corporation
FY 2027 Draft Budget
October 1, 2026 to September 30, 2027

	FY 2024 Actuals	FY 2025 Actuals	FY 2026 Approved Budget	FY 2026 Year End Projections	FY 2027 Proposed Budget
Beginning Fund Balance	$ 25,352,256	$ 29,208,378	$ 27,187,381	$ 27,187,381	$ 26,160,594
REVENUE					
Sales Tax	$ 5,878,329	$ 6,138,942	$ 6,300,000	$ 6,300,000	$ 6,500,000
Interest	$ 1,301,135	$ 1,240,447	$ 1,000,000	$ 1,000,000	$ 1,000,000
Grants	$ -	$ -			
Other - Land Sales and Lease Payments	$ 324,711	$ 333,924		$ 292,416	$ 267,061
Total Revenue	$ 7,504,175	$ 7,713,313	$ 7,300,000	$ 7,592,416	$ 7,767,061
Total Available Resources	$ 32,856,431	$ 36,921,691	$ 34,487,381	$ 34,779,797	$ 33,927,655
EXPENDITURES					
Administrative					
Salaries	$ 398,209	$ 410,801	$ 498,856	$ 498,856	$ 546,461
Hourly Wages: Full-Time	$ 52,102	$ 49,804	$ 51,146	$ 51,146	$ 52,727
Overtime		$ 1,914	$ 3,567	$ 1,000	$ 3,500
Other (Intern)		$ 3,389	$ 9,000	$ 11,500	$ 15,000
Total Salaries and Wages	$ 450,311	$ 465,908	$ 562,569	$ 562,502	$ 617,688
Benefits	$ 180,029	$ 198,053	$ 206,215	$ 206,215	$ 260,000
Total Salaries/Wages and Benefits	$ 630,340	$ 663,961	$ 768,784	$ 768,717	$ 877,688
Other Personnel Expenditures					
Auto Allowances	$ 17,161	$ 21,239	$ 25,800	$ 24,800	$ 22,800
Phone Allowances	$ 2,758	$ 2,642	$ 2,700	$ 2,700	$ 3,600
Travel and Meals (formerly Local Travel & Travel/Training)	$ 13,829	$ 538	$ 15,500	$ 6,500	$ 17,000
Dues and Subscriptions	$ 13,726	$ 16,623	$ 20,000	$ 15,000	$ 24,000
Training (formerly Seminar/Conference Reg)	$ 8,083	$ 27,890	$ 16,000	$ 13,000	$ 16,000
Total Other Personnel Expense	$ 55,557	$ 68,931	$ 80,000	$ 62,000	$ 83,400
Service and Supply Expenditures					
Contracted Administrative Services	$ 25,000	$ 55,000	$ 55,345	$ 55,345	$ 55,345
Service Charge (formerly Bank Charges & Postage)	$ 109	$ 130	$ 250	$ 250	$ 250
Postage (New Account)	$ -	$ -	$ 250	$ 250	$ 250
Insurance	$ 26,862	$ 72,700	$ 93,000	$ 93,000	$ 93,000
Computer Equipment & Maintenance	$ 8,480	$ 9,146	$ 12,000	$ 10,000	$ 12,000
Internet & Phone Services (formerly Communications Services)	$ 4,844	$ 5,899	$ 7,000	$ 5,800	$ 6,000
Professional Services - Legal Fees	$ 3,708	$ 4,090	$ 30,000	$ 15,000	$ 30,000
Lease Expense-GTACC	$ 26,040	$ 73,807	$ 85,200	$ 85,200	$ 85,200
Office & Computer Supplies	$ 9,255	$ 13,025	$ 14,000	$ 14,000	$ 20,000
Office Moving/Remodeling Exp.	$ -	$ 100,461	$ -	$ -	$ -
Total Service and Supply Expense	$ 104,298	$ 334,259	$ 297,045	$ 278,845	$ 302,045
Total Administrative Expenditures	$ 790,195	$ 1,067,151	$ 1,145,829	$ 1,109,562	$ 1,263,133
Indirect Economic Development Exp.					
Marketing	$ 143,502	$ 112,380	$ 150,000	$ 150,000	$ 175,000
Economic Impact Model License	$ 4,698	$ 4,839	$ 4,984	$ 4,984	$ 5,134
Event Sponsorships	$ 25,962	$ 18,917	$ 29,000	$ 12,000	$ 35,000
Printing & Binding	$ 2,669	$ 9,399	$ 6,500	$ 6,500	$ 12,000
Website and GIS	$ 18,448	$ 24,318	$ 26,000	$ 23,000	$ 26,000
Professional Services	$ 262,790	$ 416,451	$ 565,000	$ 450,000	$ 841,000
Grow Tomball Initiative	$ 13,900	$ 15,500	$ 20,000	$ 20,000	$ 20,000
Miscellaneous	$ 18,276	$ 21,048	$ 15,000	$ 15,000	$ 15,000
Total Indirect Expenditures	$ 490,245	$ 622,852	$ 816,484	$ 681,484	$ 1,129,134

	FY 2024 Actuals	FY 2025 Actuals	FY 2026 Approved Budget	FY 2026 Year End Projections	FY 2027 Proposed Budget
City Debt Service					
Business Park Infrastructure (Series 2013)	$ 546,013	$ 547,313	$ 548,413	$ 548,413	$ 548,738
Medical Complex/Persimmon (Series 2016)	$ 222,222	$ 222,222	$ 222,222	$ 222,222	$ 222,222
Southside Sewer Plant Expansion (2025)		$ 1,000,000	$ 1,500,000	$ 1,500,000	$ 1,500,000
Total Debt Service	$ 768,235	$ 1,769,535	$ 2,270,635	$ 2,270,635	$ 2,270,960
Grants, Loans & Other Expenditures					
Project Grants	$ 378,033	$ 505,251	$ 8,318,381	$ 2,500,000	$ 9,500,000
Sales Tax Reimbursement Grants (380)	$ 11,379	$ 66,018	$ 100,000	$ 329,490	$ 640,000
Property Acquisition	$ 2,121	$ 4,338,964	$ 1,000,000	$ -	$ 500,000
Business Improvement Grants- Current Year	$ 162,121	$ 92,400	$ 350,000	$ 300,000	$ 350,000
Business Improvement Grants- Prior Year	$ 116,336	$ 59,078	$ 250,000	$ 61,525	$ 125,000
Old Town Façade Grants- Current Year	$ -	$ -	$ 250,000	$ 116,508	$ 250,000
Old Town Façade Grants- Prior Year	$ 47,553	$ 13,160	$ 190,000	$ 90,000	$ 50,000
Rental Incentive					$ 250,000
Old Town Projects		$ 267,023	$ 700,000	$ 255,000	$ 705,000
South Live Oak Redevelopment Complex (50 acres)	$ 97,609	$ 83,749	$ 500,000	$ 150,000	$ 600,000
Tomball Business & Technology Park Expenses	$ 16,955	$ 346,827	$ 100,000	$ 105,000	$ 50,000
Tomball Legacy Square		$ 420,813	$ 3,000,000	$ 350,000	$ 2,000,000
Summer Youth Employment Program	$ -	$ 81,490	$ 250,000	$ 250,000	$ 260,000
Total Grants/Loans/Other	$ 832,107	$ 6,274,773	$ 15,008,381	$ 4,507,522	$ 15,280,000
Total All Expenditures	$ 2,880,782	$ 9,734,310	$ 19,241,329	$ 8,569,203	$ 19,943,227
Revenues Over (Under) Expenditures	$ 4,623,393	$ (2,020,997)	$ (11,941,329)	$ (976,787)	$ (12,176,166)
Other Income/Losses on Investments	$ 50,701	$ -	$ 50,000	$ 50,000	$ 50,000
Ending Fund Balance	$ 29,924,948	$ 27,187,381	$ 15,196,052	$ 26,160,594	$ 13,934,428

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 2026 - 2027 Budget
Account Descriptions

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.

- Rental Incentive: Provides financial assistance to eligible new or expanding businesses leasing vacant commercial space in Tomball to encourage business growth, occupancy of vacant spaces, and job creation.

- Old Town Revitalization Projects: Targeted investments 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.

City of Tomball

Lori Klein Quinn
Mayor

David Esquivel, PE
City Manager

June 23, 2026

Kelly Violette, Executive Director
Tomball Economic Development Corporation
29201 Quinn Road, Suite B
Tomball, Texas 77375

RE: FY 2026-2027 (FY27) City/TEDC Funding Request Letter

Kelly,

The City of Tomball and Tomball Economic Development Corporation have a long history of cooperation, investment, and working together to bring about projects that have generated a tremendous return for our community. To continue our efforts, the City of Tomball is requesting the TEDC consider funding the following new projects:

- **Cherry Street Pocket Park** ($200,000) – Phase I engineering, demo, and sidewalks associated with construction to enhance downtown area and provide additional recreational opportunities. The following is for informational purposes only:
  - Phase II ($180,000): Fencing, deck, turf.
  - Phase III ($90,000): Lights, furniture, miscellaneous.
- **Collins Strong Project** ($300,000) - Phase I engineering and architectural survey associated with the construction of a potential pavilion that also anchors the Depot.
  - Phase II (amount to be determined): Engineering, architect, civil construction (drainage, parking), and pavilion/meeting area/restroom.

In addition to this request, the City and TEDC have agreed to the continued funding of the following:

- **FM 2920 Utility Relocates** ($4,000,000 Over 3 Years, Approved FY 2024-2025)
  - Project is currently in design phase. $1,000,000 commitment allocated in FY 2024-2025. $1,000,000 commitment allocated in FY 2026-2027. $2,000,000 commitment remaining.
- **FM 2920 Upsizing of Trees** ($1,500,000 One-Time, Approved FY 2024-2025)
  - Contract issued, with $625,000 upfront commitment in FY 2025-2026 for purchase and initial growth. $875,000 commitment allocated in FY 2026-2027.
- **Real Property Acquisition/Design/Construction** ($2,300,000 One-Time, Approved FY 2025-2026)
  - $371,568 commitment allocated in FY 2025-2026. $1,928,432 commitment remaining.
- **Annual Administrative Services Fee** ($55,345, Previously Approved)
- **Annual Business Park/Medical Complex Debt Service Contribution** ($770,960 Previously Approved)
- **Annual SWWTP Debt Service Contribution** ($1,500,000 Previously Approved)

Please let me know if you require any additional information regarding these projects or the City's funding request.

Sincerely,

David Esquivel
City Manager

TOMBALL ECONOMIC DEVELOPMENT CORPORATION
ESTIMATE OF CASH FLOW NEEDS

Sales Tax=3%; Interest=1%; Expenses=5%	FY 2024 Actuals	FY 2025 Actuals	2025-2026 FISCAL YEAR	2026-2027 FISCAL YEAR	2027-2028 FISCAL YEAR	2028-2029 FISCAL YEAR	2029-2030 FISCAL YEAR	2030-2031 FISCAL YEAR
DESCRIPTION			Based on Year End Projections	Tax=3%; Interest=1%; Expenses=5%	Tax=3%; Interest=1%; Expenses=5%	Tax=3%; Interest=1%; Expenses=5%	Tax=3%; Interest=1%; Expenses=5%	Tax=3%; Interest=1%; Expenses=5%
Beginning Fund Balances	$ 25,352,256	$ 29,208,378	$ 27,187,380	$ 26,561,049	$ 22,070,245	$ 14,517,381	$ 13,013,676	$ 10,405,873
Estimated Sales Tax Revenue	$ 5,878,329	$ 6,138,942	$ 6,300,000	$ 6,489,000	$ 6,683,670	$ 6,884,180	$ 7,090,706	$ 7,303,427
Estimated Interest Revenue	$ 1,301,135	$ 1,240,447	$ 1,000,000	$ 1,000,000	$ 1,010,000	$ 1,020,100	$ 1,030,301	$ 1,040,604
Chapter 380 Projects Revenue			$ 330,000	$ 640,000	$ 750,000	$ 850,000	$ 950,000	$ 1,050,000
Other - Land Sales, Loans, Lease Payments, etc.	$ 324,711	$ 333,924	$ 292,416	$ -	$ 8,000,000	$ 2,000,000	$ 281,000	$ 285,000
Total Estimated Revenues	$ 32,856,431	$ 36,921,691	$ 35,109,796	$ 34,690,049	$ 38,513,915	$ 25,271,661	$ 21,134,682	$ 18,749,904
TOTAL ADMINISTRATIVE EXPENDITURES	$ 790,195	$ 1,067,151	$ 1,061,629	$ 1,114,710	$ 1,170,446	$ 1,228,968	$ 1,290,417	$ 1,354,938
TOTAL INDIRECT EXPENDITURES	$ 490,245	$ 622,852	$ 676,484	$ 1,129,134	$ 1,185,591	$ 1,244,870	$ 1,307,114	$ 1,372,469
DEBT SERVICE								
Business Park Infrastructure (Series 2013)	$ 546,013	$ 547,313	$ 548,413	$ 548,738	$ 548,275	$ 551,925	549,056	549,600
Medical Complex/Persimmon (Series 2016)	$ 222,222	$ 222,222	$ 222,222	$ 222,222	$ 222,222	$ 222,222	$ 222,222	$ 222,222
Southside Sewer Plant Expansion (2025)	$ -	$ 1,000,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000
Future Debt (Tomball Legacy Square)						$ 650,000	$ 650,000	$ 650,000
Total Debt Service	$ 768,235	$ 1,769,535	$ 2,270,635	$ 2,270,960	$ 2,270,497	$ 2,924,147	$ 2,921,278	$ 2,921,822
Grants, Loans & Other Expenditures								
Project Grants	$ 378,033	$ 505,251	$ 2,500,000	$ 2,500,000	$ 7,500,000	$ 2,500,000	$ 2,500,000	$ 2,500,000
Sales Tax Reimbursement Grants (380)	$ 11,379	$ 66,018	$ 330,000	$ 640,000	$ 750,000	$ 850,000	$ 950,000	$ 1,050,000
Property Acquisition	$ 2,121	$ 4,338,964	$ -	$ 500,000	$ -	$ -	$ -	$ -
Business Improvement Grants	$ 278,457	$ 151,478	$ 350,000	$ 350,000	$ 350,000	$ 350,000	$ 350,000	$ 350,000
Old Town Façade Grants	$ 47,553	$ 13,160	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
Rental Incentive				$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
Old Town Projects (alleys, billboards/signage, parking)	$ -	$ 267,023	$ 255,000	$ 705,000	$ 1,850,000	$ 250,000	$ 250,000	$ 250,000
South Live Oak Redevelopment (50 acres)	$ 97,609	$ 83,749	$ 150,000	$ 600,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000
Tomball Business & Technology Park Expenses	$ 16,955	$ 346,827	$ 105,000	$ 50,000	$ 10,000	$ -	$ -	$ -
Tomball Legacy Square	$ -	$ 420,813	$ 350,000	$ 2,000,000	$ 8,000,000	$ 2,000,000	$ 250,000	$ 250,000
Summer Youth Employment Program	$ -	$ 81,490	$ 250,000	$ 260,000	$ 260,000	$ 260,000	$ 260,000	$ 260,000
Total Grants/Loans/Other	$ 832,107	$ 6,274,773	$ 4,540,000	$ 8,105,000	$ 19,370,000	$ 6,860,000	$ 5,210,000	$ 5,310,000
ENDING FUND BALANCE	$ 29,924,948	$ 27,187,380	$ 26,561,049	$ 22,070,245	$ 14,517,381	$ 13,013,676	$ 10,405,873	$ 7,790,675