

**NOTICE OF REGULAR TOMBALL ECONOMIC DEVELOPMENT
CORPORATION MEETING**



**Tuesday, May 09, 2023
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, May 09, 2023 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 9, 2023, 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: 836 9467 2480 Passcode: 437550. 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

F. Reports by TEDC Staff:

- [1.](#) Spring 2023 Quarterly Newsletter
- [2.](#) National Economic Development Week – May 8-12, 2023.

G. Approval of Minutes

- [3.](#) Regular Tomball EDC Meeting of March 7, 2023
- [4.](#) Special Tomball EDC Meeting of April 6, 2023

H. New Business

- [5.](#) Presentation by Katherine Tapscott, Finance Director, regarding the Tomball EDC 2022-2023 Fiscal Year financial statements.
- [6.](#) Presentation by Aaron Farmer, The Retail Coach, regarding Tomball area retail activity.
- [7.](#) Consideration and possible action by Tomball EDC to accept the Tomball Economic Development Corporation 2022-2023 Annual Report.
- [8.](#) Consideration and possible action by Tomball EDC to approve the Tomball Economic Development Corporation 2023-2024 Strategic Work Plan.
- [9.](#) Discussion regarding parking lot signage for First Baptist Church property.
- [10.](#) 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.
- [11.](#) Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.

I. 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 5th day of May 2023 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) 290-1002 or FAX (281) 351-6256 for further information.

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

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: May 9, 2023

Topic:

Spring 2023 Quarterly Newsletter

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 _____
Staff Member-TEDC Date

Approved by _____
Executive Director-TEDC Date

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: May 9, 2023

Topic:

National Economic Development Week – May 8-12, 2023.

Background:

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

Recommendation:

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

FUNDING (IF APPLICABLE)

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

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

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

Signed _____
Staff Member-TEDC Date

Approved by _____
Executive Director-TEDC Date

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: May 9, 2023

Topic:

Regular Tomball EDC Meeting of March 7, 2023

Background:

Origination: Kelly Violette, Executive Director

Recommendation:

Approval of the Minutes for the Meeting of March 7, 2023

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

FUNDING (IF APPLICABLE)

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

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

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

Signed _____
Staff Member-TEDC Date

Approved by _____
Executive Director-TEDC Date

**NOTICE OF REGULAR TOMBALL ECONOMIC DEVELOPMENT
CORPORATION MEETING**



**Tuesday, March 7, 2023
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, March 7, 2023 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 MARCH 7, 2023 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>

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A. Call to Order

President Fagan called the meeting to order at 5:47 p.m.

PRESENT

President Gretchen Fagan
Secretary Bill Sumner
Treasurer Richard Bruce
Member Chad Degges

Member Clete Jaeger

ABSENT

Vice-President Steven Vaughan

Member Lisa Covington

OTHERS PRESENT

Kelly Violette

Tiffani Wooten

Tori Gleason

McKayley Dannelley

Tom Condon

Kyle Bertrand

Warren Buehler

Denis Winkler

Mark Snell

Drew Huffman

Kaela Olson (via Zoom)

B. Invocation

Board Member Sumner 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.]*

No public comments were received.

E. Reports and Announcements

Kelly Violette provided an overview of the following:

1. 2023 Strategic Work Plan Board Retreat – April 6, 2023
2. New Video Success Stories – Kinsley Armelle and Tejas Chocolate and Barbeque

F. Approval of Minutes

Motion made by Secretary Sumner, Seconded by Member Degges.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger

The motion carried unanimously.

3. Regular Tomball EDC Meeting of January 10, 2023

G. New Business

4. Consideration and possible action by Tomball EDC to approve a request by JDR Cable Systems for a one-year extension of time in order to complete the hiring of additional employees for their office/warehouse facility located at 2012 S Persimmon Lane, Tomball, Texas 77375.

Motion made by Treasurer Bruce, Seconded by Secretary Sumner.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger.

The motion carried unanimously.

5. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with the City of Tomball to make direct incentives to, or expenditures for, improvements to Jerry Matheson Park located at 1240 Ulrich Rd., Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$200,000.00

Public Hearing

President Fagan opened the public hearing at 5:58 p.m. No comments were received. Public hearing was closed 5:58 at p.m.

Motion made by Member Degges, Seconded by Secretary Sumner.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger.

The motion carried unanimously.

6. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with the City of Tomball to make direct incentives to, or expenditures for, improvements to Louie's Together Playground located at 1331 Ulrich Rd., Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$200,000.00.

Public Hearing

President Fagan opened the public hearing at 6:20 p.m. No comments were received. Public hearing was closed at 6:20 p.m.

Motion made by Treasurer Bruce, Seconded by Member Jaeger.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger.

The motion carried unanimously.

7. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with the City of Tomball to make direct incentives to, or expenditures for, design of the South Wastewater Treatment Plant expansion located in the City of Tomball, Texas. The estimated amount of expenditures for such Project is \$415,000.00.

Public Hearing

President Fagan opened the public hearing at 6:21p.m. No comments were received. Public hearing was closed 6:21 at p.m.

Motion made by Treasurer Bruce, Seconded by Member Jaeger.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger.

The motion carried unanimously.

8. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with the City of Tomball to make direct incentives to, or expenditures for, improvements to the North and South 100 Block Alleyways located in the City of Tomball, Texas. The estimated amount of expenditures for such Project is \$600,000.00.

Public Hearing

President Fagan opened the public hearing at 6:22 p.m. No comments were received. Public hearing was closed at 6:22 p.m.

Motion made by Member Jaeger, Seconded by Member Degges.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger.

The motion carried unanimously.

9. Consideration and possible action by Tomball EDC to approve a Professional Services Agreement with Kimley-Horn and Associates, Inc. for Professional Services related to the design of aesthetic enhancements for the Old Town Alley Improvement Project and Authorize the Executive Director to execute the Agreement in an amount not to exceed \$100,000.

Public Hearing

President Fagan opened the public hearing at 6:30 p.m. No comments were received. Public hearing was closed at 6:30 p.m.

Motion made by Treasurer Bruce , Seconded by Secretary Sumner.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger

The motion carried unanimously.

10. 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.

The Tomball Economic Development Corporation Board of Directors recessed at 6:30 p.m.

11. 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 7:39 p.m.

12. Consideration and possible action by Tomball EDC to ratify approval of a commercial real estate contract – unimproved property between the Corporation as Seller and Moffitt Williams, LLC and/or assigns as purchaser and authorize the execution of contracts and documentation by the EDC Executive Director relating to approximately 1.791 gross acres of land identified as Lot 3, Block 1, of the Tomball Business and Technology Park Section 2.

Motion made by Secretary Sumner, Seconded by Member Jaeger.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger.

The motion carried unanimously.

- 13. Consideration and possible action by Tomball EDC to ratify approval of a commercial real estate contract – between First Baptist Church of Tomball as Seller and the Corporation as purchaser and authorize the execution of contracts and documentation by the EDC Executive Director relating to approximately 4.63 acres of land comprised of Lot 13 of First Baptist Church of Tomball Subdivision and Lots 1-24 of Block 57, Lots 10-12 of Block 56, Lots 13-24 of Block 17, Lots 13-15 of Block 12, Lots 16 & 43-46 of Block 44, and Lots 17-19 & 43-48 of Block 46 of the Tomball Subdivision.

Motion made by Secretary Sumner, Seconded by Member Jaeger.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger.

The motion carried unanimously.

- 14. TEDC Quarterly update on 2021-2022 Strategic Work Plan.

Kelly Violette, Executive Director, gave an update on the 2022 – 2023 Strategic Work Plan.

Presentation item only; no Board action required.

H. Adjournment

Motion made by Secretary Sumner, Seconded by Member Jaeger.

Voting Yea: Secretary Sumner, Treasurer Bruce, Member Degges, Member Jaeger.

The motion carried unanimously. Meeting adjourned at 7:57 p.m.

CERTIFICATION

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 3rd day of MARCH 2023 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) 290-1002 or FAX (281) 351-6256 for further information.

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

PASSED AND APPROVED this the 9th day of May 2023.

President, Tomball EDC Board

Secretary, Tomball EDC Board

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: May 9, 2023

Topic:

Special Tomball EDC Meeting of April 6, 2023

Background:

Origination: Kelly Violette, Executive Director

Recommendation:

Approval of the Minutes for the Meeting of April 6, 2023

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

FUNDING (IF APPLICABLE)

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

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

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

Signed _____
Staff Member-TEDC Date

Approved by _____
Executive Director-TEDC Date

NOTICE OF SPECIAL TOMBALL ECONOMIC DEVELOPMENT CORPORATION MEETING



**Thursday, April 06, 2023
12:00 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Thursday, April 06, 2023 at 12:00 PM, City of Tomball Public Works Building, 501 James 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 6, 2023, 12:00 PM, AT 501 JAMES STREET, TOMBALL, TEXAS, 77375. THIS MEETING AGENDA AND THE AGENDA PACKET ARE POSTED ONLINE AT:

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

A. Call to Order

President Fagan called the meeting to order at 12:00 p.m.

PRESENT

President Gretchen Fagan
Secretary Bill Sumner
Member Lisa Covington
Member Chad Degges
Member Clete Jaeger

OTHERS PRESENT

Kelly Violette

Tiffani Wooten
Tori Gleason
McKayley Dannelley
Tom Condon
John Grimsley
Alysia Cook

B. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*

C. New Business

1. EXECUTIVE SESSION: The Tomball Economic Development Corporation Board 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.

The Tomball Economic Development Corporation Board of Directors recessed at 12:01 p.m.

2. 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 12:31 p.m.

D. Adjournment

Motion made by Secretary Sumner, Seconded by Member Degges.

Voting Yea: Secretary Sumner, Member Covington, Member Degges, Member Jaeger.

The motion carried unanimously. Meeting adjourned at 12:31 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 3rd day

of APRIL 2023 by 12:00 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) 290-1002 or FAX (281) 351-6256 for further information.

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

PASSED AND APPROVED this the 9th day of May 2023.

President, Tomball EDC Board

Secretary, Tomball EDC Board

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: May 9, 2023

Topic:

Presentation by Katherine Tapscott, Finance Director, regarding the Tomball EDC 2022-2023 Fiscal Year financial statements.

Background:

- Standard Balance Sheet
- Comparison Balance Sheet
- Profit & Loss to Actual
- Comparison Profit & Loss
- Active Project Grants
- Analysis of Project Grants
- Quarterly Investment Report
- Business Improvement Grants Overview
- Old Town Façade Improvement Grants Overview

Origination: Katherine Tapscott, Finance 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 _____
Staff Member-TEDC Date

Approved by _____
Executive Director-TEDC Date

TOMBALL ECONOMIC DEVELOPMENT CORPORATION MEMORANDUM

TO: TEDC Board of Directors

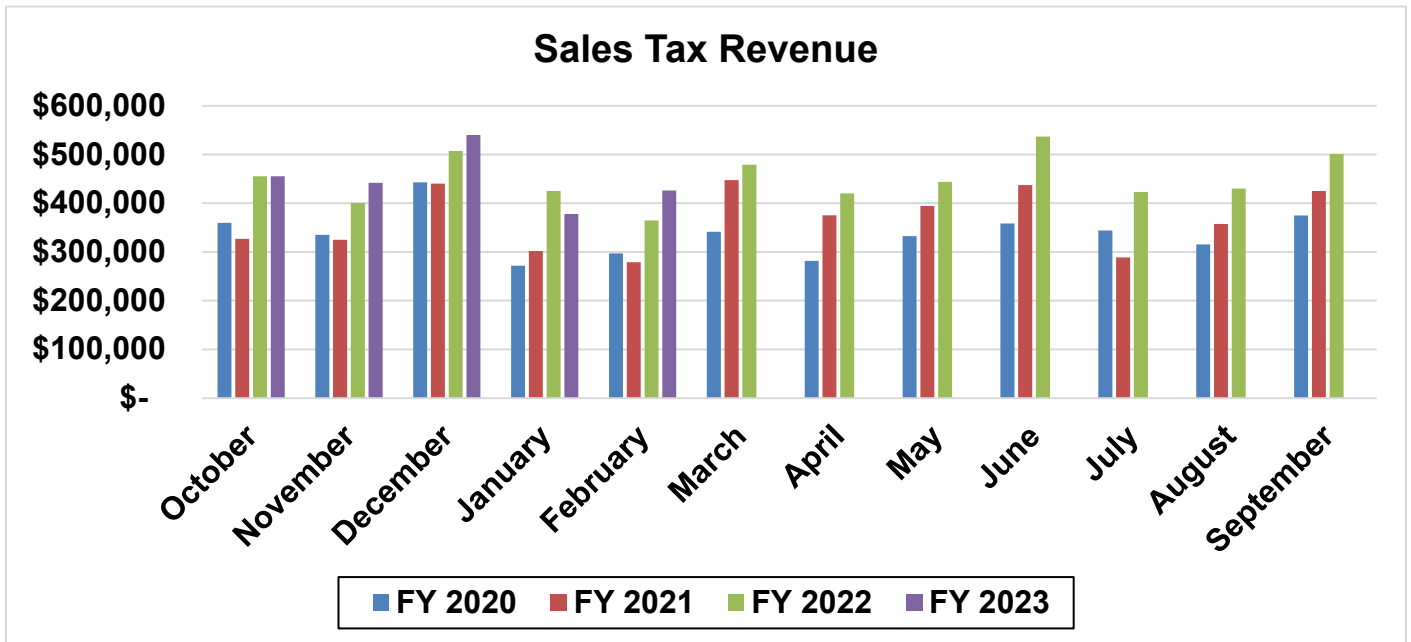
FROM: Katherine Tapscott, Finance Director

SUBJECT: Financial Information for Quarter Ending March 31, 2023

DATE: May 9, 2023

Attached is the financial information for the quarter ending March 31, 2023 for the Tomball Economic Development Corporation.

Total year-to-date (YTD) revenues were \$3,032,831, which was \$257,831 more than the budgeted amount of \$2,775,000. YTD sales tax revenues were \$2,240,854, which was \$309,146 less than the budgeted amount of \$2,550,000. The decrease is due to sales tax revenue including five (5) months of sales tax collections, since the March sales tax allocation was not received as of the date of this report. For fiscal year to date, sales tax revenues were up 4% over the previous year on an accrual basis. Interest income was \$467,668, which was \$242,668 more than budget for the quarter YTD.



Total administrative expenses for the quarter YTD were \$344,698, which was \$60,494 less than the budgeted amount of \$405,193. Indirect Economic Development costs for the quarter YTD were \$262,671, which was \$99,312 less than the budgeted amount of \$361,983.

Included in the financial information is a schedule of active project grants, which assists with tracking of TEDC grant commitments. The schedule is updated as project grants are added and prior commitments are paid. As of March 31, 2023, the TEDC had outstanding commitments for Board Approved Grants of \$3,708,197.

The Quarterly Investment Report is also included, which lists the details of the TEDC’s investment portfolio. As of March 31, 2023, TEDC’s cash and cash equivalents totaled over \$20.4 million. Additionally, TEDC held securities with a total market value of \$4,344,456 as of March 31, 2023.

Tomball Economic Development Corporation
Profit & Loss Budget vs. Actual
October 2022 through March 2023

	Oct '22 - Mar 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Lease Revenue	141,219.90		141,219.90	100.0%
Sales of Business Park Property	183,088.82		183,088.82	100.0%
Sales Tax	2,240,854.37	5,100,000.00	-2,859,145.63	43.9%
Interest	467,668.16	450,000.00	17,668.16	103.9%
Total Income	3,032,831.25	5,550,000.00	-2,517,168.75	54.6%
Gross Profit	3,032,831.25	5,550,000.00	-2,517,168.75	54.6%
Expense				
Administrative Expenditures				
Salaries and Benefits				
Benefits-Coordinator	12,634.81	23,720.00	-11,085.19	53.3%
Salary-Coordinator	36,320.01	75,255.00	-38,934.99	48.3%
Overtime	62.56		62.56	100.0%
Benefits-Admin. Asst.	14,257.25	37,506.00	-23,248.75	38.0%
Wages-Admin. Asst.	21,137.99	55,000.00	-33,862.01	38.4%
Wages-Part Time		8,300.00	-8,300.00	
Salary-Executive Director	80,384.83	165,926.00	-85,541.17	48.4%
Salary- Assistant Director	62,675.06	125,855.00	-63,179.94	49.8%
Benefits-Executive Director	29,414.11	50,113.00	-20,698.89	58.7%
Benefits- Assistant Director	27,141.50	50,910.00	-23,768.50	53.3%
Total Salaries and Benefits	284,028.12	592,585.00	-308,556.88	47.9%
Other Personnel Expenditures				
Phone Allowance-Coordinator	450.00	900.00	-450.00	50.0%
Auto Allowances		16,800.00	-16,800.00	
Auto Allowance-Assistant Dir	3,000.00			
Phone Allowance- Assistant Dir	450.00	900.00	-450.00	50.0%
Phone Allow.-Exec. Dir.	450.00	900.00	-450.00	50.0%
Auto Allowance-Exec. Director	5,400.00			
Dues and Subscriptions	4,022.78	13,100.00	-9,077.22	30.7%
Seminar/Conference Registration	270.00	18,000.00	-17,730.00	1.5%
Travel and Training	6,457.48	30,000.00	-23,542.52	21.5%
Local Travel Expense	157.82	500.00	-342.18	31.6%
Total Other Personnel Expenditures	20,658.08	81,100.00	-60,441.92	25.5%
Service and Supply Expenditures				
Insurance	1,782.50	18,000.00	-16,217.50	9.9%
Contract Administrative Service	12,500.00	25,000.00	-12,500.00	50.0%
Bank Charges & Postage	28.23	3,500.00	-3,471.77	0.8%
Computer Equip. and Maint.	818.75	10,000.00	-9,181.25	8.2%
Communications Services	2,214.39	5,200.00	-2,985.61	42.6%
Legal Fees	5,145.50	40,000.00	-34,854.50	12.9%
Lease Expense-GTACC	13,910.71	25,000.00	-11,089.29	55.6%
Office Supplies	3,612.11	10,000.00	-6,387.89	36.1%
Total Service and Supply Expenditures	40,012.19	136,700.00	-96,687.81	29.3%
Total Administrative Expenditures	344,698.39	810,385.00	-465,686.61	42.5%

Tomball Economic Development Corporation
Profit & Loss Budget vs. Actual
October 2022 through March 2023

	Oct '22 - Mar 23	Budget	\$ Over Budget	% of Budget
Indirect Economic Development				
Grow Tomball Initiative		20,000.00	-20,000.00	
Economic Impact Model License	4,561.00	4,565.00	-4.00	99.9%
Promotional Items	1,640.05	6,500.00	-4,859.95	25.2%
Printing	671.50	6,500.00	-5,828.50	10.3%
Event Sponsorships	11,018.66	29,000.00	-17,981.34	38.0%
Chamber Guide		8,400.00	-8,400.00	
Area Street Maps	3,875.00	4,000.00	-125.00	96.9%
Marketing	66,446.00	105,000.00	-38,554.00	63.3%
Website and GIS	8,100.00	25,000.00	-16,900.00	32.4%
Professional Services	163,861.64	500,000.00	-336,138.36	32.8%
Miscellaneous	2,496.71	15,000.00	-12,503.29	16.6%
Total Indirect Economic Development	262,670.56	723,965.00	-461,294.44	36.3%
City Debt Service				
Medical Complex/Persimmon	222,222.00	222,222.00		100.0%
Business Park Infrastructure	479,306.25	539,463.00	-60,156.75	88.8%
Total City Debt Service	701,528.25	761,685.00	-60,156.75	92.1%
Grants, Loans & Other Exp.				
South Live Oak Redevelopment	31,328.13	5,000,000.00	-4,968,671.87	0.6%
Old Town Facade Grants- Prior Y	33,469.37	100,000.00	-66,530.63	33.5%
Old Town Facade Grants- Current		250,000.00	-250,000.00	
Business Park Expenses	64,276.62	300,000.00	-235,723.38	21.4%
Sales Tax Reimb.Grants (380)		70,000.00	-70,000.00	
Business Imp. Grants- Prior Yr.	153,446.64	250,000.00	-96,553.36	61.4%
Business Imp. Grants- Curr. Yr.	34,624.13	350,000.00	-315,375.87	9.9%
Project Grants	205,149.66	2,500,000.00	-2,294,850.34	8.2%
Property Acquisition	45,000.00	500,000.00	-455,000.00	9.0%
Total Grants, Loans & Other Exp.	567,294.55	9,320,000.00	-8,752,705.45	6.1%
Total Expense	1,876,191.75	11,616,035.00	-9,739,843.25	16.2%
Net Ordinary Income	1,156,639.50	-6,066,035.00	7,222,674.50	-19.1%
Net Income	1,156,639.50	-6,066,035.00	7,222,674.50	-19.1%

Tomball Economic Development Corporation
Profit & Loss Prev Year Comparison
October 2022 through March 2023

	Oct '22 - Mar 23	Oct '21 - Mar 22	\$ Change	% Change
Ordinary Income/Expense				
Income				
Lease Revenue	141,219.90	0.00	141,219.90	100.0%
Miscellaneous	0.00	600.00	-600.00	-100.0%
Sales of Business Park Property	183,088.82	1,646,929.61	-1,463,840.79	-88.9%
Grants	0.00	8,000.00	-8,000.00	-100.0%
Sales Tax	2,240,854.37	2,152,521.18	88,333.19	4.1%
Interest	467,668.16	173,326.18	294,341.98	169.8%
Total Income	3,032,831.25	3,981,376.97	-948,545.72	-23.8%
Gross Profit	3,032,831.25	3,981,376.97	-948,545.72	-23.8%
Expense				
Administrative Expenditures				
Salaries and Benefits				
Benefits-Coordinator	12,634.81	10,242.35	2,392.46	23.4%
Salary-Coordinator	36,320.01	27,496.00	8,824.01	32.1%
Overtime	62.56	20.55	42.01	204.4%
Benefits-Admin. Asst.	14,257.25	13,235.86	1,021.39	7.7%
Wages-Admin. Asst.	21,137.99	12,295.72	8,842.27	71.9%
Salary-Executive Director	80,384.83	61,085.99	19,298.84	31.6%
Salary- Assistant Director	62,675.06	42,313.01	20,362.05	48.1%
Benefits-Executive Director	29,414.11	21,586.97	7,827.14	36.3%
Benefits- Assistant Director	27,141.50	22,349.38	4,792.12	21.4%
Total Salaries and Benefits	284,028.12	210,625.83	73,402.29	34.9%
Other Personnel Expenditures				
Phone Allowance-Coordinator	450.00	0.00	450.00	100.0%
Auto Allowance-Assistant Dir	3,000.00	3,000.00	0.00	0.0%
Phone Allowance- Assistant Dir	450.00	450.00	0.00	0.0%
Phone Allow.-Exec. Dir.	450.00	450.00	0.00	0.0%
Auto Allowance-Exec. Director	5,400.00	5,400.00	0.00	0.0%
Dues and Subscriptions	4,022.78	3,392.55	630.23	18.6%
Seminar/Conference Registration	270.00	1,050.00	-780.00	-74.3%
Travel and Training	6,457.48	7,099.41	-641.93	-9.0%
Local Travel Expense	157.82	0.00	157.82	100.0%
Total Other Personnel Expenditures	20,658.08	20,841.96	-183.88	-0.9%
Service and Supply Expenditures				
Insurance	1,782.50	297.08	1,485.42	500.0%
Contract Administrative Service	12,500.00	12,500.00	0.00	0.0%
Bank Charges & Postage	28.23	1,413.64	-1,385.41	-98.0%
Computer Equip. and Maint.	818.75	2,394.25	-1,575.50	-65.8%
Communications Services	2,214.39	1,736.78	477.61	27.5%
Legal Fees	5,145.50	3,788.50	1,357.00	35.8%
Lease Expense-GTACC	13,910.71	10,663.65	3,247.06	30.5%
Office Supplies	3,612.11	1,869.25	1,742.86	93.2%
Total Service and Supply Expenditures	40,012.19	34,663.15	5,349.04	15.4%
Total Administrative Expenditures	344,698.39	266,130.94	78,567.45	29.5%

Tomball Economic Development Corporation
Profit & Loss Prev Year Comparison
October 2022 through March 2023

	Oct '22 - Mar 23	Oct '21 - Mar 22	\$ Change	% Change
Indirect Economic Development				
Economic Impact Model License	4,561.00	4,561.00	0.00	0.0%
Promotional Items	1,640.05	4,714.78	-3,074.73	-65.2%
Printing	671.50	495.50	176.00	35.5%
Event Sponsorships	11,018.66	5,300.00	5,718.66	107.9%
Area Street Maps	3,875.00	0.00	3,875.00	100.0%
Marketing	66,446.00	62,800.00	3,646.00	5.8%
Website and GIS	8,100.00	12,100.00	-4,000.00	-33.1%
Professional Services	163,861.64	125,559.65	38,301.99	30.5%
Miscellaneous	2,496.71	2,393.35	103.36	4.3%
Total Indirect Economic Development	262,670.56	217,924.28	44,746.28	20.5%
City Debt Service				
Medical Complex/Persimmon	222,222.00	222,222.00	0.00	0.0%
Business Park Infrastructure	479,306.25	473,356.25	5,950.00	1.3%
Southside Utility Ext.(2/15/22)	0.00	370,000.00	-370,000.00	-100.0%
Total City Debt Service	701,528.25	1,065,578.25	-364,050.00	-34.2%
Grants, Loans & Other Exp.				
South Live Oak Redevelopment	31,328.13	865.71	30,462.42	3,518.8%
Old Town Facade Grants- Prior Y	33,469.37	88,357.85	-54,888.48	-62.1%
Business Park Expenses	64,276.62	77,787.73	-13,511.11	-17.4%
Business Imp. Grants- Prior Yr.	153,446.64	90,689.96	62,756.68	69.2%
Business Imp. Grants- Curr. Yr.	34,624.13	26,253.21	8,370.92	31.9%
Project Grants	205,149.66	180,788.40	24,361.26	13.5%
Property Acquisition	45,000.00	0.00	45,000.00	100.0%
Total Grants, Loans & Other Exp.	567,294.55	464,742.86	102,551.69	22.1%
Total Expense	1,876,191.75	2,014,376.33	-138,184.58	-6.9%
Net Ordinary Income	1,156,639.50	1,967,000.64	-810,361.14	-41.2%
Other Income/Expense				
Other Income				
Other Income				
Unrealized Gains/Losses on Inv.	26,941.38	-275,167.86	302,109.24	109.8%
Other Income - Other	3,742.24	0.00	3,742.24	100.0%
Total Other Income	30,683.62	-275,167.86	305,851.48	111.2%
Total Other Income	30,683.62	-275,167.86	305,851.48	111.2%
Net Other Income	30,683.62	-275,167.86	305,851.48	111.2%
Net Income	1,187,323.12	1,691,832.78	-504,509.66	-29.8%

Tomball Economic Development Corporation
Balance Sheet Prev Year Comparison
As of March 31, 2023

	Mar 31, 23	Mar 31, 22	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Wells Fargo, checking	585,145.42	449,859.86	135,285.56	30.1%
TexasCLASS	1,005,185.47	976,644.97	28,540.50	2.9%
TexPool	18,874,970.48	12,412,365.69	6,462,604.79	52.1%
Total Checking/Savings	20,465,301.37	13,838,870.52	6,626,430.85	47.9%
Accounts Receivable				
Accounts Receivable - Other	536,909.07	190,673.66	346,235.41	181.6%
Accounts Receivable	436,173.99	374,836.25	61,337.74	16.4%
Total Accounts Receivable	973,083.06	565,509.91	407,573.15	72.1%
Other Current Assets				
Investment Securities	4,344,456.19	6,991,091.13	-2,646,634.94	-37.9%
Total Other Current Assets	4,344,456.19	6,991,091.13	-2,646,634.94	-37.9%
Total Current Assets	25,782,840.62	21,395,471.56	4,387,369.06	20.5%
Fixed Assets				
Buildings and Improvements				
Accumulated Depreciation	-525,593.38	-313,940.00	-211,653.38	-67.4%
Buildings and Improvements - Other	4,233,067.57	4,233,067.57	0.00	0.0%
Total Buildings and Improvements	3,707,474.19	3,919,127.57	-211,653.38	-5.4%
Land	3,573,659.34	3,871,114.37	-297,455.03	-7.7%
Total Fixed Assets	7,281,133.53	7,790,241.94	-509,108.41	-6.5%
TOTAL ASSETS	33,063,974.15	29,185,713.50	3,878,260.65	13.3%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	901,379.18	124,381.02	776,998.16	624.7%
Total Accounts Payable	901,379.18	124,381.02	776,998.16	624.7%
Other Current Liabilities				
Refundable Deposit	10,869.00	8,869.00	2,000.00	22.6%
Total Other Current Liabilities	10,869.00	8,869.00	2,000.00	22.6%
Total Current Liabilities	912,248.18	133,250.02	778,998.16	584.6%
Total Liabilities	912,248.18	133,250.02	778,998.16	584.6%

Tomball Economic Development Corporation
Balance Sheet Prev Year Comparison
As of March 31, 2023

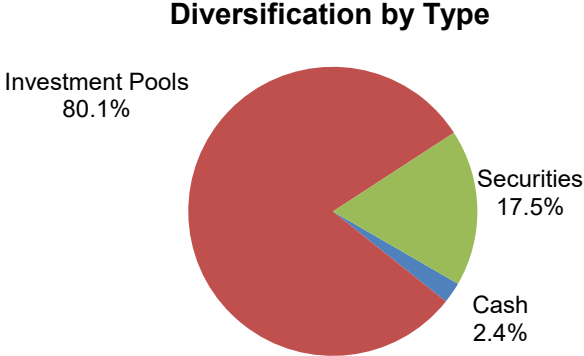
	Mar 31, 23	Mar 31, 22	\$ Change	% Change
Equity				
Fund Balance				
Board Approved Grants	3,708,196.74	2,271,531.85	1,436,664.89	63.3%
Fund Balance - Other	23,401,599.30	24,838,264.19	-1,436,664.89	-5.8%
Total Fund Balance	27,109,796.04	27,109,796.04	0.00	0.0%
Retained Earnings	3,854,606.81	250,834.66	3,603,772.15	1,436.7%
Net Income	1,187,323.12	1,691,832.78	-504,509.66	-29.8%
Total Equity	32,151,725.97	29,052,463.48	3,099,262.49	10.7%
TOTAL LIABILITIES & EQUITY	33,063,974.15	29,185,713.50	3,878,260.65	13.3%

TOMBALL ECONOMIC DEVELOPMENT CORPORATION
ACTIVE PROJECT GRANTS (BOARD APPROVED GRANTS)
AS OF MARCH 31, 2023

GRANTEE	APPROVED		ADDITIONS/DELETIONS		PAID		REMAINING AMOUNT
	DATE	AMOUNT	EXPIRATION DATE	DATE	AMOUNT	AMOUNT	
Dancing Falls Development, LLC	11/14/2017	50,925.00					
					1/14/2020	15,277.50	
					3/5/2021	5,092.50	
					9/1/2021	12,731.25	
					3/22/2022	5,092.50	12,731.25
					12/14/2022	105,646.82	81,053.18
ARC Management, LLC	5/15/2018	186,700.00					135,591.00
JDR Cable Systems, Inc.	12/17/2019	135,591.00	2/23/2024				84,894.00
Houston Poly Bag I, Ltd	5/28/2020	84,894.00	8/3/2023				
City of Tomball - Matheson Park	11/10/2020	300,000.00					500,000.00
	3/7/2023	200,000.00					
The Hutson Group	1/12/2021	48,800.00	3/9/2023		2/28/2023	23,664.00	25,136.00
DunnCo Properties II, Ltd.	3/9/2021	54,760.00	11/4/2022				54,760.00
Dicar, Inc.	7/13/2021	71,181.00	8/7/2023				71,181.00
Jonah's Movers	7/13/2021	26,925.00	3/7/2023	11/14/2022	23,639.00		50,580.00
Silver Accounting Group, LLC	11/9/2021	8,236.00	1/16/2023				8,236.00
TECHSICO Wireless	11/9/2021	20,529.00	1/16/2024				20,529.00
GK Hospitality Development, LLC	11/9/2021	105,100.00	7/16/2023				105,100.00
Friends of Tomball Community Library	11/9/2021	47,614.00			1/11/2023	9,856.42	
					2/6/2023	14,748.42	
					3/28/2023	4,817.40	18,191.76
Decatur Professional Development, LLC	1/11/2022	6,600.00	3/20/2023				6,600.00
Project Hanks/Macy's Inc.	1/11/2022	580,864.00	3/20/2024				580,864.00
Sip Hip Hooray	5/10/2022	40,545.00			10/11/2022	5,018.85	
					12/13/2022	4,633.23	
					1/10/2023	3,658.36	
					2/27/2023	5,875.01	21,359.55
Clearhope Counseling & Wellness Center, LP	8/2/2022	6,875.00	9/27/2023				6,875.00
Della Casa Pasta LLC	11/15/2022	16,077.00	1/10/2024				16,077.00
Persimmon Global Logistics	1/10/2023	16,920.00	3/11/2025				16,920.00
Hufsmith-Kohrville Business Park, LLC	1/10/2023	122,722.00	9/11/2024				122,722.00
Church Holdings, Inc.	1/10/2023	426,639.00	9/11/2024				426,639.00
BCS Tomball Main, LLC	1/10/2023	123,094.00	9/11/2024				123,094.00
STUDIO a28, LLC	1/10/2023	4,063.00	3/11/2024				4,063.00
City of Tomball - Louie's Together Playground	3/7/2023	200,000.00					200,000.00
City of Tomball - Alleyways (Blk 100 N/S)	3/7/2023	600,000.00					600,000.00
City of Tomball - SWWTP Design	3/7/2023	415,000.00					415,000.00
Total		<u>\$ 3,900,654.00</u>				<u>\$ 237,669.85</u>	<u>\$ 3,708,196.74</u>

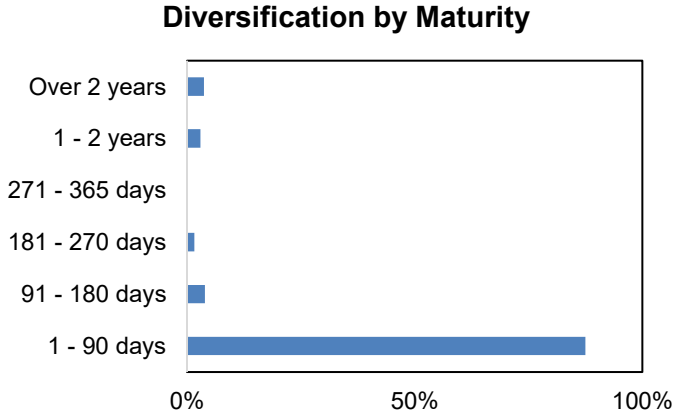
**TOMBALL ECONOMIC DEVELOPMENT CORPORATION
 QUARTERLY INVESTMENT REPORT
 March 31, 2023**

	Market Value		Change
	12/31/2022	3/31/2023	
Cash	\$ 150,462	\$ 585,145	\$ 434,683
Investment Pools	17,101,455	19,880,156	2,778,701
Securities	6,287,379	4,344,456	(1,942,923)
Total Portfolio	\$ 23,539,296	\$ 24,809,757	\$ 1,270,461



Safety of principal is the first priority of any Public investing portfolio. The Tomball Economic Development Corporation invests in securities of federal, state and local governments, and investment pools. These investments are in securities with a rating of A-1/P-1 or higher and pools with Standard & Poor's highest rating of AAAM.

	Current Market Value	Percent Portfolio
1 - 90 days	\$ 21,712,154	88%
91 - 180 days	997,349	4%
181 - 270 days	421,015	2%
271 - 365 days	-	0%
1 - 2 years	746,331	3%
Over 2 years	932,909	4%
Total Portfolio	\$ 24,809,757	



Ensuring adequate liquidity is available to cover all expenditures is the second priority of any public investing program. The Tomball Economic Development Corporation staff forecasts cash flow and matches the maturity of investments with future cash needs. A portion of funds are kept in overnight investments as a buffer for any unexpected expenditures. These overnight investments (TexPool, Texas CLASS) have been performing according to market in terms of yield as well as providing liquidity.

This report is in compliance with the investment strategies as approved and the Public Funds Investment Act.

K. Tapscott
 Katherine Tapscott
 Finance Director

**TOMBALL ECONOMIC DEVELOPMENT CORPORATION
INVESTMENTS IN SECURITIES
PORTFOLIO AS OF MARCH 31, 2023**

SECURITY DESCRIPTION	CUSIP NUMBER	MATURITY DATE	COUPON YIELD	PAR VALUE	MARKET VALUE	DAYS AFTER 03/31/23	INDIVIDUAL MARKET VALUE/TOTAL	WAM DAYS x PERCENT	Callable
1 Univ. of Texas Taxble Refunding	914729SK5	4/15/2023	2.795%	\$ 750,000	\$ 749,528	15	17.25%	3	N
2 Federal Home Loan Bank	3030ASAP4	6/16/2023	2.250%	\$ 500,000	\$ 497,325	77	11.45%	9	Y
3 San Marcos TX Consol ISD Txbl Ref	798781XV7	8/1/2023	4.000%	\$ 1,000,000	\$ 997,349	123	22.96%	28	N
4 Conroe TX Cert of Obl	2083992X2	11/15/2023	5.000%	\$ 415,000	\$ 421,015	229	9.69%	22	N
5 Royse City Tx Cert of Obl	780860MK5	8/15/2024	5.000%	\$ 250,000	\$ 257,400	503	5.92%	30	N
6 Texas State TXBL- Pub Fin Auth	882724GV3	10/1/2024	3.225%	\$ 500,000	\$ 488,931	550	11.25%	62	N
7 Federal Home Loan Bank	3130AMTK8	6/30/2025	1.000%	\$ 1,000,000	\$ 932,909	822	21.47%	177	Y
TOTAL			3.324%	\$ 4,415,000	\$ 4,344,456	331	100.00%	330	

**TOMBALL ECONOMIC DEVELOPMENT CORPORATION
CASH AND CASH EQUIVALENTS
FOR QUARTER ENDING
March 31, 2023**

FUNDS	CASH AND CASH EQUIVALENTS				INVESTMENTS		
MAJOR FUNDS	TEXAS CLASS	TEXPOOL	OPERATING ACCOUNTS	TOTAL CASH AND CASH EQUIVALENTS	TOTAL INVESTMENTS	TOTAL CASH, CASH EQUIVALENTS AND INVESTMENTS	
General	\$ 1,005,185	\$ 18,874,970	\$ 585,145	\$ 20,465,301	\$ 4,344,456	\$	24,809,757
TOTAL	\$ 1,005,185	\$ 18,874,970	\$ 585,145	\$ 20,465,301	\$ 4,344,456	\$	24,809,757

Business Improvement Grant Program

Fiscal 2022-2023	Project Amount		TEDC Grant	Date Approved	Date Funded	Amount Funded	\$350,000.00
BK Graham, Ltd	\$30,000.00	Property	\$10,000.00	10/18/2022			\$340,000.00
Ideaco Investments, LLC	\$4,375.00	Façade	\$2,187.50	11/2/2022			\$337,812.50
Ideaco Investments, LLC	\$19,400.00	Property	\$9,700.00	11/2/2022			\$328,112.50
CKM Property Management, Inc.	\$2,170.42	Signage	\$1,085.21	11/9/2022			\$327,027.29
KJ FIVE, LLC	\$9,173.26	Façade	\$4,586.63	11/9/2022	1/30/2023	\$3,760.05	\$322,440.66
KJ FIVE, LLC	\$1,135.67	Property	\$567.83	11/9/2022	1/30/2023	\$567.83	\$321,872.83
KJ FIVE, LLC	\$5,372.73	Landscape	\$2,686.36	11/22/2022	1/30/2023	\$2,497.23	\$319,186.47
Manna Bread from Heaven	\$2,625.00	Signage	\$1,312.50	11/22/2022	2/6/2023		\$317,873.97
Manna Bread from Heaven	\$15,025.00	Façade	\$7,512.50	11/22/2022	2/6/2023	\$7,512.50	\$310,361.47
Manna Bread from Heaven	\$20,794.44	Landscape	\$10,000.00	11/22/2022	2/6/2023	\$3,369.72	\$300,361.47
Manna Bread from Heaven	\$35,850.00	Property	\$10,000.00	11/22/2022	2/6/2023	\$5,845.83	\$290,361.47
Coats Orthodontics	\$2,868.63	Signage	\$1,434.31	11/22/2022	1/13/2023	\$1,434.31	\$288,927.16
The Bluebonnet Tasting Room	\$16,190.00	Façade	\$8,095.00	11/22/2022	12/22/2022	\$8,095.00	\$280,832.16
The Bluebonnet Tasting Room	\$7,700.00	Property	\$3,850.00	11/22/2022			\$276,982.16
The Bluebonnet Tasting Room	\$625.00	Landscape	\$312.50	11/28/2022	12/14/2022	\$312.50	\$276,669.66
The Bluebonnet Tasting Room	\$2,576.35	Signage	\$1,000.00	11/28/2022	3/2/2023	\$1,000.00	\$275,669.66
Bella Antiques, LLC	\$1,017.55	Signage	\$508.77	11/28/2022			\$275,160.89
The Covey Apparel Company, LLC	\$11,846.00	Façade	\$5,923.00	11/30/2022			\$269,237.89
The Covey Apparel Company, LLC	\$6,722.33	Signage	\$2,500.00	11/30/2022	4/4/2023	\$1,399.50	\$266,737.89
Texas Star Gymnastics	\$1,126.95	Property	\$563.47	12/27/2022	1/30/2023	\$563.47	\$266,174.42
Jonah's Movers, LLC	\$72,214.36	Property	\$10,000.00	1/10/2023			\$256,174.42
Jonah's Movers, LLC	\$14,765.30	Signage	\$1,000.00	1/10/2023			\$255,174.42
BCS Tomball Main, LLC	\$100,625.00	Property	\$10,000.00	1/26/2023			\$245,174.42
Khurram Hafiz	\$2,200.00	Property	\$1,100.00	1/26/2023	3/13/2023	\$1,100.00	\$244,074.42
Texas Professional Building	\$137,430.95	Property	\$10,000.00	3/15/2023			\$234,074.42
SWRT Group, Inc.	\$1,192.38	Signage	\$596.19	3/28/2023			\$233,478.23
Tubular Products of Texas, Inc.	\$1,192.38	Signage	\$596.19	3/28/2023			\$232,882.04
Heritage Films, LLC	\$1,192.38	Signage	\$596.19	3/28/2023			\$232,285.85
Gatewood & Associates	\$1,192.38	Signage	\$596.19	3/28/2023			\$231,689.66
Matthew J Coats, DDS, MS, PC	\$1,192.38	Signage	\$596.19	3/28/2023			\$231,093.47
1 Top Tool	\$25,880.00	Façade	\$10,000.00	3/28/2023			\$221,093.47
Hilltop Tool Rental	\$20,220.00	Property	\$10,000.00	3/28/2023			\$211,093.47
The Nook Grill	\$15,485.00	Façade	\$7,742.50	3/30/2023			\$203,350.97
Pathway Counseling Services	\$1,192.38	Signage	\$596.19	4/4/2023			\$202,754.78
Beefy Marketing	\$1,192.38	Signage	\$596.19	4/4/2023			\$202,158.59
CORE Integrated Wealth	\$1,192.38	Signage	\$596.19	4/4/2023			\$201,562.40
403, LLC	\$205,390.19	MEGA	\$50,000.00	4/12/2023			\$151,562.40
Bluebonnet Therapy Services, PLLC	\$1,192.38	Signage	\$596.19	4/12/2023			\$150,966.21
Goodson's Café	\$7,395.50	Signage	\$2,500.00	4/12/2023			\$148,466.21
ADIM Media, LLC	\$1,192.38	Signage	\$596.19	4/13/2023			\$147,870.02
The Hutson Group (307 W Main)	\$19,590.00	Property	\$9,795.00	4/18/2023			\$138,075.02
70/70 Offices, LLC	\$28,620.00	Landscape	\$10,000.00	4/18/2023			\$128,075.02
Willow Wellness, PLLC	\$23,950.00	Property	\$10,000.00	4/18/2023			\$118,075.02
	\$882,284.43		\$231,924.98				

Old Town Façade Improvement Grant Program

Fiscal 2022-2023	Project Amount	Score	TEDC Grant	Date Approved	Date Funded	Amount Funded	\$250,000.00
Grazeables, LLC	\$40,485.75	37	\$20,242.87	3/15/2023			

\$40,485.75

\$20,242.87

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: May 9, 2023

Topic:

Presentation by Aaron Farmer, The Retail Coach, regarding Tomball area retail activity.

Background:

Origination: Aaron Farmer, President, The Retail Coach

Recommendation: Presentation item only; no Board action is required.

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

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____

If yes, specify Account Number: # _____

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

Signed _____
Staff Member-TEDC Date

Approved by _____
Executive Director-TEDC Date

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: May 9, 2023

Topic:

Consideration and possible action by Tomball EDC to accept the Tomball Economic Development Corporation 2022-2023 Annual Report.

Background:

Annual Reports will be distributed at the meeting.

<https://www.dropbox.com/s/aty68womok7xz44/2022-2023%20TEDC%20Annual%20Report%20-%20Digital%20FINAL.pdf?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 _____
Staff Member-TEDC Date

Approved by _____
Executive Director-TEDC Date



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2022-2023 ANNUAL REPORT

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: May 9, 2023

Topic:

Consideration and possible action by Tomball EDC to approve the Tomball Economic Development Corporation 2023-2024 Strategic Work Plan.

Background:

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

Recommendation:

Approval of the TEDC 2023-2024 Strategic Work Plan.

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

FUNDING (IF APPLICABLE)

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

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

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

Signed _____
Staff Member-TEDC Date

Approved by _____
Executive Director-TEDC Date

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 2020-2024 Strategic Plan that are to be accomplished in the final year: 2023-2024.

Tomball EDC 2020-2024 Goals:

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





BUSINESS RETENTION & EXPANSION (BRE)

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

1. Conduct 12 BRE on-site or virtual visits per quarter and report feedback from visits to board.
2. Conduct an annual online business survey to identify and manage business needs.
3. Continue the Grow Tomball initiative to highlight and promote local businesses.
 - a. Share success stories on the Tomball EDC website.
 - b. Support Tomball EDC podcasts.
 - c. Develop video success stories to be added to the Tomball EDC website.
 - d. Expand reach using YouTube, Google SEO, Instagram Reels, and paid ads.
 - e. Explore creative ways to increase public exposure.
4. Produce programming that meets the needs of the existing industry leaders in Tomball.
 - a. Host 2 networking events
 - b. Host 1 Outlook Luncheon
5. Provide resources/access to information to assist local businesses with demographic and market data.
6. Activate the "Made in Tomball" Initiative.
7. Explore programming and financial incentives to help existing industries expand.

How will Goal #1 be measured in 2023-2024?

of Tomball businesses visited in 2023-2024: _____ (Goal is 48)

of business articles produced and shared: _____ (Goal is 6)

of podcasts highlighting local businesses: _____ (Goal is 2)

of Tomball businesses that were identified and shared their success stories via video: _____ (Goal is 2)

of business events that we produced for the benefit of existing business owners in 2023-2024: _____ (Goal is 3)

of Project Grants approved for business expansions in 2023-2024: _____

Did we expand our social media reach?

Did we help launch "Made in Tomball"?



ATTRACTION AND RECRUITMENT

Recruit and secure new business/industry that are suitable for Tomball.

1. Enhance Tomball's image as a community of choice through marketing and branding efforts.
 - a. Use creative approaches to tell Tomball's story
2. Continue developing and maintaining relationships with businesses, site selectors, brokers, and developers, and maintain an awareness of available real estate properties within the community.
3. Support infill and redevelopment opportunities to attract new private sector investment.
4. Explore public financing tools including Tax Increment Reinvestment Zones (TIRZ) to finance infrastructure improvements and encourage quality development/redevelopment projects.
5. Support local and emerging entrepreneurs.
 - a. Provide workshops emphasizing financial literacy, business management, marketing, networking, recruitment, etc. that will help their businesses grow or be more profitable.
6. Create an Incentives Policy to guide the TEDC in offering economic incentives.
7. Initiate a direct marketing campaign for target industries.
 - a. Produce a one-page marketing summary for each target industry.
 - b. Create a database of target companies and contacts.
 - c. Participate in key industry events.

How will Goal #2 be measured in 2023-2024?

Did we develop creative marketing and branding materials?

Did we explore infrastructure opportunities in Tomball?

Did we explore public financing tools?

Did we provide training workshops?

Did we create an Incentives Policy?

Did we produce a one-page marketing summary for each target industry?

Did we create a database of target companies and contacts?

of key industry events participated in: _____



DEVELOPMENT/REDEVELOPMENT OF OLD TOWN

To encourage quality investment in Tomball's Old Town.

1. Partner with the City of Tomball on targeted infrastructure improvements (alleyways, parking, wayfinding, etc.)
 - a. Partner with stakeholders to help minimize construction disruption and to provide additional marketing assistance for those businesses who do experience disruption.
2. Continue to plan for and improve parking and pedestrian access
 - a. Consider needed improvements
 - b. Install signage on TEDC lots
 - c. Fund wayfinding in Old Town directing people to parking
3. First Baptist Church Project:
 - a. Initiate planning process
4. Create a project and financing plan for the redevelopment of the South Live Oak Business Park.
5. Continue to promote incentives and explore additional ways to encourage upgrades to properties in Old Town.
6. Continue to partner with Old Town business owners to further develop and support the Shop and Stroll.

How will Goal #3 be measured in 2023-2024?

Did we support or provide targeted infrastructure improvements in Old Town?

of parking strategies we implemented: _____

Did we begin planning of the First Baptist Church site?

Did we promote or provide improvement grants and other property upgrade ideas in Old Town?

Did we finalize the redevelopment plans for the South Live Oak Business Park?

Did we support Shop & Stroll events?



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. Continue to serve on the P-TECH Steering Committee with Lone Star College-Tomball, TISD, and HCA officials.
 - a. Research grant funding opportunities for the P-TECH program.
2. Continue to serve on the TISD - CTE Advisory Board to create pathways for CTE students to enter the workforce and gain work-based learning credentials with industry partners.
3. Work with our Regional Workforce Board and Texas Workforce Commission on available resources for local industries.
4. Continue to work with local/regional education institutions to support a Grow Tomball – Youth Program.
 - a. Work with education institutions to host job/career fairs.
 - b. Create and maintain a job board for High School and College Students on the TEDC Website.
 - c. Research funding partners for Internship/Apprenticeship Program
 - d. Launch the 2023-2024 Internship/Apprenticeship Program.
 - e. Work with TISD to launch a Teacher Externship Program

How will Goal #4 be measured in 2023-2024?

- Did we research grant funding opportunities for the P-TECH program?
- Did we create a youth workforce pathway program?
- Did we support a job/career fair in the 2023-2024?
- Did we create and maintain a youth job board on our TEDC website?
- Did we launch the Internships/Apprenticeships Program?
- Did we assist TISD to launch a Teacher Externship Program?

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: May 9, 2023

Topic:

Discussion regarding parking lot signage for First Baptist Church property.

Background:

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

Recommendation:

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

FUNDING (IF APPLICABLE)

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

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

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

Signed _____
Staff Member-TEDC Date

Approved by _____
Executive Director-TEDC Date

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: May 9, 2023

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)

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

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: May 9, 2023

Topic:

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

Background:

Origination: Kelly Violette, Executive Director

Recommendation:

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

FUNDING (IF APPLICABLE)

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

Signed _____
Staff Member-TEDC Date

Approved by _____
Executive Director-TEDC Date