

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



**Tuesday, June 09, 2026  
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, June 09, 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 JUNE 9, 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: 841 3497 4209 Passcode: 483405. 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. Introduce new TEDC Marketing and Communications Manager, John Kelley
2. FY 26-27 TEDC Budget Update

G. Approval of Minutes

3. Special Joint Tomball EDC and Tomball City Council Meeting of May 12, 2026
4. Regular Tomball EDC Meeting of May 12, 2026

H. New Business

5. Presentation by Bragg Farmer, Finance Director, regarding the Tomball EDC 2025-2026 Fiscal Year financial statements.

6. Election of Officers: President, Vice President, Secretary, Treasurer

7. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, a Business Improvement (MEGA) Grant for Black Forest Flex Park, LLC to make direct incentives to, or expenditures for, building and site improvements for new or expanded business enterprise to be located at 27210 Hwy 249, Bldg. A, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$50,000.00.

- Public Hearing

8. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, a Business Improvement (MEGA) Grant for Black Forest Flex Park, LLC to make direct incentives to, or expenditures for, building and site improvements for new or expanded business enterprise to be located at 27210 Hwy 249, Bldg. B, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$50,000.00.

- Public Hearing

9. Consideration and possible action regarding the Tomball Legacy Square Advisory Committee (TLSAC).

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.
  - Section 551.074, - To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: TEDC Staff.
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 3rd day of JUNE 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](http://www.ci.tomball.tx.us).

# Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: June 9, 2026

**Topic:**

Introduce new TEDC Marketing and Communications Manager, John Kelley

**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: June 9, 2026

**Topic:**

FY 26-27 TEDC Budget 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 \_\_\_\_\_  
Staff Member-TEDC Date

Approved by \_\_\_\_\_  
Executive Director-TEDC Date

# Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: June 9, 2026

**Topic:**

Special Joint Tomball EDC and Tomball City Council Meeting of May 12, 2026

**Background:**

**Origination:** Kelly Violette, Executive Director

**Recommendation:**

Approval of the Minutes for the Special Joint Meeting of May 12, 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 \_\_\_\_\_  
Staff Member-TEDC Date

Approved by \_\_\_\_\_  
Executive Director-TEDC Date

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



**Tuesday, May 12, 2026  
3:00 PM**

**Notice is hereby given of a Special Joint meeting of the Tomball City Council and Tomball Economic Development Corporation, to be held on Tuesday, May 12, 2026 at 3:00 PM, 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.**

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: 860 5475 2849 Passcode: 880409. 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**

Mayor L. Klein-Quinn called the meeting of the City of Tomball Council to order at 3:02 p.m.

**PRESENT**

- Mayor Lori Klein Quinn
- Council 2 Paul Garcia
- Council 3 Dane Dunagin
- Council 4 Lisa A. Covington
- Council 5 Randy Parr

**CITY STAFF PRESENT**

- City Manager – David Esquivel
- Assistant City Manager – Sakora Moten
- City Attorney – Tommy Ramsey
- Assistant City Secretary – Shannon Bennett
- Public Works Director – Drew Huffman

Director of Human Resources – Kristie Lewis  
Assistant Fire Chief – Jeff Cook  
Director of Special Projects – Luisa Taylor  
Records Specialist – Dayjah Whyte  
Police Officer – James O’Malley  
Police Officer – Matthew Magillito

The Tomball Economic Development Corporation meeting was called to order by President Lisa Covington at 11:04 a.m.

PRESENT:

President Lisa Covington  
Secretary Bill Sumner  
Member Wayne Hall  
Member Brock Hendrickson  
Member Becky Clepper

ABSENT:

Vice President Danny Hudson  
Treasurer Latrell Shannon

TEDC STAFF PRESENT:

Director – Kelly Violette  
Assistant Director – Tiffani Wooten  
Economic Development Coordinator – Tori Gleason

B. Presentations

1. Presentation by Duncan Webb, Webb Management, regarding the Tomball Legacy Square Feasibility Study.

Duncan Webb, Webb Management provided a presentation regarding the Tomball Legacy Square Feasibility Study. Presentation item only; no action was taken.

2. Presentation and discussion by the Tomball Legacy Square Board Committee regarding the Webb Management Feasibility Study.

President Lisa Covington and Board Member Wayne Hall of the Tomball Economic Development Corporation provided a presentation of the Tomball Legacy Square Board Committee. Presentation item only; no action was taken.

C. 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.]*

The following speakers spoke in opposition of the Tomball Legacy Square Feasibility Study:

- Judy Jackson, Cypress, Texas
- Lisa Daniels, Tomball, Texas
- Esther Mera, Tomball, Texas
- Kristen Heck, Tomball, Texas
- Kendall Wolfe, Tomball, Texas
- John Reed, Tomball, Texas
- Carissa Wolfe, Tomball, Texas
- Derek Townsend, Tomball, Texas
- Leeland Con, Tomball, Texas
- Casey Berry, Tomball, Texas
- Ellen Warren, Tomball, Texas

The following speakers spoke in favor of the Tomball Legacy Square Feasibility Study:

- Matt Davis, Tomball, Texas
- Les Lee, Tomball, Texas
- Christina Black, Tomball, Texas
- Brandy Beyer, Hockley, Texas

The Assistant City Secretary Shannon Bennett acknowledged individuals who signed up to speak but elected not to address Council, and noted their opposition for the record:

- Brent Wiggins, Tomball, Texas

The Assistant City Secretary Shannon Bennett also acknowledged emails received:

- Johnny Dove, Tomball, Texas
- Lisa Daniels, Tomball, Texas
- Rachael Rutledge, Tomball, Texas
- Zoila Flores, Tomball, Texas
- Scott & Nicole Nixdorf, Tomball, Texas
- Thomas Collier, Tomball, Texas

D. Adjournment

Mayor Lori Klein Quinn adjourned the meeting at 4:49 P.M.

Motion made by TEDC Member Wayne Hall, Seconded by TEDC Member Brock Hendrickson to meeting.

Voting Yea: Secretary Sumner, Member Hall, Member Hendrickson, Member Clepper.

The motion carried unanimously. Meeting adjourned at 4:49 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 6th day of MAY 2026 by 3:00 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) 290-1019 for further information.

AGENDAS MAY BE VIEWED ONLINE AT [www.ci.tomball.tx.us](http://www.ci.tomball.tx.us).

PASSED AND APPROVED this the 9<sup>th</sup> day of June 2026.

\_\_\_\_\_  
President, Tomball EDC Board

\_\_\_\_\_  
Secretary, Tomball EDC Board

# Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: June 9, 2026

**Topic:**

Regular Tomball EDC Meeting of May 12, 2026

**Background:**

**Origination:** Kelly Violette, Executive Director

**Recommendation:**

Approval of the Minutes for the Meeting of May 12, 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 \_\_\_\_\_  
Staff Member-TEDC Date

Approved by \_\_\_\_\_  
Executive Director-TEDC Date

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



**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:**

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**A. Call to Order**

President Covington called the meeting to order at 5:33 p.m.

**PRESENT**

President Lisa Covington

Secretary Bill Sumner

Member Wayne Hall

Member Brock Hendrickson  
Member Becky Clepper

EXCUSED ABSENT  
Vice President Danny Hudson  
Treasurer Latrell Shannon

OTHERS PRESENT  
Kelly Violette  
Tiffani Wooten  
Tori Gleason  
Paul Garcia  
Tom Condon  
Kyle Bertrand  
Dennis Winkler  
Wes Sumner  
Elaine Hancock  
Shelley Michna  
William Sumner III  
Gordon Taylor  
Maggie Taylor  
Flor Salas  
McKayley Dannelley (via Zoom)  
John Kelley (via Zoom)  
Kaela Olson (via Zoom)

B. Invocation

Board Member Hall 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

F. Reports by TEDC Staff:

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

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

G. Approval of Minutes

5. Regular Tomball EDC Meeting of April 14, 2026

Motion made by Member Clepper, Seconded by Secretary Sumner to approve the minutes of the April 14, 2026, TEDC Board Meeting.

Voting Yea: Secretary Sumner, Member Hall, Member Hendrickson, Member Clepper.

The motion carried unanimously.

H. New Business

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

Motion made by Secretary Sumner, Seconded by Member Clepper to accept the Tomball Economic Development Corporation 2025-2026 Annual Report.

The motion carried unanimously.

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

Presentation item only; no Board action required.

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.

The Tomball Economic Development Corporation Board of Directors recessed at 5:51 p.m.

- 9. 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 6:15 p.m.

G. Adjournment

Motion made by Member Clepper, Seconded by Secretary Sumner to adjourn the meeting.

Voting Yea: Secretary Sumner, Member Hall, Member Hendrickson, Member Clepper.

The motion carried unanimously. Meeting adjourned at 6:15 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 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

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AGENDAS MAY BE VIEWED ONLINE AT [www.ci.tomball.tx.us](http://www.ci.tomball.tx.us).

PASSED AND APPROVED this the 9<sup>th</sup> day of June 2026.

\_\_\_\_\_  
President, Tomball EDC Board

\_\_\_\_\_  
Secretary, Tomball EDC Board

# Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: June 9, 2026

**Topic:**

Presentation by Bragg Farmer, Finance Director, regarding the Tomball EDC 2025-2026 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:** Bragg Farmer, 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

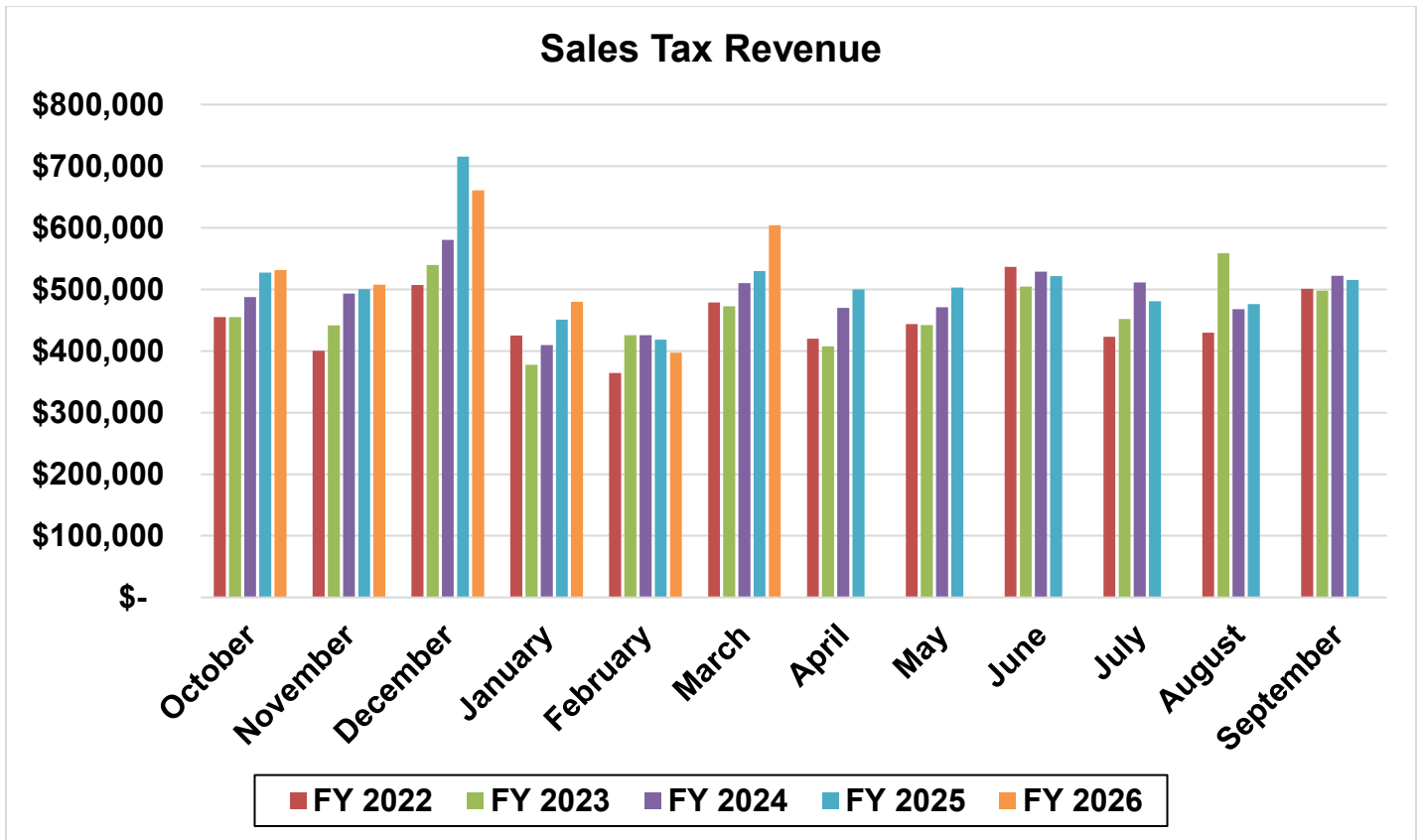
Approved by \_\_\_\_\_  
Executive Director-TEDC Date

# TOMBALL ECONOMIC DEVELOPMENT CORPORATION MEMORANDUM

**TO:** TEDC Board of Directors  
**FROM:** Bragg Farmer  
**SUBJECT:** Financial Information for Quarter Ending March 31, 2026  
**DATE:** May 28, 2026

Attached is the financial information for the quarter ending March 2026, for the Tomball Economic Development Corporation.

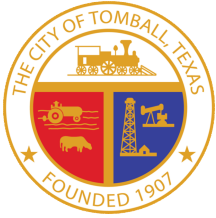
Total year-to-date (YTD) revenues are \$3,865,602 which is \$215,602 more than the budgeted amount of \$3,650,000. Sales tax revenues are \$3,180,835, which is \$30,835 greater than the budgeted amount of \$3,150,000. Interest income is \$514,926, which is \$14,926 more than budgeted amount of \$500,000. For fiscal year to date, sales tax revenues are 1.2% higher than the previous year on an accrual basis and interest income is lower by 17.9% from the previous year.



Total administrative expenses for the quarter YTD are \$405,056, which is \$127,858 less than the budgeted amount of \$532,915. Indirect Economic Development expenses for the quarter YTD are \$307,241, which is \$101,001 less than the budgeted amount of \$408,242.

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, 2026, the TEDC had outstanding commitments for Board Approved Grants of \$8,649,076.

The Quarterly Investment Report is also included, which lists the details of the TEDC investment portfolio. As of March 31, 2026, TEDC's cash and cash equivalents totaled over \$26 million. Additionally, TEDC has redeemed all securities until interest rates warrant movement back into the securities market.



Tomball, TX

# Budget Report Account Summary

Item 5.

For Fiscal: 2025-2026 Period Ending: 03/31/2026

		Original YTD Budget	Current YTD Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
<b>Fund: 905 - TOMBALL ECONOMIC DEVELOPMENT COPR</b>							
<b>Revenue</b>							
<b>Category: 51 - TAXES</b>							
<a href="#">905-5140</a>	SALES TAX	3,148,740.00	3,148,740.00	1,481,145.62	3,180,835.24	32,095.24	101.02 %
<b>Category: 51 - TAXES Total:</b>		<b>3,148,740.00</b>	<b>3,148,740.00</b>	<b>1,481,145.62</b>	<b>3,180,835.24</b>	<b>32,095.24</b>	<b>101.02%</b>
<b>Category: 55 - MISCELLANEOUS</b>							
<a href="#">905-5501</a>	LEASE REVENUE - FBC	0.00	0.00	7,500.00	15,000.00	15,000.00	0.00 %
<a href="#">905-5502</a>	LEASE REVENUE - SOUTH LIVE OAK	0.00	0.00	77,420.22	154,840.44	154,840.44	0.00 %
<b>Category: 55 - MISCELLANEOUS Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>84,920.22</b>	<b>169,840.44</b>	<b>169,840.44</b>	<b>0.00%</b>
<b>Category: 58 - INTEREST</b>							
<a href="#">905-5800</a>	INTEREST INCOME	499,800.00	499,800.00	82,574.15	514,926.22	15,126.22	103.03 %
<b>Category: 58 - INTEREST Total:</b>		<b>499,800.00</b>	<b>499,800.00</b>	<b>82,574.15</b>	<b>514,926.22</b>	<b>15,126.22</b>	<b>103.03%</b>
<b>Revenue Total:</b>		<b>3,648,540.00</b>	<b>3,648,540.00</b>	<b>1,648,639.99</b>	<b>3,865,601.90</b>	<b>217,061.90</b>	<b>105.95%</b>
<b>Expense</b>							
<b>Category: 60 - PERSONNEL SERVICES</b>							
<a href="#">905-123-6002</a>	SALARIES & WAGES	207,957.24	207,957.24	0.00	188,245.60	19,711.64	90.52 %
<a href="#">905-123-6003</a>	WAGES-FULL TIME	25,562.76	25,562.76	0.00	0.00	25,562.76	0.00 %
<a href="#">905-123-6004</a>	WAGES-PART TIME	0.00	0.00	0.00	2,993.55	-2,993.55	0.00 %
<a href="#">905-123-6005</a>	WAGES-OVERTIME	1,782.78	1,782.78	0.00	278.76	1,504.02	15.64 %
<a href="#">905-123-6009</a>	WAGES-OTHER	4,498.20	4,498.20	0.00	0.00	4,498.20	0.00 %
<a href="#">905-123-6015</a>	SICK TIME BUYBACK	0.00	0.00	0.00	6,404.16	-6,404.16	0.00 %
<a href="#">905-123-6019</a>	LONGEVITY	1,386.90	1,386.90	0.00	2,775.00	-1,388.10	200.09 %
<a href="#">905-123-6021</a>	FICA-MED/SS	18,784.44	18,784.44	0.00	14,967.94	3,816.50	79.68 %
<a href="#">905-123-6022</a>	TMRS-EMPLOYER	35,998.08	35,998.08	0.00	30,810.79	5,187.29	85.59 %
<a href="#">905-123-6024</a>	HEALTH INSURANCE	48,083.70	48,083.70	26,337.07	46,551.99	1,531.71	96.81 %
<a href="#">905-123-6025</a>	WORKER COMPENSATION INSURA	199.92	199.92	0.00	361.91	-161.99	181.03 %
<a href="#">905-123-6034</a>	PHONE ALLOWANCE	1,349.46	1,349.46	0.00	1,125.00	224.46	83.37 %
<a href="#">905-123-6035</a>	AUTO ALLOWANCE	12,894.84	12,894.84	0.00	10,750.00	2,144.84	83.37 %
<b>Category: 60 - PERSONNEL SERVICES Total:</b>		<b>358,498.32</b>	<b>358,498.32</b>	<b>26,337.07</b>	<b>305,264.70</b>	<b>53,233.62</b>	<b>85.15%</b>
<b>Category: 61 - SUPPLIES</b>							
<a href="#">905-123-6101</a>	OFFICE & COMPUTER SUPPLIES	6,997.20	6,997.20	1,752.78	6,995.72	1.48	99.98 %
<a href="#">905-123-6109</a>	POSTAGE	124.92	124.92	9.62	58.76	66.16	47.04 %
<b>Category: 61 - SUPPLIES Total:</b>		<b>7,122.12</b>	<b>7,122.12</b>	<b>1,762.40</b>	<b>7,054.48</b>	<b>67.64</b>	<b>99.05%</b>
<b>Category: 62 - REPAIRS AND MAINTENANCE</b>							
<a href="#">905-123-6202</a>	COMPUTER EQUIPMENT MAINTEN	5,997.60	5,997.60	1,499.30	2,918.30	3,079.30	48.66 %
<b>Category: 62 - REPAIRS AND MAINTENANCE Total:</b>		<b>5,997.60</b>	<b>5,997.60</b>	<b>1,499.30</b>	<b>2,918.30</b>	<b>3,079.30</b>	<b>48.66%</b>
<b>Category: 63 - SERVICES AND CHARGES</b>							
<a href="#">905-123-6303</a>	PROFESSIONAL SVCS LEGAL	14,994.00	14,994.00	1,007.90	4,728.40	10,265.60	31.54 %
<a href="#">905-123-6307</a>	CONTRACTED ADMINISTRATIVE SE	27,661.38	27,661.38	13,750.00	27,500.00	161.38	99.42 %
<a href="#">905-123-6310</a>	LEASE EXPENSE - GTACC	42,582.96	42,582.96	6,330.99	37,444.81	5,138.15	87.93 %
<a href="#">905-123-6312</a>	INTERNET & PHONE SVCS	3,498.60	3,498.60	426.38	2,552.64	945.96	72.96 %
<a href="#">905-123-6316</a>	PRINTING AND BINDING	3,248.70	3,248.70	587.40	2,802.89	445.81	86.28 %
<a href="#">905-123-6330</a>	INSURANCE	46,481.40	46,481.40	0.00	248.00	46,233.40	0.53 %
<a href="#">905-123-6332</a>	TRAVEL AND MEALS	7,746.90	7,746.90	25.00	3,796.72	3,950.18	49.01 %
<a href="#">905-123-6333</a>	DUES AND SUBSCRIPTIONS	9,996.00	9,996.00	913.10	9,328.79	667.21	93.33 %
<a href="#">905-123-6337</a>	TRAINING	7,996.80	7,996.80	1,200.00	4,220.00	3,776.80	52.77 %
<a href="#">905-123-6348</a>	PROPERTY ACQUISITION COST	499,800.00	499,800.00	0.00	0.00	499,800.00	0.00 %
<a href="#">905-123-6372</a>	MARKETING	74,970.00	74,970.00	13,900.00	102,944.30	-27,974.30	137.31 %
<a href="#">905-123-6373</a>	ECONOMIC IMPACT MODEL LICENS	2,490.96	2,490.96	0.00	4,984.00	-2,493.04	200.08 %
<a href="#">905-123-6374</a>	EVENT SPONSORSHIPS	14,494.20	14,494.20	0.00	6,415.60	8,078.60	44.26 %

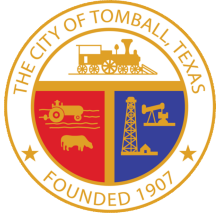
		Original YTD Budget	Current YTD Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
<a href="#">905-123-6375</a>	WEBSITE & GIS	12,994.80	12,994.80	0.00	15,750.00	-2,755.20	121.20 %
<a href="#">905-123-6376</a>	PROFESSIONAL SERVICES	282,387.00	282,387.00	15,625.00	170,484.78	111,902.22	60.37 %
<a href="#">905-123-6377</a>	GROW TOMBALL INITIATIVE	9,996.00	9,996.00	0.00	0.00	9,996.00	0.00 %
<a href="#">905-123-6378</a>	MISCELLANEOUS	7,497.00	7,497.00	1,059.74	3,859.20	3,637.80	51.48 %
<a href="#">905-123-6379</a>	SALES TAX REIMBURSEMENT GRAN	49,980.00	49,980.00	0.00	0.00	49,980.00	0.00 %
<a href="#">905-123-6380</a>	BUSINESS IMPROVEMENT GRANTS	174,930.00	174,930.00	21,237.11	26,511.48	148,418.52	15.16 %
<a href="#">905-123-6381</a>	BUSINESS IMPROVEMENT GRANTS	124,950.00	124,950.00	0.00	72,390.73	52,559.27	57.94 %
<a href="#">905-123-6382</a>	OLD TOWN FACADE GRANTS - CY	124,950.00	124,950.00	0.00	0.00	124,950.00	0.00 %
<a href="#">905-123-6383</a>	OLD TOWN FACADE GRANTS - PY	94,962.00	94,962.00	0.00	90,000.00	4,962.00	94.77 %
<a href="#">905-123-6384</a>	OLD TOWN PROJECTS	349,860.00	349,860.00	6,400.00	28,573.99	321,286.01	8.17 %
<a href="#">905-123-6387</a>	SOUTH LIVE OAK REDEVELOPMENT	249,900.00	249,900.00	20,686.93	81,107.43	168,792.57	32.46 %
<a href="#">905-123-6388</a>	BUSINESS PARK EXPENSES	49,980.00	49,980.00	1,822.19	81,660.43	-31,680.43	163.39 %
<a href="#">905-123-6390</a>	FIRST BAPTIST CHURCH EXPENSES	0.00	0.00	71,270.43	83,534.62	-83,534.62	0.00 %
<a href="#">905-123-6391</a>	SUMMER YOUTH EMPLOYMENT PR	124,950.00	124,950.00	0.00	17,643.90	107,306.10	14.12 %
<a href="#">905-123-6394</a>	TOMBALL LEGACY SQUARE	1,499,400.00	1,499,400.00	17,532.86	204,482.64	1,294,917.36	13.64 %
<a href="#">905-123-6395</a>	PROJECTS GRANTS	4,157,526.78	4,157,526.78	119,326.02	432,092.27	3,725,434.51	10.39 %
<a href="#">905-123-6399</a>	SERVICE CHARGES	124.92	124.92	0.00	0.00	124.92	0.00 %
<a href="#">905-123-6931</a>	BUSINESS PARK INFRASTRUCTURE (	274,096.80	274,096.80	0.00	501,456.25	-227,359.45	182.95 %
<b>Category: 63 - SERVICES AND CHARGES Total:</b>		<b>8,344,447.20</b>	<b>8,344,447.20</b>	<b>313,101.05</b>	<b>2,016,513.87</b>	<b>6,327,933.33</b>	<b>24.17%</b>
<b>Category: 69 - DEBT/FLEET SERVICE</b>							
<a href="#">905-123-6932</a>	MEDICAL COMPLEX/PERSIMMON (	111,066.54	111,066.54	0.00	222,222.00	-111,155.46	200.08 %
<a href="#">905-123-6933</a>	SOUTHSIDE SEWER PLANT EXPANSI	749,700.00	749,700.00	0.00	1,000,000.00	-250,300.00	133.39 %
<b>Category: 69 - DEBT/FLEET SERVICE Total:</b>		<b>860,766.54</b>	<b>860,766.54</b>	<b>0.00</b>	<b>1,222,222.00</b>	<b>-361,455.46</b>	<b>141.99%</b>
<b>Expense Total:</b>		<b>9,576,831.78</b>	<b>9,576,831.78</b>	<b>342,699.82</b>	<b>3,553,973.35</b>	<b>6,022,858.43</b>	<b>37.11%</b>
<b>Fund: 905 - TOMBALL ECONOMIC DEVELOPMENT COPR Surplus (D</b>		<b>-5,928,291.78</b>	<b>-5,928,291.78</b>	<b>1,305,940.17</b>	<b>311,628.55</b>	<b>6,239,920.33</b>	<b>-5.26%</b>
<b>Report Surplus (Deficit):</b>		<b>-5,928,291.78</b>	<b>-5,928,291.78</b>	<b>1,305,940.17</b>	<b>311,628.55</b>	<b>6,239,920.33</b>	<b>-5.26%</b>

## Group Summary

Category	Original YTD Budget	Current YTD Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
<b>Fund: 905 - TOMBALL ECONOMIC DEVELOPMENT COPR</b>						
<b>Revenue</b>						
51 - TAXES	3,148,740.00	3,148,740.00	1,481,145.62	3,180,835.24	32,095.24	101.02%
55 - MISCELLANEOUS	0.00	0.00	84,920.22	169,840.44	169,840.44	0.00%
58 - INTEREST	499,800.00	499,800.00	82,574.15	514,926.22	15,126.22	103.03%
<b>Revenue Total:</b>	<b>3,648,540.00</b>	<b>3,648,540.00</b>	<b>1,648,639.99</b>	<b>3,865,601.90</b>	<b>217,061.90</b>	<b>105.95%</b>
<b>Expense</b>						
60 - PERSONNEL SERVICES	358,498.32	358,498.32	26,337.07	305,264.70	53,233.62	85.15%
61 - SUPPLIES	7,122.12	7,122.12	1,762.40	7,054.48	67.64	99.05%
62 - REPAIRS AND MAINTENANCE	5,997.60	5,997.60	1,499.30	2,918.30	3,079.30	48.66%
63 - SERVICES AND CHARGES	8,344,447.20	8,344,447.20	313,101.05	2,016,513.87	6,327,933.33	24.17%
69 - DEBT/FLEET SERVICE	860,766.54	860,766.54	0.00	1,222,222.00	-361,455.46	141.99%
<b>Expense Total:</b>	<b>9,576,831.78</b>	<b>9,576,831.78</b>	<b>342,699.82</b>	<b>3,553,973.35</b>	<b>6,022,858.43</b>	<b>37.11%</b>
<b>Fund: 905 - TOMBALL ECONOMIC DEVELOPMENT COPR Surplus (D)</b>	<b>-5,928,291.78</b>	<b>-5,928,291.78</b>	<b>1,305,940.17</b>	<b>311,628.55</b>	<b>6,239,920.33</b>	<b>-5.26%</b>
<b>Report Surplus (Deficit):</b>	<b>-5,928,291.78</b>	<b>-5,928,291.78</b>	<b>1,305,940.17</b>	<b>311,628.55</b>	<b>6,239,920.33</b>	<b>-5.26%</b>

### Fund Summary

Fund	Original YTD Budget	Current YTD Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
905 - TOMBALL ECONOMIC DEVEI	-5,928,291.78	-5,928,291.78	1,305,940.17	311,628.55	6,239,920.33
<b>Report Surplus (Deficit):</b>	<b>-5,928,291.78</b>	<b>-5,928,291.78</b>	<b>1,305,940.17</b>	<b>311,628.55</b>	<b>6,239,920.33</b>



Tomball, TX

# Prior-Year Comparative Income Statement

## Account Summary

For the Period Ending 03/31/2026

Item 5.

		2025-2026	2024-2025	March Variance		2025-2026	2024-2025	YTD Variance	
		March Activity	March Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
<b>Fund: 905 - TOMBALL ECONOMIC DEVELOPMENT COPR</b>									
<b>Revenue</b>									
<b>Category: 51 - TAXES</b>									
<a href="#">905-5140</a>	SALES TAX	1,481,145.62	0.00	1,481,145.62	0.00%	3,180,835.24	0.00	3,180,835.24	0.00%
<b>Category 51 - TAXES Total:</b>		<b>1,481,145.62</b>	<b>0.00</b>	<b>1,481,145.62</b>	<b>0.00%</b>	<b>3,180,835.24</b>	<b>0.00</b>	<b>3,180,835.24</b>	<b>0.00%</b>
<b>Category: 55 - MISCELLANEOUS</b>									
<a href="#">905-5501</a>	LEASE REVENUE - FBC	7,500.00	0.00	7,500.00	0.00%	15,000.00	0.00	15,000.00	0.00%
<a href="#">905-5502</a>	LEASE REVENUE - SOUTH LIVE OAK	77,420.22	0.00	77,420.22	0.00%	154,840.44	0.00	154,840.44	0.00%
<b>Category 55 - MISCELLANEOUS Total:</b>		<b>84,920.22</b>	<b>0.00</b>	<b>84,920.22</b>	<b>0.00%</b>	<b>169,840.44</b>	<b>0.00</b>	<b>169,840.44</b>	<b>0.00%</b>
<b>Category: 58 - INTEREST</b>									
<a href="#">905-5800</a>	INTEREST INCOME	82,574.15	0.00	82,574.15	0.00%	514,926.22	0.00	514,926.22	0.00%
<b>Category 58 - INTEREST Total:</b>		<b>82,574.15</b>	<b>0.00</b>	<b>82,574.15</b>	<b>0.00%</b>	<b>514,926.22</b>	<b>0.00</b>	<b>514,926.22</b>	<b>0.00%</b>
<b>Revenue Total:</b>		<b>1,648,639.99</b>	<b>0.00</b>	<b>1,648,639.99</b>	<b>0.00%</b>	<b>3,865,601.90</b>	<b>0.00</b>	<b>3,865,601.90</b>	<b>0.00%</b>
<b>Expense</b>									
<b>Category: 60 - PERSONNEL SERVICES</b>									
<a href="#">905-123-6002</a>	SALARIES & WAGES	0.00	0.00	0.00	0.00%	188,245.60	0.00	-188,245.60	0.00%
<a href="#">905-123-6004</a>	WAGES-PART TIME	0.00	0.00	0.00	0.00%	2,993.55	0.00	-2,993.55	0.00%
<a href="#">905-123-6005</a>	WAGES-OVERTIME	0.00	0.00	0.00	0.00%	278.76	0.00	-278.76	0.00%
<a href="#">905-123-6015</a>	SICK TIME BUYBACK	0.00	0.00	0.00	0.00%	6,404.16	0.00	-6,404.16	0.00%
<a href="#">905-123-6019</a>	LONGEVITY	0.00	0.00	0.00	0.00%	2,775.00	0.00	-2,775.00	0.00%
<a href="#">905-123-6021</a>	FICA-MED/SS	0.00	0.00	0.00	0.00%	14,967.94	0.00	-14,967.94	0.00%
<a href="#">905-123-6022</a>	TMRS-EMPLOYER	0.00	0.00	0.00	0.00%	30,810.79	0.00	-30,810.79	0.00%
<a href="#">905-123-6024</a>	HEALTH INSURANCE	26,337.07	0.00	-26,337.07	0.00%	46,551.99	0.00	-46,551.99	0.00%
<a href="#">905-123-6025</a>	WORKER COMPENSATION INSURANC	0.00	0.00	0.00	0.00%	361.91	0.00	-361.91	0.00%
<a href="#">905-123-6034</a>	PHONE ALLOWANCE	0.00	0.00	0.00	0.00%	1,125.00	0.00	-1,125.00	0.00%
<a href="#">905-123-6035</a>	AUTO ALLOWANCE	0.00	0.00	0.00	0.00%	10,750.00	0.00	-10,750.00	0.00%
<b>Category 60 - PERSONNEL SERVICES Total:</b>		<b>26,337.07</b>	<b>0.00</b>	<b>-26,337.07</b>	<b>0.00%</b>	<b>305,264.70</b>	<b>0.00</b>	<b>-305,264.70</b>	<b>0.00%</b>
<b>Category: 61 - SUPPLIES</b>									
<a href="#">905-123-6101</a>	OFFICE & COMPUTER SUPPLIES	1,752.78	0.00	-1,752.78	0.00%	6,995.72	0.00	-6,995.72	0.00%
<a href="#">905-123-6109</a>	POSTAGE	9.62	0.00	-9.62	0.00%	58.76	0.00	-58.76	0.00%
<b>Category 61 - SUPPLIES Total:</b>		<b>1,762.40</b>	<b>0.00</b>	<b>-1,762.40</b>	<b>0.00%</b>	<b>7,054.48</b>	<b>0.00</b>	<b>-7,054.48</b>	<b>0.00%</b>
<b>Category: 62 - REPAIRS AND MAINTENANCE</b>									
<a href="#">905-123-6202</a>	COMPUTER EQUIPMENT MAINTENA	1,499.30	0.00	-1,499.30	0.00%	2,918.30	0.00	-2,918.30	0.00%
<b>Category 62 - REPAIRS AND MAINTENANCE Total:</b>		<b>1,499.30</b>	<b>0.00</b>	<b>-1,499.30</b>	<b>0.00%</b>	<b>2,918.30</b>	<b>0.00</b>	<b>-2,918.30</b>	<b>0.00%</b>

Prior-Year Comparative Income Statement

For the Period Ending 03/31

Item 5.

		2025-2026	2024-2025	March Variance		2025-2026	2024-2025	YTD Variance	
		March Activity	March Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
<b>Category: 63 - SERVICES AND CHARGES</b>									
<a href="#">905-123-6303</a>	PROFESSIONAL SVCS LEGAL	1,007.90	0.00	-1,007.90	0.00%	4,728.40	0.00	-4,728.40	0.00%
<a href="#">905-123-6307</a>	CONTRACTED ADMINISTRATIVE SERVI	13,750.00	0.00	-13,750.00	0.00%	27,500.00	0.00	-27,500.00	0.00%
<a href="#">905-123-6310</a>	LEASE EXPENSE - GTACC	6,330.99	0.00	-6,330.99	0.00%	37,444.81	0.00	-37,444.81	0.00%
<a href="#">905-123-6312</a>	INTERNET & PHONE SVCS	426.38	0.00	-426.38	0.00%	2,552.64	0.00	-2,552.64	0.00%
<a href="#">905-123-6316</a>	PRINTING AND BINDING	587.40	0.00	-587.40	0.00%	2,802.89	0.00	-2,802.89	0.00%
<a href="#">905-123-6330</a>	INSURANCE	0.00	0.00	0.00	0.00%	248.00	0.00	-248.00	0.00%
<a href="#">905-123-6332</a>	TRAVEL AND MEALS	25.00	0.00	-25.00	0.00%	3,796.72	0.00	-3,796.72	0.00%
<a href="#">905-123-6333</a>	DUES AND SUBSCRIPTIONS	913.10	0.00	-913.10	0.00%	9,328.79	0.00	-9,328.79	0.00%
<a href="#">905-123-6337</a>	TRAINING	1,200.00	0.00	-1,200.00	0.00%	4,220.00	0.00	-4,220.00	0.00%
<a href="#">905-123-6372</a>	MARKETING	13,900.00	0.00	-13,900.00	0.00%	102,944.30	0.00	-102,944.30	0.00%
<a href="#">905-123-6373</a>	ECONOMIC IMPACT MODEL LICENSE	0.00	0.00	0.00	0.00%	4,984.00	0.00	-4,984.00	0.00%
<a href="#">905-123-6374</a>	EVENT SPONSORSHIPS	0.00	0.00	0.00	0.00%	6,415.60	0.00	-6,415.60	0.00%
<a href="#">905-123-6375</a>	WEBSITE & GIS	0.00	0.00	0.00	0.00%	15,750.00	0.00	-15,750.00	0.00%
<a href="#">905-123-6376</a>	PROFESSIONAL SERVICES	15,625.00	0.00	-15,625.00	0.00%	170,484.78	0.00	-170,484.78	0.00%
<a href="#">905-123-6378</a>	MISCELLANEOUS	1,059.74	0.00	-1,059.74	0.00%	3,859.20	0.00	-3,859.20	0.00%
<a href="#">905-123-6380</a>	BUSINESS IMPROVEMENT GRANTS -	21,237.11	0.00	-21,237.11	0.00%	26,511.48	0.00	-26,511.48	0.00%
<a href="#">905-123-6381</a>	BUSINESS IMPROVEMENT GRANTS -	0.00	0.00	0.00	0.00%	72,390.73	0.00	-72,390.73	0.00%
<a href="#">905-123-6383</a>	OLD TOWN FACADE GRANTS - PY	0.00	0.00	0.00	0.00%	90,000.00	0.00	-90,000.00	0.00%
<a href="#">905-123-6384</a>	OLD TOWN PROJECTS	6,400.00	0.00	-6,400.00	0.00%	28,573.99	0.00	-28,573.99	0.00%
<a href="#">905-123-6387</a>	SOUTH LIVE OAK REDEVELOPMENT	20,686.93	0.00	-20,686.93	0.00%	81,107.43	0.00	-81,107.43	0.00%
<a href="#">905-123-6388</a>	BUSINESS PARK EXPENSES	1,822.19	0.00	-1,822.19	0.00%	81,660.43	0.00	-81,660.43	0.00%
<a href="#">905-123-6390</a>	FIRST BAPTIST CHURCH EXPENSES	71,270.43	0.00	-71,270.43	0.00%	83,534.62	0.00	-83,534.62	0.00%
<a href="#">905-123-6391</a>	SUMMER YOUTH EMPLOYMENT PRO	0.00	0.00	0.00	0.00%	17,643.90	0.00	-17,643.90	0.00%
<a href="#">905-123-6394</a>	TOMBALL LEGACY SQUARE	17,532.86	0.00	-17,532.86	0.00%	204,482.64	0.00	-204,482.64	0.00%
<a href="#">905-123-6395</a>	PROJECTS GRANTS	119,326.02	0.00	-119,326.02	0.00%	432,092.27	0.00	-432,092.27	0.00%
<a href="#">905-123-6931</a>	BUSINESS PARK INFRASTRUCTURE (SE	0.00	0.00	0.00	0.00%	501,456.25	0.00	-501,456.25	0.00%
<b>Category 63 - SERVICES AND CHARGES Total:</b>		<b>313,101.05</b>	<b>0.00</b>	<b>-313,101.05</b>	<b>0.00%</b>	<b>2,016,513.87</b>	<b>0.00</b>	<b>-2,016,513.87</b>	<b>0.00%</b>
<b>Category: 69 - DEBT/FLEET SERVICE</b>									
<a href="#">905-123-6932</a>	MEDICAL COMPLEX/PERSIMMON (SE	0.00	0.00	0.00	0.00%	222,222.00	0.00	-222,222.00	0.00%
<a href="#">905-123-6933</a>	SOUTHSIDE SEWER PLANT EXPANSIO	0.00	0.00	0.00	0.00%	1,000,000.00	0.00	-1,000,000.00	0.00%
<b>Category 69 - DEBT/FLEET SERVICE Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>1,222,222.00</b>	<b>0.00</b>	<b>-1,222,222.00</b>	<b>0.00%</b>
<b>Expense Total:</b>		<b>342,699.82</b>	<b>0.00</b>	<b>-342,699.82</b>	<b>0.00%</b>	<b>3,553,973.35</b>	<b>0.00</b>	<b>-3,553,973.35</b>	<b>0.00%</b>
<b>Fund 905 Surplus (Deficit):</b>		<b>1,305,940.17</b>	<b>0.00</b>	<b>1,305,940.17</b>	<b>0.00%</b>	<b>311,628.55</b>	<b>0.00</b>	<b>311,628.55</b>	<b>0.00%</b>
<b>Total Surplus (Deficit):</b>		<b>1,305,940.17</b>	<b>0.00</b>	<b>1,305,940.17</b>	<b>0.00%</b>	<b>311,628.55</b>	<b>0.00</b>	<b>311,628.55</b>	<b>0.00%</b>

Prior-Year Comparative Income Statement

For the Period Ending 03/31

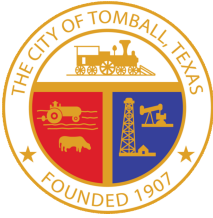
Item 5.

Group Summary

Category	2025-2026	2024-2025	March Variance		2025-2026	2024-2025	YTD Variance	
	March Activity	March Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
<b>Fund: 905 - TOMBALL ECONOMIC DEVELOPMENT COPR</b>								
<b>Revenue</b>								
51 - TAXES	1,481,145.62	0.00	1,481,145.62	0.00%	3,180,835.24	0.00	3,180,835.24	0.00%
55 - MISCELLANEOUS	84,920.22	0.00	84,920.22	0.00%	169,840.44	0.00	169,840.44	0.00%
58 - INTEREST	82,574.15	0.00	82,574.15	0.00%	514,926.22	0.00	514,926.22	0.00%
<b>Revenue Total:</b>	<b>1,648,639.99</b>	<b>0.00</b>	<b>1,648,639.99</b>	<b>0.00%</b>	<b>3,865,601.90</b>	<b>0.00</b>	<b>3,865,601.90</b>	<b>0.00%</b>
<b>Expense</b>								
60 - PERSONNEL SERVICES	26,337.07	0.00	-26,337.07	0.00%	305,264.70	0.00	-305,264.70	0.00%
61 - SUPPLIES	1,762.40	0.00	-1,762.40	0.00%	7,054.48	0.00	-7,054.48	0.00%
62 - REPAIRS AND MAINTENANCE	1,499.30	0.00	-1,499.30	0.00%	2,918.30	0.00	-2,918.30	0.00%
63 - SERVICES AND CHARGES	313,101.05	0.00	-313,101.05	0.00%	2,016,513.87	0.00	-2,016,513.87	0.00%
69 - DEBT/FLEET SERVICE	0.00	0.00	0.00	0.00%	1,222,222.00	0.00	-1,222,222.00	0.00%
<b>Expense Total:</b>	<b>342,699.82</b>	<b>0.00</b>	<b>-342,699.82</b>	<b>0.00%</b>	<b>3,553,973.35</b>	<b>0.00</b>	<b>-3,553,973.35</b>	<b>0.00%</b>
<b>Fund 905 Surplus (Deficit):</b>	<b>1,305,940.17</b>	<b>0.00</b>	<b>1,305,940.17</b>	<b>0.00%</b>	<b>311,628.55</b>	<b>0.00</b>	<b>311,628.55</b>	<b>0.00%</b>
<b>Total Surplus (Deficit):</b>	<b>1,305,940.17</b>	<b>0.00</b>	<b>1,305,940.17</b>	<b>0.00%</b>	<b>311,628.55</b>	<b>0.00</b>	<b>311,628.55</b>	<b>0.00%</b>

**Fund Summary**

Fund	2025-2026		2024-2025		March Variance		YTD Variance			
	March Activity	March Activity	March Activity	March Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
905 - TOMBALL ECONOMIC	1,305,940.17		0.00		1,305,940.17	0.00%	311,628.55	0.00	311,628.55	0.00%
<b>Total Surplus (Deficit):</b>	<b>1,305,940.17</b>		<b>0.00</b>		<b>1,305,940.17</b>	<b>0.00%</b>	<b>311,628.55</b>	<b>0.00</b>	<b>311,628.55</b>	<b>0.00%</b>



Tomball, TX

Item 5.

# Balance Sheet

## Account Summary

As Of 03/31/2026

Account	Name	Current Year Balance	Prior Year Balance	Variance Favorable / (Unfavorable)
<b>Fund: 905 - TOMBALL ECONOMIC DEVELOPMENT COPR</b>				
<b>Assets</b>				
<a href="#">905-1012</a>	Claim on Cash - General	-249,706.35	0.00	-249,706.35
<a href="#">905-1018</a>	TEDC - WF BANK ACCOUNT	130,470.55	0.00	130,470.55
<a href="#">905-1022</a>	INVESTMENT SECURITIES	0.00	0.00	0.00
<a href="#">905-1025</a>	TEDC - TEXAS CLASS	1,163,818.25	0.00	1,163,818.25
<a href="#">905-1027</a>	TEDC - TEXPOOL	25,463,223.34	0.00	25,463,223.34
<a href="#">905-1029</a>	PROPERTY DEPOSIT	500.00	0.00	500.00
<a href="#">905-1102</a>	LEASE RECEIVABLE	484,554.00	0.00	484,554.00
<a href="#">905-1103</a>	ACCOUNTS RECEIVABLE - OTHER	1,101,805.50	0.00	1,101,805.50
<a href="#">905-1108</a>	LEASE INTEREST RECEIVABLE	2,417.00	0.00	2,417.00
<a href="#">905-1109</a>	ACCOUNTS RECEIVABLE	1,011,756.48	0.00	1,011,756.48
<a href="#">905-1211</a>	LEASING COMMISSIONS	16,401.51	0.00	16,401.51
<a href="#">905-1426</a>	LAND	6,206,227.67	0.00	6,206,227.67
<a href="#">905-1435</a>	RIGHT TO USE LEASE - BLDG/IMPRV	0.00	0.00	0.00
<a href="#">905-1445</a>	BUILDING IMPROVEMENTS	8,455,354.69	0.00	8,455,354.69
<a href="#">905-1521</a>	RIGHT TO USE LEASE - ACCUM DEPR	0.00	0.00	0.00
<a href="#">905-1522</a>	BUILDING & IMPROVEMENTS - ACCUM DI	-1,689,611.05	0.00	-1,689,611.05
	<b>Total Assets:</b>	<b>42,097,211.59</b>	<b>0.00</b>	<b>42,097,211.59</b>
<b>Liability</b>				
<a href="#">905-2000</a>	ACCOUNTS PAYABLE	136,707.26	0.00	-136,707.26
<a href="#">905-2004</a>	LEASE LIABILITY	-1.00	0.00	1.00
<a href="#">905-2005</a>	MANUAL ACCOUNTS PAYABLE	14,640.56	0.00	-14,640.56
<a href="#">905-2100</a>	FEDERAL INCOME TAX PAYABLE	0.00	0.00	0.00
<a href="#">905-2102</a>	FICA/SS TAX PAYABLE-EMPLOYEE	0.00	0.00	0.00
<a href="#">905-2104</a>	FICA/MED TAX PAYABLE-EMPLOYEE	0.00	0.00	0.00
<a href="#">905-2110</a>	TMRS PAYABLE-EMPLOYEE	0.00	0.00	0.00
<a href="#">905-2112</a>	ICMA PAYABLE-EMPLOYEE	0.00	0.00	0.00
<a href="#">905-2114</a>	ROTH IRA-ICMA EMPLOYEE	0.00	0.00	0.00
<a href="#">905-2117</a>	SUPPLEMENTAL LIFE INSURANCE	912.22	0.00	-912.22
<a href="#">905-2118</a>	125-FLEXIBLE HEALTH CARE CONTR	1,319.02	0.00	-1,319.02
<a href="#">905-2119</a>	125-FLEXIBLE DEPENDENT CARE	0.00	0.00	0.00
<a href="#">905-2120</a>	HEALTH INSURANCE PAYABLE	5,534.34	0.00	-5,534.34
<a href="#">905-2121</a>	DENTAL INSURANCE PAYABLE	379.64	0.00	-379.64
<a href="#">905-2122</a>	ACCIDENT INSURANCE PAYABLE	490.28	0.00	-490.28
<a href="#">905-2125</a>	HSA- EMPLOYEE CONTRIBUTION	0.00	0.00	0.00
<a href="#">905-2127</a>	SHORT-TERM DISABILITY INSURANCE PAY	372.54	0.00	-372.54
<a href="#">905-2128</a>	LEGAL INSURANCE PAYABLE	0.00	0.00	0.00
<a href="#">905-2129</a>	NORTON LIFELOCK PAYABLE	57.08	0.00	-57.08
<a href="#">905-2209</a>	DEFERRED INFLOWS - LEASES	446,678.00	0.00	-446,678.00
<a href="#">905-2310</a>	DEFERRED INCOME	0.00	0.00	0.00
<a href="#">905-2356</a>	REFUNDABLE DEPOSIT	10,869.00	0.00	-10,869.00
	<b>Total Liability:</b>	<b>617,958.94</b>	<b>0.00</b>	<b>-617,958.94</b>
<b>Equity</b>				
<a href="#">905-3001</a>	RETAINED EARNINGS	0.00	0.00	0.00
<a href="#">905-3002</a>	PROPERTY RESERVES	0.00	0.00	0.00
<a href="#">905-3900</a>	FUND BALANCE	32,518,547.68	0.00	32,518,547.68
<a href="#">905-3902</a>	FUND BALANCE - BOARD APPROVED GRA	8,649,076.42	0.00	8,649,076.42
	<b>Total Beginning Equity:</b>	<b>41,167,624.10</b>	<b>0.00</b>	<b>41,167,624.10</b>

**Balance Sheet**

As Of 03/31 Item 5.

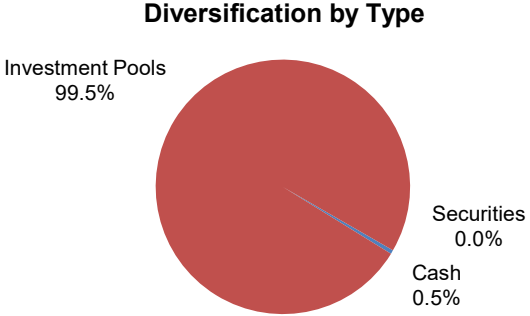
<b>Account</b>	<b>Name</b>	<b>Current Year Balance</b>	<b>Prior Year Balance</b>	<b>Variance Favorable / (Unfavorable)</b>
Total Revenue		3,865,601.90	0.00	3,865,601.90
Total Expense		3,553,973.35	0.00	-3,553,973.35
<b>Revenues Over/(Under) Expenses</b>		<b>311,628.55</b>	<b>0.00</b>	<b>311,628.55</b>
	<b>Total Equity and Current Surplus (Deficit):</b>	<b>41,479,252.65</b>	<b>0.00</b>	<b>41,479,252.65</b>
	<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>	<b>42,097,211.59</b>	<b>0.00</b>	<b>42,097,211.59</b>

**TOMBALL ECONOMIC DEVELOPMENT CORPORATION**  
**ACTIVE PROJECT GRANTS (BOARD APPROVED GRANTS)**  
**AS OF MARCH 31, 2026**

GRANTEE	APPROVED		ADDITIONS/DELETIONS		PAID		REMAINING AMOUNT	
	DATE	AMOUNT	EXPIRATION DATE	DATE	AMOUNT	DATE		AMOUNT
Dancing Falls Development, LLC	11/14/2017	50,925.00				1/14/2020 3/5/2021 9/1/2021 3/22/2022 12/14/2022	15,277.50 5,092.50 12,731.25 5,092.50 105,646.82	12,731.25
ARC Management, LLC	5/15/2018	186,700.00				2/28/2023	23,664.00	81,053.18
The Hutson Group	1/12/2021	48,800.00						25,136.00
GK Hospitality Development, LLC	11/9/2021	105,100.00	7/16/2026					105,100.00
Hufsmith-Kohrville Business Park, LLC	1/10/2023	122,722.00				5/20/2025 3/13/2026	43,249.41 54,605.02	24,867.57
Church Holdings, Inc.	1/10/2023	426,639.00						426,639.00
First Community Credit Union	11/14/2023	64,721.00	7/18/2025			3/27/2026	64,721.00	0.00
IC Star Solar (USA), LLC	11/14/2023	522,000.00	1/18/2029			1/5/2026 2/20/2026	145,500.00 157,500.00	219,000.00
Headquarters TOO, LLC	11/14/2023	102,459.00						102,459.00
Billiard Factory, Inc.	1/23/2024	95,909.00	3/19/2027			5/14/2024	64,738.58	31,170.42
WR Transformers, Inc.	3/5/2024	12,072.00	5/24/2026					12,072.00
Keep It Simple and Pink, LLC	5/14/2024	10,000.00	7/9/2025		(10,000.00)			0.00
RSC Riverside Construction, LLC	8/13/2024	101,870.00						101,870.00
Red Grip, LLC	8/13/2024	15,195.00						15,195.00
Metal Zinc Manufacturing, LLC	8/13/2024	80,000.00	10/8/2026					80,000.00
Walsh Alliance, LLC dba Walsh & Albert Company, Ltd	8/13/2024	165,000.00	10/8/2026					165,000.00
Kara Miles Hair (KMH Studio), LLC	9/10/2024	10,000.00	11/5/2025		(233.75)	1/30/2026	9,766.25	0.00
NIVIS Series, LLC	11/12/2024	34,170.00				7/7/2026		34,170.00
Niky's Mini Donuts, LLC	11/12/2024	10,000.00				7/7/2026		10,000.00
Longhorn Realty Investments, LLC	3/4/2025	91,835.00	10/29/2026					91,835.00
Theis Lane & South Cherry Street, LLC	3/4/2025	83,615.00						83,615.00
Material Design Solutions, LLC	3/4/2025	85,902.00	4/29/2027					85,902.00
Houston Poly Bag 1, Ltd.	3/4/2025	48,601.00	10/29/2026					48,601.00
City of Tomball - Main Street Utility Relocations	3/4/2025	1,000,000.00	4/29/2030					1,000,000.00
City of Tomball - Upsizing of Trees	3/4/2025	1,500,000.00	4/29/2030					1,500,000.00
Roll Out, LLC	5/13/2025	10,000.00	1/8/2027					10,000.00
Coaches Cigar Lounge, LLC	5/13/2025	10,000.00	1/8/2027					10,000.00
Layla's Barkery, LLC	5/13/2025	9,000.00	1/8/2027					9,000.00
Pegasus Properties 2, LLC	5/13/2025	260,639.00						260,639.00
Klauer Manufacturing Company	7/8/2025	10,000.00	3/1/2027					10,000.00
Innersculpt Studio, LLC	7/8/2025	10,000.00	3/1/2027					10,000.00
Muddy's Buddys Daycare, LLC	8/19/2025	10,000.00	4/14/2027					10,000.00
LeMaster Law Firm, PLLC	8/19/2025	10,000.00	4/14/2027					10,000.00
HOTWORX - Tomball, LLC	8/19/2025	10,000.00	4/14/2027					10,000.00
Lunsford Enterprises, LLC	8/19/2025	10,000.00	4/14/2027					10,000.00
Yuna Holdings, LLC	8/19/2025	174,061.00	4/14/2027					174,061.00
Everwood Reserve Properties, LLC	8/19/2025	54,102.00	4/14/2027					54,102.00
Republic Business Park, LP	8/19/2025	227,152.00						227,152.00
Cheddars Casual Café, Inc.	9/23/2025	164,463.00	11/17/2027					164,463.00
Olive Garden Holdings, LLC	9/23/2025	219,502.00	11/17/2027					219,502.00
CSE W-Industries, Inc.	9/23/2025	660,000.00						660,000.00
Maria Jordan MD PA	11/18/2025	8,577.00	7/25/2027		(8,577.00)			0.00
CKM Property Management	11/18/2025	7,299.00	7/25/2027					7,299.00
Hoelscher Weatherstrip Manufacturing Co., Ltd.	11/18/2025	30,000.00	1/25/2028					30,000.00
Murchison Spice Company	11/18/2025	10,000.00	1/25/2027					10,000.00
Tara Builders, LLC	11/18/2025	61,336.00	7/25/2027					61,336.00
Cast Concrete Construction, LLC	12/4/2025	10,000.00	6/4/2027					10,000.00
City of Tomball - Property Acquisition	1/13/2026	2,300,000.00						2,300,000.00
Flour House Bakeries	2/3/2026	5,451.00	8/3/2027					5,451.00
Peace Love Autism, LLC	2/17/2026	4,755.00	8/17/2027					4,755.00
Texas Injury Doc, LLC	2/17/2026	8,400.00	8/17/2027					8,400.00
The Beauty Edit Salon	2/17/2026	6,000.00	8/17/2027					6,000.00
Tejas Dragon Companies, LLC	2/17/2026	10,000.00	8/17/2027					10,000.00
Mimi's Ethiopian Cuisine, LLC	2/17/2026	10,000.00	8/17/2027					10,000.00
SMS Precision Tech, LLC	3/3/2026	70,500.00	5/10/2028					70,500.00
Jayden Layne, LLC	3/31/2026	10,000.00	10/1/2027					10,000.00
<b>Total</b>		<b>\$ 9,375,472.00</b>			<b>\$ (18,810.75)</b>		<b>\$ 707,584.83</b>	<b>\$ 8,649,076.42</b>

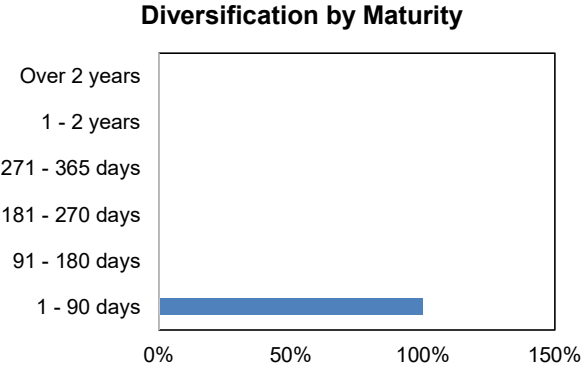
## TOMBALL ECONOMIC DEVELOPMENT CORPORATION QUARTERLY INVESTMENT REPORT March 31, 2026

	Market Value		Change
	12/31/2025	3/31/2026	
Cash	\$ 128,451	\$ 130,471	\$ 2,020
Investment Pools	27,282,938	26,627,042	(655,896)
Securities	-	-	-
<b>Total Portfolio</b>	<b>\$ 27,411,389</b>	<b>\$ 26,757,512</b>	<b>\$ (653,877)</b>



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	\$ 26,757,512	100%
91 - 180 days	-	0%
181 - 270 days	-	0%
271 - 365 days	-	0%
1 - 2 years	-	0%
Over 2 years	-	0%
<b>Total Portfolio</b>	<b>\$ 26,757,512</b>	



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.

***Bragg Farmer***  
 \_\_\_\_\_  
 Bragg Farmer  
 Finance Director

**TOMBALL ECONOMIC DEVELOPMENT CORPORATION  
INVESTMENTS IN SECURITIES  
3/31/2026**

SECURITY DESCRIPTION	CUSIP NUMBER	MATURITY DATE	COUPON YIELD	PAR VALUE	MARKET VALUE	DAYS AFTER 03/31/26	INDIVIDUAL MARKET VALUE/TOTAL	WAM DAYS x PERCENT	Callable
<b>TOTAL</b>				<b>#DIV/0!</b>	<b>\$ -</b>	<b>\$ -</b>	<b>#DIV/0!</b>	<b>0.00%</b>	<b>0</b>

**TOMBALL ECONOMIC DEVELOPMENT CORPORATION  
CASH AND CASH EQUIVALENTS**

**March 31, 2026**

<b>FUNDS</b>	<b>CASH AND CASH EQUIVALENTS</b>			<b>INVESTMENTS</b>		
<b>MAJOR FUNDS</b>	<b>TEXAS CLASS</b>	<b>TEXPOOL</b>	<b>OPERATING ACCOUNTS</b>	<b>TOTAL CASH AND CASH EQUIVALENTS</b>	<b>TOTAL INVESTMENTS</b>	<b>TOTAL CASH, CASH EQUIVALENTS AND INVESTMENTS</b>
General	\$ 1,163,818	\$ 25,463,223	\$ 130,471	\$ 26,757,512	\$ -	\$ 26,757,512
<b>TOTAL</b>	<b>\$ 1,163,818</b>	<b>\$ 25,463,223</b>	<b>\$ 130,471</b>	<b>\$ 26,757,512</b>	<b>\$ -</b>	<b>\$ 26,757,512</b>

## Business Improvement Grant Program

<b>Fiscal 2025-2026</b>	<b>Project Amount</b>		<b>TEDC Grant</b>	<b>Date Approved</b>	<b>Date Funded</b>	<b>Amount Funded</b>	<b>\$350,000.00</b>
Lonestar Development	\$66,682.00	Property	\$10,000.00	10/7/2025			\$340,000.00
Material & Design Services	\$335,500.00	Property	\$10,000.00	10/7/2025			\$330,000.00
Material & Design Services	\$35,000.00	Landscape	\$10,000.00	10/7/2025			\$320,000.00
Lunsford Enterprises, LLC	\$2,500.00	Property	\$1,250.00	10/20/2025	2/12/2026	\$1,250.00	\$318,750.00
Hoelscher Properties, LLC	\$158,030.00	Façade	\$10,000.00	11/4/2025	4/2/2026	\$10,000.00	\$308,750.00
Coats Orthodontics	\$3,834.00	Landscape	\$1,917.00	11/4/2025	2/5/2026	\$1,917.00	\$306,833.00
Coaches Cigar Lounge	\$10,060.05	Property	\$5,030.02	11/12/2025	4/3/2026	\$5,030.02	\$301,802.98
Murchison Spice Company	\$30,048.70	Property	\$10,000.00	11/12/2025			\$291,802.98
Murchison Spice Company	\$7,706.86	Façade	\$3,853.43	11/18/2025			\$287,949.55
Tomball ER Center dba Family First ER	\$117,550.00	Façade	\$10,000.00	11/18/2025			\$277,949.55
CKM Property Management - Amended 2/17/2026	\$5,290.33	Signage	\$2,500.00	11/18/2025			\$275,449.55
Paradigm Brewing Company	\$750.75	Property	\$375.37	11/18/2025	1/5/2026	\$375.37	\$275,074.18
Cast Concrete Construction, LLC	\$14,592.00	Landscaping	\$7,296.00	12/4/2025			\$267,778.18
Murchison Spice Company	\$25,474.31	Signage	\$2,500.00	12/4/2025			\$265,278.18
First Community Credit Union	\$18,170.36	Property	\$9,085.18	12/4/2025			\$256,193.00
THIScar	\$181,530.00	Property	\$10,000.00	12/4/2025			\$246,193.00
Theis Lane & South Cherry Street, LLC	\$81,303.30	Landscaping	\$10,000.00	12/16/2025			\$236,193.00
Theis Lane & South Cherry Street, LLC	\$24,550.17	Signage	\$1,000.00	12/16/2025			\$235,193.00
E&N Services, LLC DBA PostNet	\$3,464.00	Signage	\$1,732.00	12/16/2025	2/20/2026	\$1,732.00	\$233,461.00
Hoelscher Properties, LLC	\$56,342.24	Property	\$10,000.00	12/18/2025			\$223,461.00
Cuper Properties, LLC	\$40,352.51	Façade	\$10,000.00	1/20/2026			\$213,461.00
Tomball ER Center dba Family First ER	\$22,085.00	Landscaping	\$10,000.00	2/17/2026			\$203,461.00
Peace Love Autism, LLC	\$7,700.00	Landscaping	\$3,850.00	2/17/2026			\$199,611.00
Peace Love Autism, LLC	\$1,680.00	Property	\$840.00	2/17/2026			\$198,771.00
Peace Love Autism, LLC	\$6,710.00	Façade	\$3,355.00	2/17/2026			\$195,416.00
The Beauty Edit Salon, LLC	\$514.19	Signage	\$257.09	3/3/2026	3/13/2026	\$257.09	\$195,158.91
Turquoise Cowgirl Junkie, LLC	\$4,100.00	Façade	\$2,050.00	3/3/2026	4/2/2026	\$1,300.00	\$193,108.91
Paul & Delphine Michna	\$5,300.00	Landscaping	\$2,650.00	3/3/2026	3/27/2026	\$2,650.00	\$190,458.91
Paul & Delphine Michna	\$4,000.00	Property	\$2,000.00	3/3/2026	3/27/2026	\$2,000.00	\$188,458.91
Hilltop Tool Rental, LLC	\$5,513.50	Property	\$2,756.75	4/2/2026			\$185,702.16
Jayden Layne, LLC	\$1,873.99	Façade	\$936.99	3/31/2026			\$184,765.17
Jayden Layne, LLC	\$4,000.00	Landscaping	\$2,000.00	3/31/2026			\$182,765.17
Jayden Layne, LLC	\$6,184.58	Signage	\$2,500.00	3/31/2026			\$180,265.17
Mundy Legal Services, PLLC	\$25,600.00	Façade	\$10,000.00	3/31/2026			\$170,265.17
Mundy Legal Services, PLLC	\$2,350.00	Signage	\$1,175.00	3/31/2026			\$169,090.17
Turquoise Cowgirl Junkie, LLC	\$703.63	Signage	\$351.81	4/14/2026	5/14/2026	\$325.00	\$168,738.36
FE & RA Investments, Inc	\$28,408.35	Property	\$10,000.00	4/14/2026			\$158,738.36
Bill Moffett Productions, Inc	\$4,400.00	Landscaping	\$2,200.00	4/28/2026			\$156,538.36
Platinum Medical Wellness & Aesthetics, PLLC	\$31,648.27	Signage	\$1,000.00	4/28/2026			\$155,538.36
Cornerstone Care Care of Tomball	\$14,440.00	Signage	\$1,000.00	4/28/2026			\$154,538.36
Cornerstone Care Care of Tomball	\$8,825.00	Façade	\$4,412.50	4/28/2026			\$150,125.86
Cornerstone Care Care of Tomball	\$453.00	Property	\$226.50	4/28/2026			\$149,899.36
Gloyer's Pharmacy	\$20,443.01	Landscaping	\$10,000.00	5/12/2026			\$139,899.36

## Old Town Façade Improvement Grant Program

<b>Fiscal 2025-2026</b>	<b>Project Amount</b>	<b>Score</b>	<b>TEDC Grant</b>	<b>BR&amp;E Conditional Approval</b>	<b>Date Final Approved</b>	<b>Date Funded</b>	<b>Amount Funded</b>	<b>\$250,000.00</b>
Tomball Group, LLC	\$227,398.06	52	\$50,000.00		11/18/2025			\$200,000.00
Tomball Social Haus	\$53,015.00	45	\$26,507.50		1/6/2026			\$173,492.50
Tejas Dragon Companies, LLC	\$107,571.00	30	\$40,000.00		2/3/2026			\$133,492.50

# Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: June 9, 2026

**Topic:**

Election of Officers: President, Vice President, Secretary, Treasurer

**Background:**

The TEDC By-laws require the Corporation officers to elect a President, Vice President, Secretary, and Treasurer annually. The current officers are:

- President – Lisa Covington
- Vice President – Danny Hudson
- Secretary – Vacant
- Treasurer – Latrell Shannon

**Origination:** TEDC By-laws

**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

**President**

The president shall be the chief executive officer of the Corporation. The president shall supervise and control all of the business and affairs of the Corporation. The president shall preside at all meetings of Board of Directors. When the execution of any contract or installment shall have been authorized by the Board, then the president shall execute same except where such power is expressly delegated to another officer of the Corporation. The president shall perform other duties prescribed by the Board and all duties incident to the office of president.

**Vice President**

When the president is absent, is unable to act, or refuses to act, the vice president shall perform the duties of the president. When acting in place of the president, the vice president shall have all the powers and duties as the president and be subject to all of the limitations and restrictions placed upon the president.

**Secretary**

The secretary shall oversee that the Corporation staff perform the following duties:

- (a) Give all notices as provided in the bylaws or as required by law.
- (b) Take minutes of the meetings of the Board of Directors and keep the minutes as part of the corporate records.
- (c) Maintain custody of the corporate records, authenticate corporate documents and affix the seal of the Corporation as required.
- (d) Keep a register for the mailing address of each Director and officer of the Corporation.
- (e) Perform duties as assigned by the president of the Board of Directors
- (f) Perform all duties incident to the office of secretary

**Treasurer**

The treasurer shall oversee that the Corporation staff perform the following duties:

- (a) have charge and custody of and be responsible for all funds and securities of the Corporation.
- (b) Receive and give receipts for moneys due and payable to the Corporation from any source.
- (c) Deposit all moneys in the name of the Corporation in banks, trust companies, or other depositories as provided by these Bylaws.
- (d) Write checks and disburse funds to discharge obligations of the Corporation.
- (e) Maintain the financial books and records of the Corporation.
- (f) Prepare financial reports at least annually.
- (g) Perform other duties as assigned by the Board of Directors.
- (h) Perform all duties incident to the office of treasurer.

# Regular Tomball EDC

## Agenda Item

### Data Sheet

Meeting Date: June 9, 2026

#### Topic:

Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, a Business Improvement (MEGA) Grant for Black Forest Flex Park, LLC to make direct incentives to, or expenditures for, building and site improvements for new or expanded business enterprise to be located at 27210 Hwy 249, Bldg. A, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$50,000.00.

- Public Hearing

#### Background:

The Tomball Economic Development Corporation has received a request from Mark Redlingshafer, Owner, Black Forest Flex Park, LLC, for funding assistance through the TEDC's Business Improvement (MEGA) Grant Program for improvements to an approximately 10,000 square foot building located at 27210 Hwy 249, Bldg. A, Tomball, Texas 77375.

Black Forest Flex Park, LLC has purchased approximately 4-acres near the intersection of SH 249 and SH BUS-249. The site currently has three existing buildings ranging from 3,100 – 10,000 square-feet. Building A is the former location of Yes! Resale, Building B is an existing vacant warehouse space, and Building C is currently being leased to North Central Storage (Tow Yard).

The proposed project includes a complete remodel of the existing façade of Building A into 5 multi-tenant retail spaces ranging from approximately 1,400 – 1,900 square feet. Eligible improvements include the demolition and replacement of the existing roof structure and front façade to achieve taller façades for multiple storefronts, metal framing for exterior storefronts, exterior doors, exterior lighting, exterior painting, curb stops, bollards, and landscaping.

The goal of the TEDC's Business Improvement (MEGA) Grant is to promote and assist with improvement projects that encompass a multi-tenant retail, commercial, or service center. In accordance with the Business Improvement (MEGA) Grant Program Guidelines & Criteria, the proposed performance agreement is for 50% of the eligible improvement costs, not to exceed \$50,000.00.

The project and application were reviewed and conditionally approved by the Business Retention & Expansion (BR&E) Committee on May 26, 2026. While this conditional approval enables the applicant to move forward with their project and avoid significant approval delays, it does not guarantee funding. Final approval is still required from both the TEDC Board and Tomball City Council. Applicants proceed at their own risk until those approvals are secured.

Once approved, the applicant will have nine months to complete the improvements. All grants are reimbursement grants and will only be funded after completion of the project, and after the applicant submits final paid itemized invoices/receipts for all applicable labor and materials, proof of payment, and digital photographs of the completed work.

Although this project does not create primary jobs, it does promote the development and expansion of business enterprise, which is considered a permissible project as outlined in Texas Economic Development Legislation. If this project is approved, it will go to the Tomball City Council for final approval by resolution at two separate readings.

**Origination:** Mark Redlingshafer, Owner, Black Forest Flex Park, LLC

**Recommendation:** Staff recommends approval of the Business Improvement (MEGA) Grant for Black Forest Flex Park, LLC.

**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: #Business Improvement Grants

If no, funds will be transferred from account # \_\_\_\_\_ To account # \_\_\_\_\_

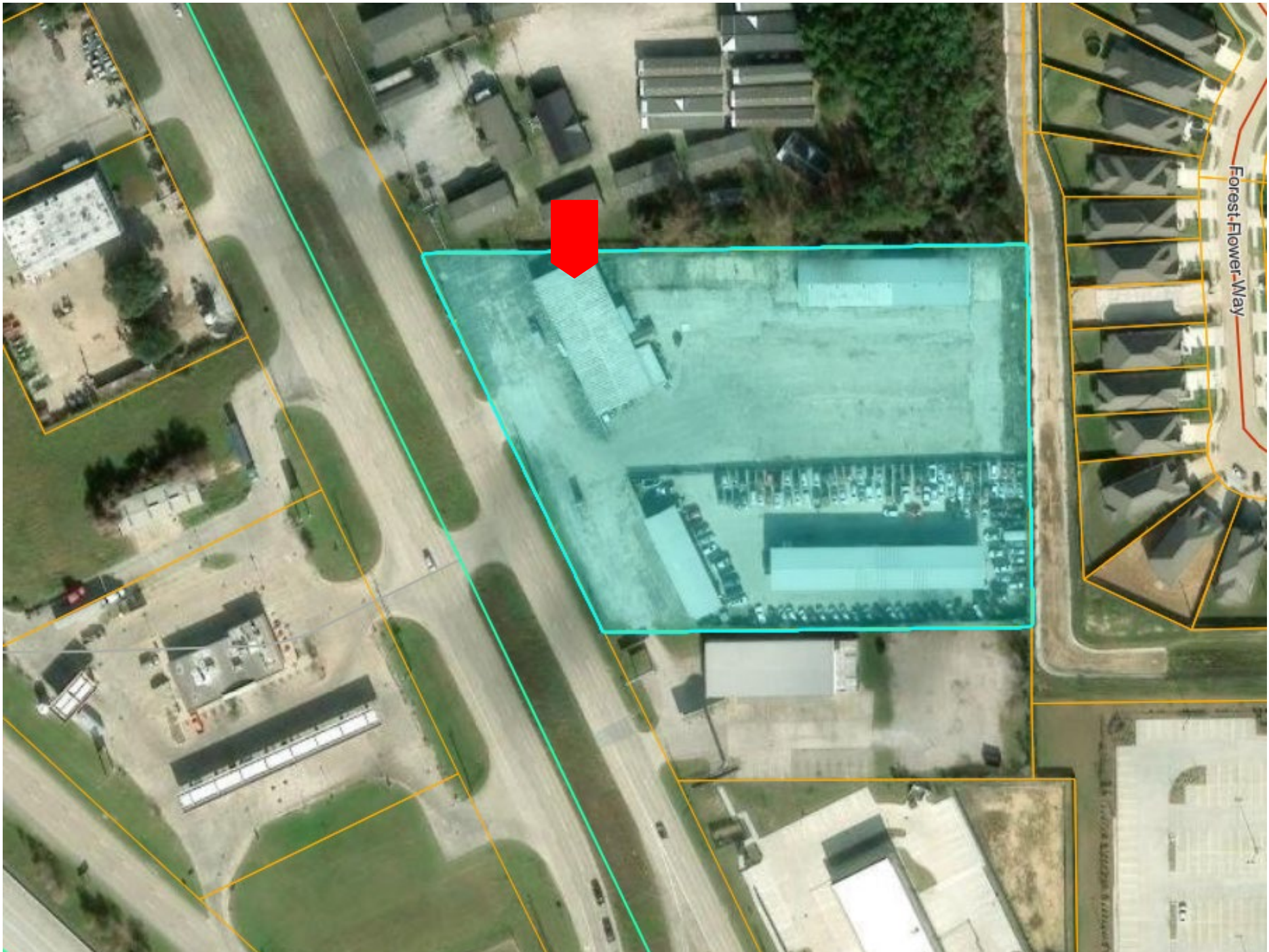
Signed \_\_\_\_\_ Approved by \_\_\_\_\_  
Staff Member-TEDC Date Executive Director-TEDC Date

**Business Name:**

**Black Forest Flex Park, LLC – MEGA Request**

**Address:**

**27210 SH 249, Tomball, Texas 77375 – Bldg A**



Item 7.

Before:

Item 7.



# Rendering:



Nichiha is a luxury fiber cement cladding material made from eco-friendly materials.

Interiors are subject to leasee preferences.

**Total Project Investment: \$735,301.00**

**Total Eligible Improvements: \$541,107.50**

- BR&E Committee Review & Conditional Approval Date: May 26, 2026
- Conditional Funding Amount Approved: \$50,000.00
- Conditional approval letter issued on May 26, 2026.
- Final approval by Tomball City Council by two separate resolution readings.

## Request Letter

The purpose of this program is to promote the development and expansion of new and existing business enterprises within the City of Tomball, Texas (the "City"), and enhance the economic welfare of the citizens of the City by securing and retaining business enterprises and maintaining a higher level of employment, economic activity, and stability.

Section 3 - Eligibility A-E -

Section 4 - Guidelines A-P - will follow

Request Letter describing proposed project and the need for grant funds

Approval Process- BR&E Committee and submitted to the TEDC Board of Directors and Tomball City Council for final approval.

## Building A

To: BR&E Committee, TEDC Board of Directors and Tomball City Council

From: Mark, Hugo and Ernesto - Black Forest Flex Park, LLC

Dear Committee members, Board of Directors and Tomball City Council,

I am writing to request the assistance of your Business Improvement MEGA Grant in the redevelopment of our property at 27210 TX-249, Building A, Tomball, TX 77375. Members of the ownership group behind this redevelopment effort have developed over 1 million square feet in Texas. We have over 50 years of combined real estate investment experience with a combined transaction value exceeding \$1 billion.

As you likely know in passing by, this property has been neglected for over 10 years (previous two owners). We are excited to bring new life to this property and I believe our intentions align with the purpose listed in Section 1 of the guidelines for this program. The growth in Tomball in addition to our previous discussions and meetings with the TEDC regarding the availability of these potential grant funds ultimately led us to purchase the property.

Building A will be transformed from "YES Resale" into a new retail/business condo multi-tenant building. Our permit plans for this redevelopment have recently been completed and are attached herein. We have ongoing discussions with several prospects including a coffee shop with 3 other Houston locations and an electric vehicle charging tenant, Ensol.

We are formally requesting the MEGA Grant for Building A as we will be making improvements to the Facade, Sign, Property and Landscaping. Additionally, the property has frontage on and is visible from SH 249 Business.

We have thoroughly reviewed the guidelines and checklist, providing all requested supporting documentation. This is the first letter for Building A, we will be preparing a separate application for Building B.

Thank you for your consideration,  
Mark, Hugo and Ernesto - Black Forest Flex Park, LLC

**APPLICATION  
for  
BUSINESS IMPROVEMENT GRANT PROGRAM**

I (We), hereinafter referred to as "APPLICANT", on behalf of the identified entity, submit to the Tomball Economic Development Corporation, hereinafter referred to as "TEDC", this application for consideration of a Business Improvement Grant under the provisions of the TEDC's Business Improvement Grant Program.

As part of this application, APPLICANT represents to TEDC the following:

1. APPLICANT has received a copy of the TEDC's Guidelines and Criteria for the Business Improvement Grant Program. APPLICANT acknowledges to TEDC that in making this application, APPLICANT understands the terms and provisions thereof, and all questions relating to any needed interpretation thereof have been answered by authorized representatives of TEDC prior to the submission of this application.
2. APPLICANT has secured such legal, accounting, and/or other advice that may be necessary for APPLICANT to determine the desirability of making this application and/or accurately and correctly answering any questions as hereinafter set out. APPLICANT acknowledges that it has completely relied on the advice and counsel of experts and/or appropriate persons retained, employed, or compensated by APPLICANT, and that it has not relied upon, nor is APPLICANT now attempting to rely upon the advice and counsel of TEDC, its servants, agents, employees and/or elected or appointed officers.
3. By signing this document, "Application for Business Improvement Grant" either in an individual capacity, jointly, or in a representative capacity. APPLICANT acknowledges and verifies that all of the facts, information, and allegations as herein set out are true, correct and accurate, and that TEDC may rely thereon as if the same had been signed by APPLICANT or APPLICANT'S agent before a Notary Public or other authorized officer permitted by law to administer oaths and to take acknowledgements. APPLICANT further acknowledges and understands that any materially false or misleading statements of fact may be considered a violation of the criminal laws of the State of Texas.
4. The APPLICANT, whether a corporate entity, partnership, or other legal type business entity, or an individual, acknowledges and verifies that it is current on all current tax obligations, assessments, or other governmental levies and assessments, and that the same have been paid when due and payable, and that no delinquencies exist at this time. The APPLICANT swears and affirms that the APPLICANT is fully authorized to transact business in the State of Texas and in the state of incorporation if different from the State of Texas.

5. The APPLICANT hereby certifies that the APPLICANT does not and will not knowingly employ an undocumented worker. An "undocumented worker" shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States; or (b) authorized under the law to be employed in that manner in the United States. APPLICANT understands and agrees that if, after receiving a Business Improvement Grant, APPLICANT is convicted of a violation under 8 U.S.C. Section 1324a(f), the APPLICANT shall be required to reimburse to the TEDC the grant amount received. Payments must be paid in full within thirty (30) days after the date of written notification by the TEDC. The form of such payment shall be a cashier's check or money order, made payable to the Tomball Economic Development Corporation. The TEDC has the right to recover court costs and reasonable attorney's fees as a result of any civil action required to recover such repayment.

Business Entity Name: Black Forest Flex Park, LLC

Mailing Address: 27210 Hwy 249, Tomball, TX 77375

Phone Number: 913-980-3887

Email Address: mredlingshafer10@gmail.com

Location in the City of Tomball for which the improvement is being requested

Street Address: 27210 Hwy 249, Tomball, TX 77375

Home Address: \_\_\_\_\_

Street Address: 25511 Budde Rd., Suite 1303

City/State/Zip: Spring, TX 77380

Other companies and locations owned and/or operated by the APPLICANT

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

6. Please attach a separate document providing a legal description of the property upon which the contemplated improvements will be located as *Exhibit A*.
7. Please attach a vicinity map locating the property within the City of Tomball as *Exhibit B*.
8. Please furnish detailed drawings, plans, specifications, color schemes, or any other available supporting documents for the proposed improvements and cost estimates as *Exhibit C*.
9. Please attach a letter addressing the need for the project as well as need for the TEDC grant funds.
10. Description of proposed improvements:

DESCRIPTION	ESTIMATED REPAIR	ESTIMATED START DATE	COMPLETION DATE
Add conditioned space, taller ceilings, storefronts, new exterior veneers, building signage, lighting, demising walls, parking resurfacing, and landscaping for multiple retail spaces.	\$735,301.00	05/30/2026	07/23/2026

11. New or existing business:  New  Existing  
\_\_\_\_\_ has been in operation for \_\_\_\_\_ years.

Existing # of jobs: \_\_\_\_\_ (If applicable) Full-time \_\_\_\_\_ Part-time \_\_\_\_\_

New jobs (full-time): 6+ New jobs (part-time): 24+

12. If leased facility, provide the following information (attach copy of current lease):

Current Landlord: n/a

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

13. Prior to APPLICANT'S execution of this application, APPLICANT has had this reviewed by an Attorney of the APPLICANT, or has had the opportunity to do so, and the parties hereto agree that based on the foregoing, this application for the business improvement grant program shall not be construed in favor of one party over the other based on the drafting of this application.

14. APPLICANT and owner/landlord indemnify, defend, and hold TEDC harmless from any liability, injury, claim, expenses, and attorney's fees arising out of a contractor, builder, or contract for performance of improvements, or repair to buildings and facilities.

15. TEDC has delivered a copy of the guidelines and criteria for a business improvement grant program to applicant for review, and the delivery hereof does not constitute an offer of an improvement grant.

16. The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of the application for the business improvement grant program. If any provision of this application for business improvement grant program should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this application shall not be affected thereby.

17. Before submitting an application to the TEDC, the APPLICANT must meet with the Development Review Committee (DRC) of the City of Tomball for a review

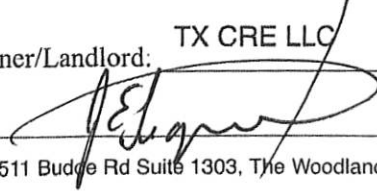
of the proposed project improvements in order to fulfill Section 3(D) project eligibility requirement in the TEDC "Guidelines and Criteria." To schedule a meeting with the DRC, contact the Community Development Department at 281-290-1405.

**VERIFICATION**

I (We), the undersigned APPLICANT(S), certify that all the information furnished TEDC has been furnished freely by the APPLICANT(S), herein, and further acknowledge that no rights or privileges may be relied on as a part of any application. In addition, it is acknowledged that the Tomball Economic Development Corporation may or may not grant a Business Improvement Grant based upon application or request hereunder purely as a matter of discretion, and that there is no legal right to rely on any previous actions taken in same or similar applications, or previous actions taken on other applications concerning the same or similar property.

Signed and submitted to Tomball Economic Development Corporation on this, the 21<sup>st</sup> day of May, 2020.

Applicant:	<u>Black Forest Flex Park, LLC</u>	Applicant:	_____
Signature:	<u></u>	Signature:	_____
Address:	<u>27210 Hwy 249</u>	Address:	_____
	<u>Tomball, TX 77375</u>		_____
Phone No.:	<u>(913) 980-3887</u>	Phone No.:	_____

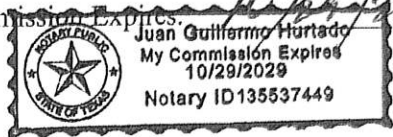
Property Owner/Landlord:	<u>TX CRE LLC</u>
Signature:	<u></u>
Address:	<u>25511 Budge Rd Suite 1303, The Woodlands, TX 77380</u>
Phone No.:	<u>(281) 384-3505</u>

The State of Texas  
County of Harris

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me and that they executed the same for the purposes therein expressed.

*[Handwritten Signature]*

Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_



The State of Texas  
County of Harris

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me and that they executed the same for the purposes therein expressed.

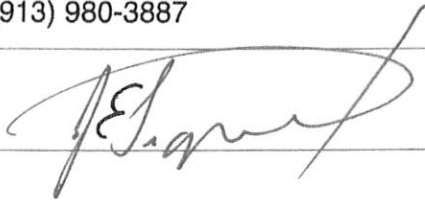
\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

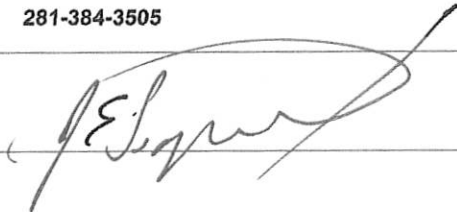
The State of Texas  
County of Harris

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me and that they executed the same for the purposes therein expressed.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

**ACKNOWLEDGMENT OF RECEIPT OF AND AGREE TO COMPLY WITH THE GUIDELINES AND CRITERIA FOR BUSINESS IMPROVEMENT GRANT PROGRAM BY THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION**

Applicant: Black Forest Flex Park, LLC  
Address: 25511 Budde Rd Suite 1303, The Woodlands, TX 77380  
Phone No.: (913) 980-3887  
Signature: 

Property Owner/Landlord: TX CRE LLC  
Address: 25511 Budde Rd Suite 1303, The Woodlands, TX 77380  
Phone No.: 281-384-3505  
Signature: 

This acknowledgement page must be signed and returned to the Executive Director of Economic Development. Please retain the Guidelines and Criteria for your records.

**Applicants are strongly encouraged to shop locally for products and services.**

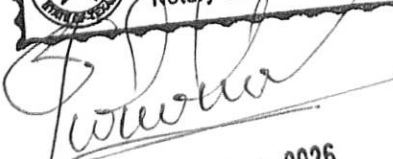
  
  
MAY 21 2026

Exhibit A

Legal description of subject property

**LT 1 BLK 1 CROSSBAR / HCAD Account #: 1423830010001**

Exhibit B

Vicinity Map of Subject Property

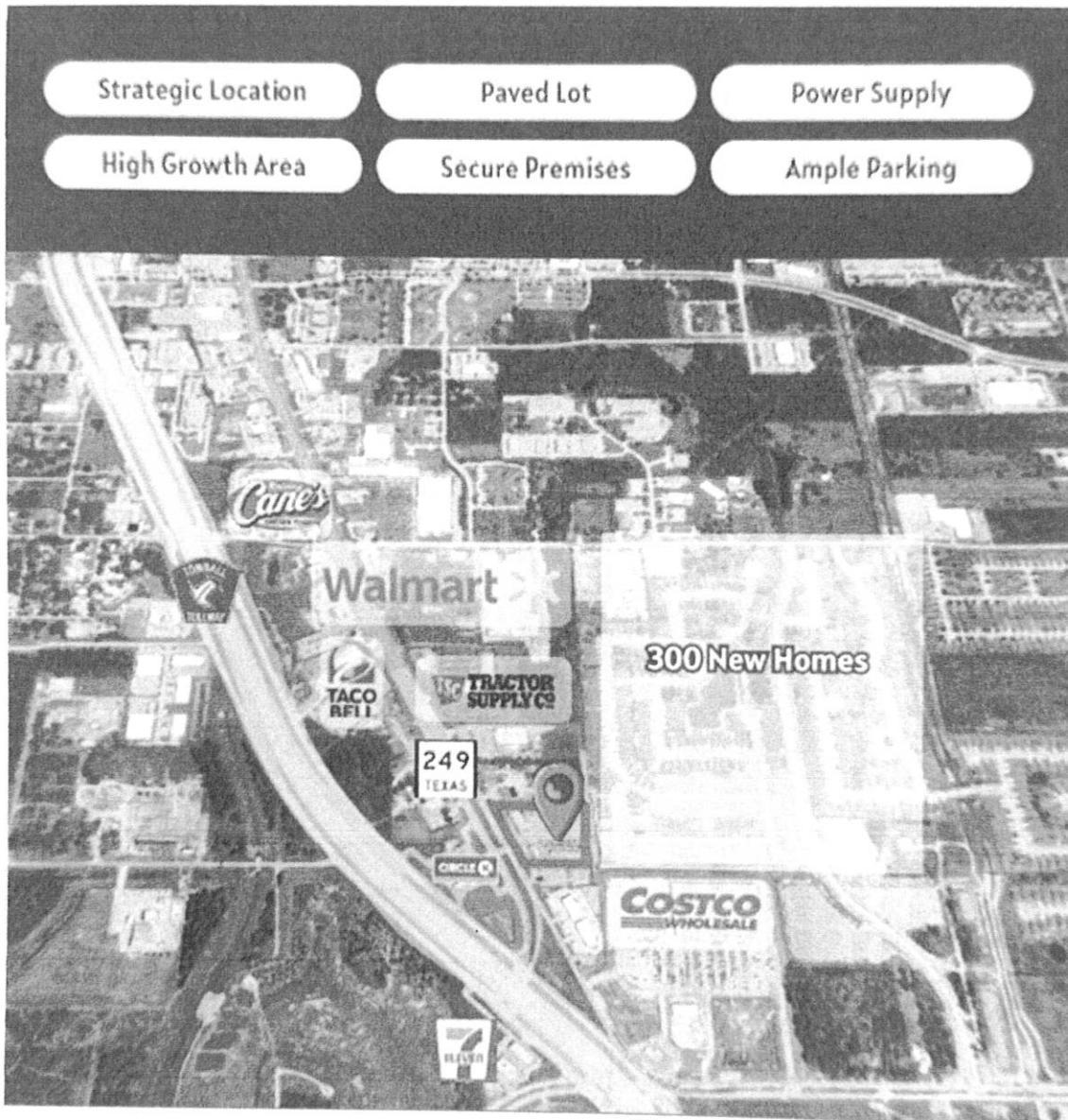
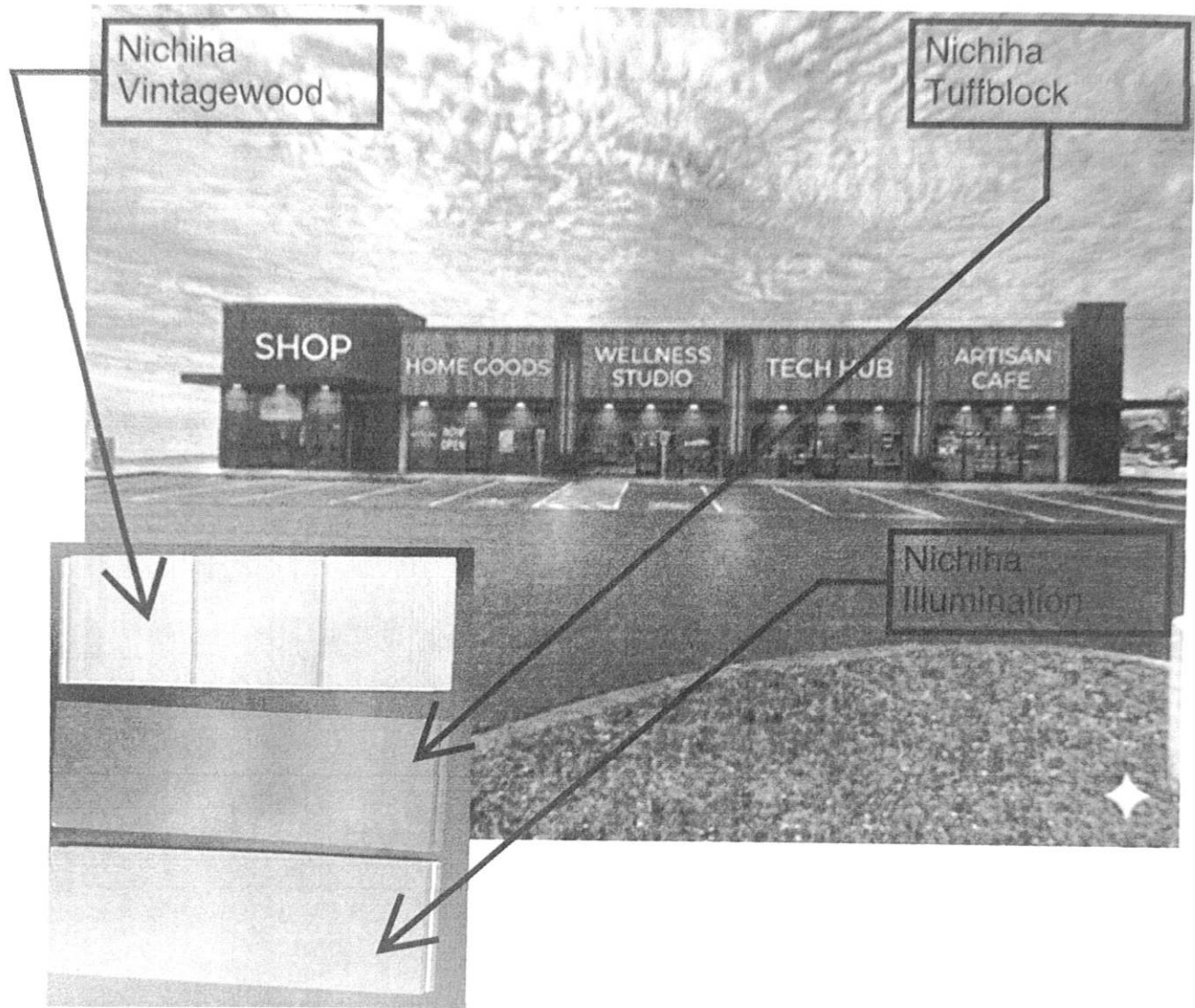
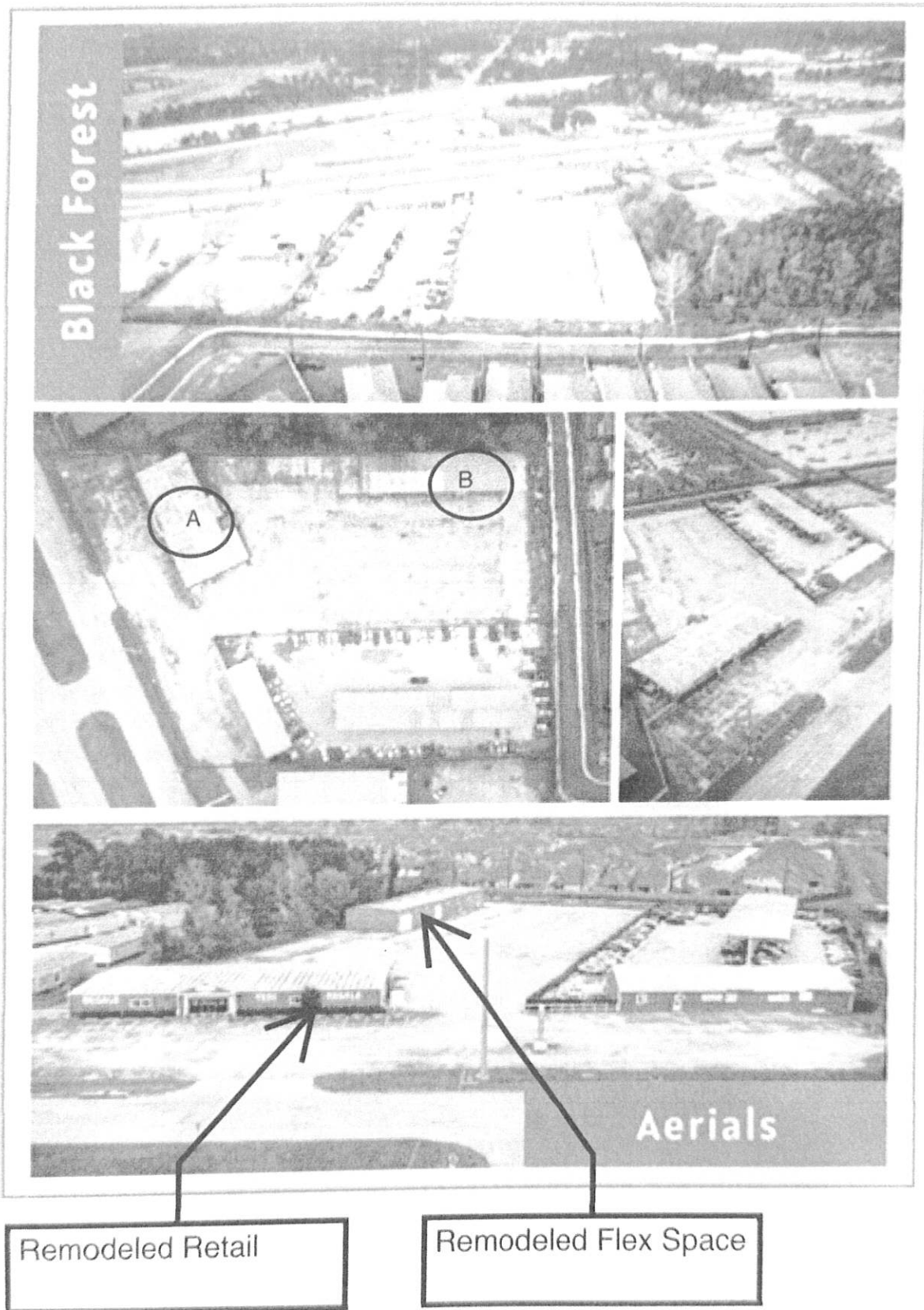


Exhibit C (Continued) w/ detailed improvements



Nichiha is a luxury fiber cement cladding material made from eco-friendly materials.

Interiors are subject to leasee preferences.



Remodeled Retail

Remodeled Flex Space

Acknowledgement of sign may be placed at this property stating TEDC - Business Improvement Grant Recipient.



May 26, 2026

Mark Redlingshafer  
Black Forest Flex Park, LLC  
25511 Budde Rd, Suite 1303  
Spring, Texas 77380

**RE: CONDITIONAL APPROVAL – Business Improvement Grant MEGA – Building A**

Dear Mark:

Thank you for your recent application to the Business Improvement Grant program. We are pleased to inform you that your application for the proposed improvements at **27210 Hwy 249 (Bldg A), Tomball, Texas 77375**, has received **conditional approval** from the Business Retention & Expansion (BR&E) Review Committee as of **May 26, 2026**. This conditional approval is based on the preliminary review of your application materials, including your project description, cost estimates, and proposed design concept.

**Conditional Approval**

This letter serves as formal notice of conditional approval of the application, as submitted, based on the preliminary review conducted by the Tomball Economic Development Corporation’s (BR&E) Review Committee. While we are encouraged by your project’s potential, please carefully review the following critical conditions:

**1. Final Approval Pending**

This conditional approval does not constitute a commitment of funds or a final decision. The project remains subject to final approval by Tomball City Council, which includes a full review of all required documentation, terms, and conditions.

**2. No Guarantee of Funding**

Funding for this project is not guaranteed until formal approval is granted by the Tomball Economic Development Corporation’s Board of Directors and Tomball City Council through a resolution or other official action.

**3. Proceeding at Your Own Risk**

If you choose to begin project activities prior to receiving final approval, please understand you do so at your own risk. Neither the TEDC, City of Tomball, nor its affiliates shall be held liable for any costs, obligations, or commitments incurred in anticipation of funding.

**Process for Final Approval**

Your application will be presented at the **June 9, 2026** Tomball Economic Development Corporation Board of Directors Meeting for approval. It will then proceed to the next two available Tomball City Council Meetings for final approval via two separate readings of a resolution (**First Reading: July 6, 2026 – Second Reading/Final Approval: July 20, 2026**).

Once all approvals are obtained and 60-day legal notice requirement has been fulfilled, TEDC staff will reach out to initiate execution of the grant agreement.

**Project Work and Reimbursement Guidelines**

While you may begin project work upon receipt of this letter, please note that the reimbursement of eligible expenses will only occur after full approval is secured and the grant agreement has been executed. Additionally, you must comply with all applicable City of Tomball permitting requirements, zoning regulations, building codes, and other local ordinances. Failure to do so may affect your eligibility for reimbursement.

Upon project completion, you must submit:

- Final paid invoice(s)
- Proof of payment(s)
- Digital “after” photographs of the completed improvements

Once all documentation is received and verified, TEDC will process the reimbursement and notify you when your check is ready.

**Financial Summary**

<b>Description</b>	<b>Your Investment</b>	<b>TEDC Grant</b>
Eligible Improvements	\$541,107.50	\$50,000.00
<b>Total Amount Available from TEDC:</b>		<b>\$50,000.00</b>

If you have any questions or need further assistance, please do not hesitate to contact our office.

Sincerely,

Tori Gleason, PCED



Project Manager  
Tomball Economic Development Corporation



## II. TEDC Requirements

2.1 Grant. In consideration of the Company's representations, promises, and covenants, TEDC agrees to pay the Grant of \$50,000.00 as reimbursement for the construction of the Improvements.

2.2. Grant Disbursement. The TEDC agrees to distribute such funds to the Company within thirty (30) days of receipt of certification by the Company of the completion of the required improvements, including proof of paid receipts for all labor and materials and photographs showing completion of the Improvements in accordance with the Application.

## III. Term

3.1 Term. This Agreement shall be in effect as of the Effective Date, identified below, and shall continue to the third anniversary of the date the Company begins operating the Business on the Property, unless terminated earlier according to the terms of this Agreement.

## IV. Default and Remedies

4.1. General Event of Default. Failure of Developer or TEDC to comply with or to perform any other term, obligation, covenant or condition contained in this Agreement is an Event of Default, and such failure remains uncured for thirty (30) days after written notice of such failure from the non-defaulting party to the defaulting party in the manner provided by Section 9, below.

4.2 Other Default Events. The following shall also constitute an event of default by the Company:

- Any fraud or material misrepresentation by the Company to the TEDC
- Any insolvency or related event of Company
- Revocation of a certificate of occupancy for the Property.

4.3 Remedies. It is understood and agreed by the parties that, in the event of a default by the Company on any of its obligations under this Agreement, the Company shall reimburse the TEDC the full amount paid to the Company by the TEDC.

## V. Miscellaneous Terms

5.1. Binding Agreement. By executing this Agreement, the signing parties represent that they are authorized by law to execute this Agreement and agree to be bound by its terms. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment or modification only in writing, and by the signatures and mutual consent of the parties hereto.

5.2. Notice. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice

is sent within one (1) day thereafter by another method provided above. The initial addresses of the parties for the purpose of notice under this Agreement shall be as follows:

If to City: Tomball Economic Development Corporation  
401 W. Market Street  
Tomball, Texas 77375  
Attn: President, Board of Directors

If to Company: Black Forest Flex Park, LLC  
25511 Budde Rd, Suite 1303  
Spring, Texas 77380  
Attn: Mark Redlingshafer

5.3. Location. This Agreement shall be performable and enforceable in Harris County, Texas, and shall be construed in accordance with the laws of the State of Texas.

5.4 Assignment. This Agreement may not be assigned to another party with the written consent of the other party to this Agreement.

(signature page to follow)

IN TESTIMONY OF WHICH, THIS AGREEMENT has been executed by the parties on this \_\_\_\_\_ day of \_\_\_\_\_ 2026 (the "Effective Date").

Black Forest Flex Park, LLC

By: \_\_\_\_\_

Name: Mark Redlingshafer\_\_

Title: Owner \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

TOMBALL ECONOMIC DEVELOPMENT CORPORATION

By: \_\_\_\_\_

Name: Lisa Covington \_\_\_\_\_

Title: TEDC Board President \_\_

ATTEST:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: TEDC Board Secretary \_\_\_\_\_

**EXHIBIT A**  
**BIG PROGRAM GUIDELINES**

E. Mega Grant:

A mega grant for up to \$50,000 may be awarded for an improvement project that encompasses a multi-tenant retail, commercial, or service center.

The Project must make a minimum private investment amount of \$100,000 in order to be eligible for the Mega grant bringing the total project investment to at least \$150,000.

Mega grants will be reviewed competitively based upon location, existing property conditions, quality of improvements, and need. Special consideration will be given to projects visible from SH 249/SH 249 Business, FM 2920, or located in the downtown district.

The recipient of a Mega grant award would not be eligible for additional BIG funds at the same project site in the fiscal year the Mega grant was approved.

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Application for Mega Grant must be made by the authorized Property Management Company or Property Owner and not on a tenant by tenant basis.

DRAFT

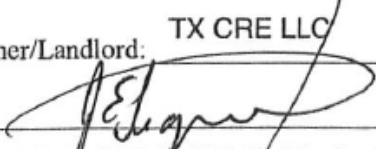
**EXHIBIT B**  
**COMPANY APPLICATION**

**VERIFICATION**

I (We), the undersigned APPLICANT(S), certify that all the information furnished TEDC has been furnished freely by the APPLICANT(S), herein, and further acknowledge that no rights or privileges may be relied on as a part of any application. In addition, it is acknowledged that the Tomball Economic Development Corporation may or may not grant a Business Improvement Grant based upon application or request hereunder purely as a matter of discretion, and that there is no legal right to rely on any previous actions taken in same or similar applications, or previous actions taken on other applications concerning the same or similar property.

Signed and submitted to Tomball Economic Development Corporation on this, the 21<sup>st</sup> day of May, 2026.

Applicant:	Black Forest Flex Park, LLC	Applicant:	_____
Signature:		Signature:	_____
Address:	27210 Hwy 249	Address:	_____
	Tomball, TX 77375		_____
Phone No.:	(913) 980-3887	Phone No.:	_____

Property Owner/Landlord:	TX CRE LLC
Signature:	
Address:	25511 Budge Rd Suite 1303, The Woodlands, TX 77380
Phone No.:	(281) 384-3505



# Regular Tomball EDC

## Agenda Item

### Data Sheet

Meeting Date: June 9, 2026

#### Topic:

Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, a Business Improvement (MEGA) Grant for Black Forest Flex Park, LLC to make direct incentives to, or expenditures for, building and site improvements for new or expanded business enterprise to be located at 27210 Hwy 249, Bldg. B, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$50,000.00.

- Public Hearing

#### Background:

The Tomball Economic Development Corporation has received a request from Mark Redlingshafer, Owner, Black Forest Flex Park, LLC, for funding assistance through the TEDC's Business Improvement (MEGA) Grant Program for improvements to an approximately 7,400 square foot building located at 27210 Hwy 249, Bldg. A, Tomball, Texas 77375.

Black Forest Flex Park, LLC has purchased approximately 4-acres near the intersection of SH 249 and SH BUS-249. The site currently has three existing buildings ranging from 3,100 – 10,000 square-feet. Building A is the former location of Yes! Resale, Building B is an existing vacant warehouse space, and Building C is currently being leased to North Central Storage (Tow Yard).

The proposed project includes a complete remodel of the existing façade and expansion of Building B into up to 5 office/warehouse flex spaces. The spaces will be divisible by 1,805 square-feet and the building expansion will bring the space to 10,000 square-feet. Eligible improvements include the demolition and replacement of the existing front façade, addition of space to the side of the building for expansion space, metal framing for exterior storefronts, exterior canopies, exterior doors, exterior lighting, exterior painting, curb stops, bollards, and landscaping.

The goal of the TEDC's Business Improvement (MEGA) Grant is to promote and assist with improvement projects that encompass a multi-tenant retail, commercial, or service center. In accordance with the Business Improvement (MEGA) Grant Program Guidelines & Criteria, the proposed performance agreement is for 50% of the eligible improvement costs, not to exceed \$50,000.00.

The project and application were reviewed and conditionally approved by the Business Retention & Expansion (BR&E) Committee on June 2, 2026. While this conditional approval enables the applicant to move forward with their project and avoid significant approval delays, it does not guarantee funding. Final approval is still required from both the TEDC Board and Tomball City Council. Applicants proceed at their own risk until those approvals are secured.

Once approved, the applicant will have nine months to complete the improvements. All grants are reimbursement grants and will only be funded after completion of the project, and after the applicant submits final paid itemized invoices/receipts for all applicable labor and materials, proof of payment, and digital photographs of the completed work.

Although this project does not create primary jobs, it does promote the development and expansion of business enterprise, which is considered a permissible project as outlined in Texas Economic Development Legislation. If this project is approved, it will go to the Tomball City Council for final approval by resolution at two separate readings.

**Origination:** Mark Redlingshafer, Owner, Black Forest Flex Park, LLC

**Recommendation:** Staff recommends approval of the Business Improvement Grant (MEGA) Grant for Black Forest Flex Park, LLC.

**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?

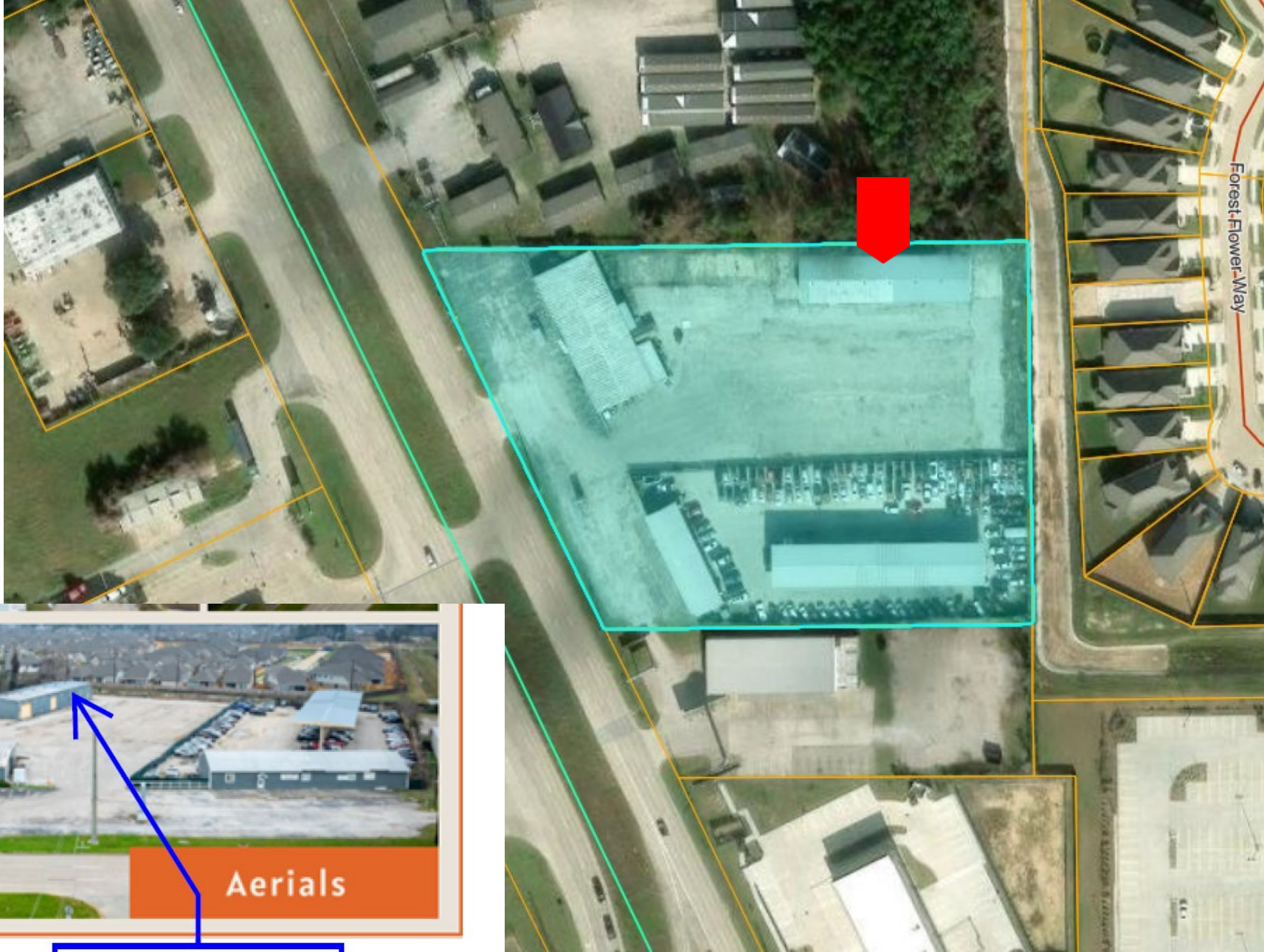
Yes:  No:  If yes, specify Account Number: #Business Improvement Grants

If no, funds will be transferred from account # \_\_\_\_\_ To account # \_\_\_\_\_

Signed \_\_\_\_\_ Approved by \_\_\_\_\_  
Staff Member-TEDC Date Executive Director-TEDC Date

**Business Name:**  
**Black Forest Flex Park, LLC – MEGA Request**

**Address:**  
**27210 SH 249, Tomball, Texas 77375 – Bldg B**



Remodeled Retail

Remodeled Flex Space

Before:



Item 8.



# Rendering:

Metal panels

Flush Panel Overhead  
Doors

Metal Doors w/ Sidelites

Item 8.

Exhibit C (Continued) – Improvement Details



**Total Project Investment: \$626,772.25**

**Total Eligible Improvements: \$431,766.25**

- BR&E Committee Review & Conditional Approval Date: June 2, 2026
- Conditional Funding Amount Approved: \$50,000.00
- Conditional approval letter issued on June 2, 2026.
- Final approval by Tomball City Council by two separate resolution readings.

Request Letter

The purpose of this program is to promote the development and expansion of new and existing business enterprises within the City of Tomball, Texas (the "City"), and enhance the economic welfare of the citizens of the City by securing and retaining business enterprises and maintaining a higher level of employment, economic activity, and stability.

Section 3 - Eligibility A-E -

Section 4 - Guidelines A-P - will follow

Request Letter describing proposed project and the need for grant funds

Approval Process- BR&E Committee and submitted to the TEDC Board of Directors and Tomball City Council for final approval.

Building B

To: BR&E Committee, TEDC Board of Directors and Tomball City Council

From: Mark, Hugo and Ernesto - Black Forest Flex Park, LLC

Dear Committee members, Board of Directors and Tomball City Council,

I am writing to request the assistance of your Business Improvement MEGA Grant in the redevelopment of our property at 27210 TX-249, Building B, Tomball, TX 77375. Members of the ownership group behind this redevelopment effort have developed over 1 million square feet in Texas. We have over 50 years of combined real estate investment experience with a combined transaction value exceeding \$1 billion.

We feel this building will offer businesses looking to locate Tomball with a unique mix of newly renovated warehouse/office flex and outside parking/storage area. There are currently ongoing discussions with two industrial groups who are interested in the location after our redevelopment has taken place.

To reiterate what was stated in the application for Building A, the growth in Tomball in addition to our previous discussions and meetings with the TEDC regarding the availability of these potential grant funds ultimately led us to purchase the property.

Building B will be transformed from additional storage for "YES Resale" into a new warehouse/business condo multi-tenant building. Our conceptual plans for this redevelopment have recently been completed and our Permit plan are currently in progress. In the past, this warehouse had one additional bay. Part of our redevelopment plan includes expanding the building back to its previous size, allowing for additional businesses to locate at our business park.

We are formally requesting the MEGA Grant for Building B as we will be making improvements to the Facade, Sign, Property and Landscaping. Additionally, the property is visible from SH 249 Business.

We have thoroughly reviewed the guidelines and checklist, providing all requested supporting documentation.

Thank you for your consideration,  
Mark, Hugo and Ernesto - Black Forest Flex Park, LLC

**APPLICATION  
for  
BUSINESS IMPROVEMENT GRANT PROGRAM**

I (We), hereinafter referred to as "APPLICANT", on behalf of the identified entity, submit to the Tomball Economic Development Corporation, hereinafter referred to as "TEDC", this application for consideration of a Business Improvement Grant under the provisions of the TEDC's Business Improvement Grant Program.

As part of this application, APPLICANT represents to TEDC the following:

1. APPLICANT has received a copy of the TEDC's Guidelines and Criteria for the Business Improvement Grant Program. APPLICANT acknowledges to TEDC that in making this application, APPLICANT understands the terms and provisions thereof, and all questions relating to any needed interpretation thereof have been answered by authorized representatives of TEDC prior to the submission of this application.
2. APPLICANT has secured such legal, accounting, and/or other advice that may be necessary for APPLICANT to determine the desirability of making this application and/or accurately and correctly answering any questions as hereinafter set out. APPLICANT acknowledges that it has completely relied on the advice and counsel of experts and/or appropriate persons retained, employed, or compensated by APPLICANT, and that it has not relied upon, nor is APPLICANT now attempting to rely upon the advice and counsel of TEDC, its servants, agents, employees and/or elected or appointed officers.
3. By signing this document, "Application for Business Improvement Grant" either in an individual capacity, jointly, or in a representative capacity. APPLICANT acknowledges and verifies that all of the facts, information, and allegations as herein set out are true, correct and accurate, and that TEDC may rely thereon as if the same had been signed by APPLICANT or APPLICANT'S agent before a Notary Public or other authorized officer permitted by law to administer oaths and to take acknowledgements. APPLICANT further acknowledges and understands that any materially false or misleading statements of fact may be considered a violation of the criminal laws of the State of Texas.
4. The APPLICANT, whether a corporate entity, partnership, or other legal type business entity, or an individual, acknowledges and verifies that it is current on all current tax obligations, assessments, or other governmental levies and assessments, and that the same have been paid when due and payable, and that no delinquencies exist at this time. The APPLICANT swears and affirms that the APPLICANT is fully authorized to transact business in the State of Texas and in the state of incorporation if different from the State of Texas.

5. The APPLICANT hereby certifies that the APPLICANT does not and will not knowingly employ an undocumented worker. An "undocumented worker" shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States; or (b) authorized under the law to be employed in that manner in the United States. APPLICANT understands and agrees that if, after receiving a Business Improvement Grant, APPLICANT is convicted of a violation under 8 U.S.C. Section 1324a(f), the APPLICANT shall be required to reimburse to the TEDC the grant amount received. Payments must be paid in full within thirty (30) days after the date of written notification by the TEDC. The form of such payment shall be a cashier's check or money order, made payable to the Tomball Economic Development Corporation. The TEDC has the right to recover court costs and reasonable attorney's fees as a result of any civil action required to recover such repayment.

Business Entity Name: Black Forest Flex Park, LLC

Mailing Address: 25511 Budde Rd Suite 1303, The Woodlands, TX 77380

Phone Number: 913-980-3887

Email Address: mredlingshafer10@gmail.com

Location in the City of Tomball for which the improvement is being requested

Street Address: 27210 Hwy 249, Tomball, TX 77375

Home Address: \_\_\_\_\_

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Other companies and locations owned and/or operated by the APPLICANT

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

6. Please attach a separate document providing a legal description of the property upon which the contemplated improvements will be located as *Exhibit A*.
7. Please attach a vicinity map locating the property within the City of Tomball as *Exhibit B*.
8. Please furnish detailed drawings, plans, specifications, color schemes, or any other available supporting documents for the proposed improvements and cost estimates as *Exhibit C*.
9. Please attach a letter addressing the need for the project as well as need for the TEDC grant funds.
10. Description of proposed improvements:

DESCRIPTION	ESTIMATED REPAIR	ESTIMATED START DATE	COMPLETION DATE
Add conditioned space, overhead	\$626,772.25	06/22/2026	08/22/2026

11. New or existing business:  New  Existing  
 \_\_\_\_\_ has been in operation for \_\_\_\_\_ years.  
 Existing # of jobs: \_\_\_\_\_ (if applicable) Full-time \_\_\_\_\_ Part-time \_\_\_\_\_  
 New jobs (full-time): 3 New jobs (part-time): 15+

12. If leased facility, provide the following information (attach copy of current lease):  
 Current Landlord: n/a  
 Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_

13. Prior to APPLICANT’S execution of this application, APPLICANT has had this reviewed by an Attorney of the APPLICANT, or has had the opportunity to do so, and the parties hereto agree that based on the foregoing, this application for the business improvement grant program shall not be construed in favor of one party over the other based on the drafting of this application.
14. APPLICANT and owner/landlord indemnify, defend, and hold TEDC harmless from any liability, injury, claim, expenses, and attorney’s fees arising out of a contractor, builder, or contract for performance of improvements, or repair to buildings and facilities.
15. TEDC has delivered a copy of the guidelines and criteria for a business improvement grant program to applicant for review, and the delivery hereof does not constitute an offer of an improvement grant.
16. The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of the application for the business improvement grant program. If any provision of this application for business improvement grant program should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this application shall not be affected thereby.
17. Before submitting an application to the TEDC, the APPLICANT must meet with the Development Review Committee (DRC) of the City of Tomball for a review

of the proposed project improvements in order to fulfill Section 3(D) project eligibility requirement in the TEDC "Guidelines and Criteria." To schedule a meeting with the DRC, contact the Community Development Department at 281-290-1405.

VERIFICATION

I (We), the undersigned APPLICANT(S), certify that all the information furnished TEDC has been furnished freely by the APPLICANT(S), herein, and further acknowledge that no rights or privileges may be relied on as a part of any application. In addition, it is acknowledged that the Tomball Economic Development Corporation may or may not grant a Business Improvement Grant based upon application or request hereunder purely as a matter of discretion, and that there is no legal right to rely on any previous actions taken in same or similar applications, or previous actions taken on other applications concerning the same or similar property.

Signed and submitted to Tomball Economic Development Corporation on this, the 21<sup>st</sup> day of May, 2026.

Applicant: Black Forest Flex Park, LLC
Signature: [Handwritten Signature]
Address: 27210 Hwy 249, Tomball, TX 77375
Phone No.: (913) 980-3887

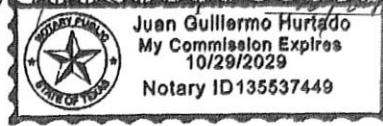
Property Owner/Landlord: TX CRE LLC
Signature: [Handwritten Signature]
Address: 25511 Budde Fld Suite 1303, The Woodlands, TX 77380
Phone No.: (281) 384-3505

The State of Texas  
County of Harris

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me and that they executed the same for the purposes therein expressed.

*[Handwritten Signature]*

Notary Public in and for the State of Texas  
My Commission Expires: 10/29/29



The State of Texas  
County of Harris

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me and that they executed the same for the purposes therein expressed.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

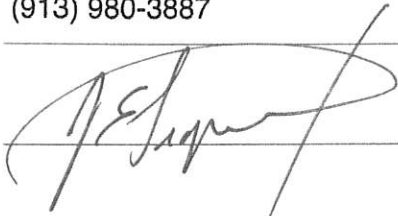
The State of Texas  
County of Harris

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me and that they executed the same for the purposes therein expressed.

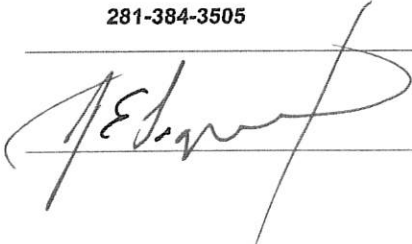
\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

**ACKNOWLEDGMENT OF RECEIPT OF AND AGREE TO COMPLY WITH THE GUIDELINES AND CRITERIA FOR BUSINESS IMPROVEMENT GRANT PROGRAM BY THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION**

Applicant: Black Forest Flex Park, LLC  
Address: 25511 Budde Rd Suite 1303, The Woodlands, TX 77380  
Phone No.: (913) 980-3887

Signature: 

Property Owner/Landlord: TX CRE LLC  
Address: 25511 Budde Rd Suite 1303, The Woodlands, TX 77380  
Phone No.: 281-384-3505

Signature: 

This acknowledgement page must be signed and returned to the Executive Director of Economic Development. Please retain the Guidelines and Criteria for your records.

**Applicants are strongly encouraged to shop locally for products and services.**

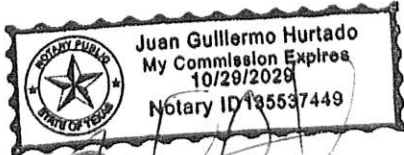
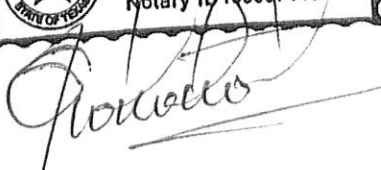
  
  
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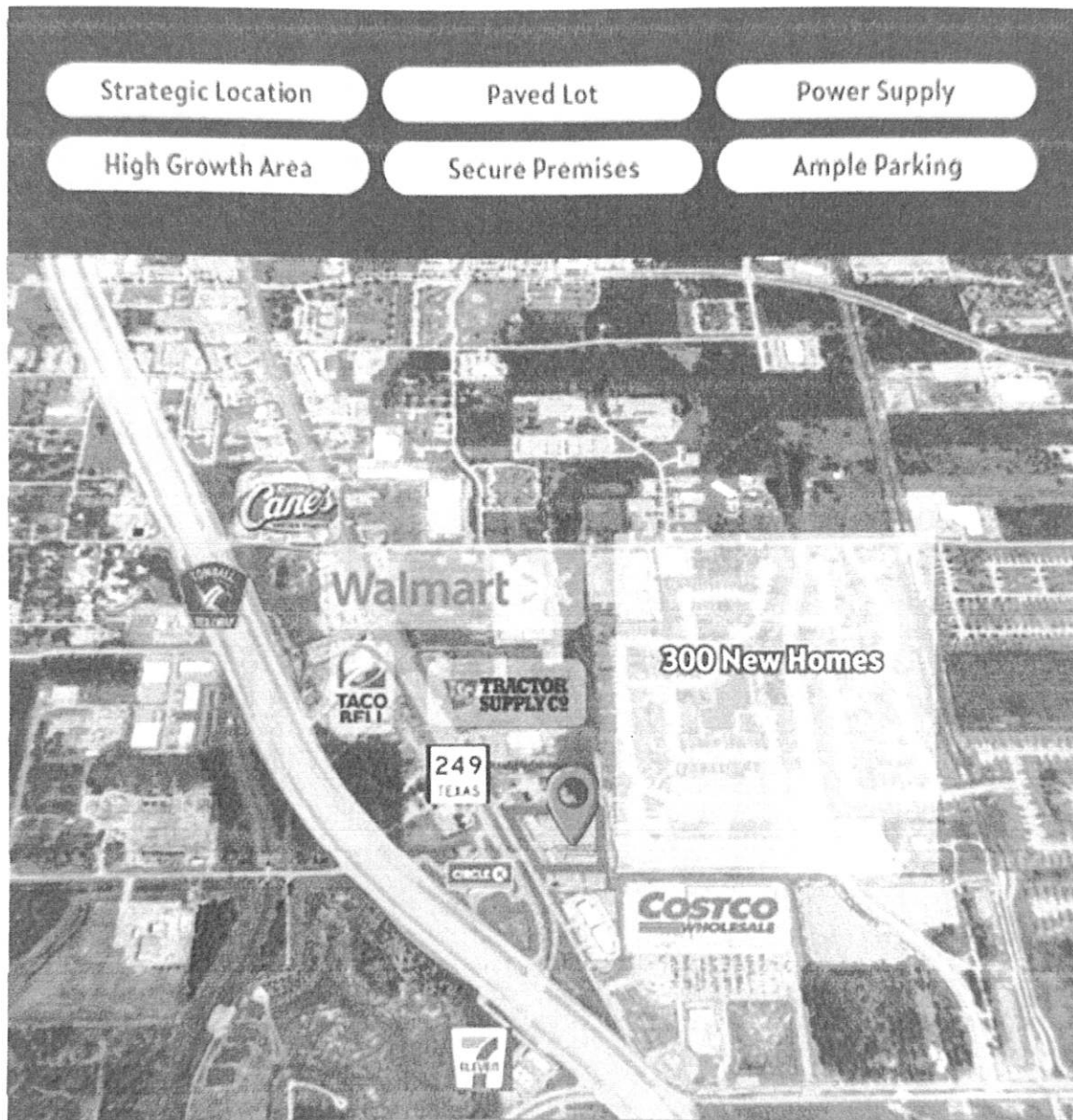
Exhibit A

Legal description of subject property

**LT 1 BLK 1 CROSSBAR / HCAD Account #: 1423830010001**

Exhibit B

Vicinity Map of Subject Property

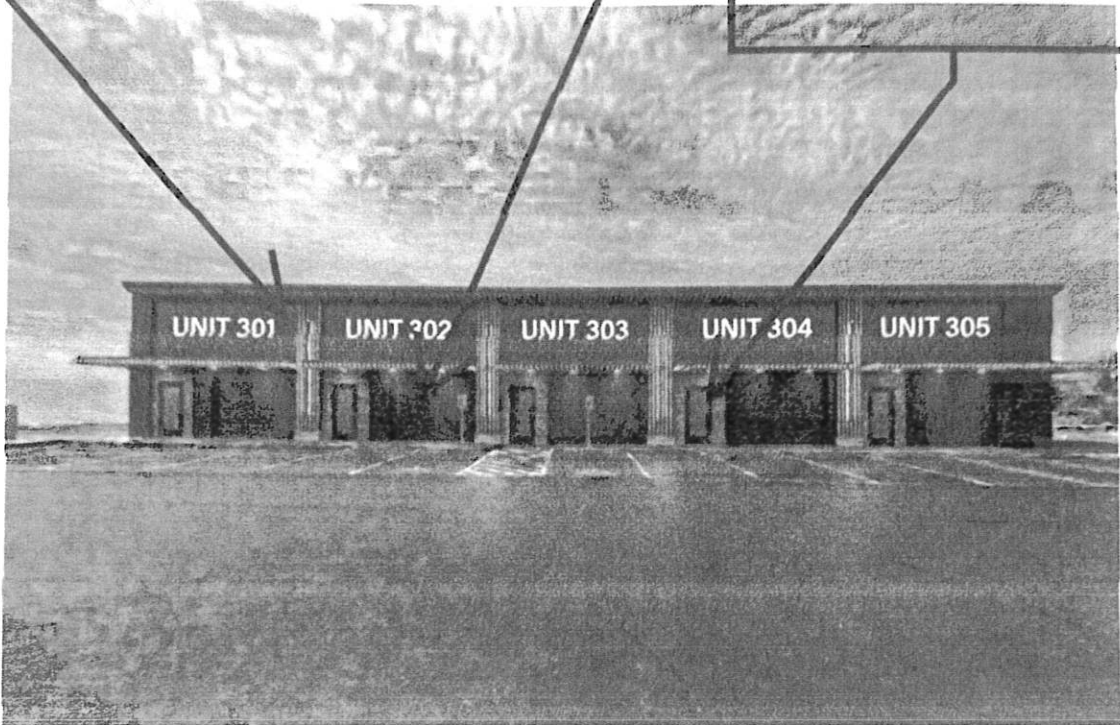


Metal panels

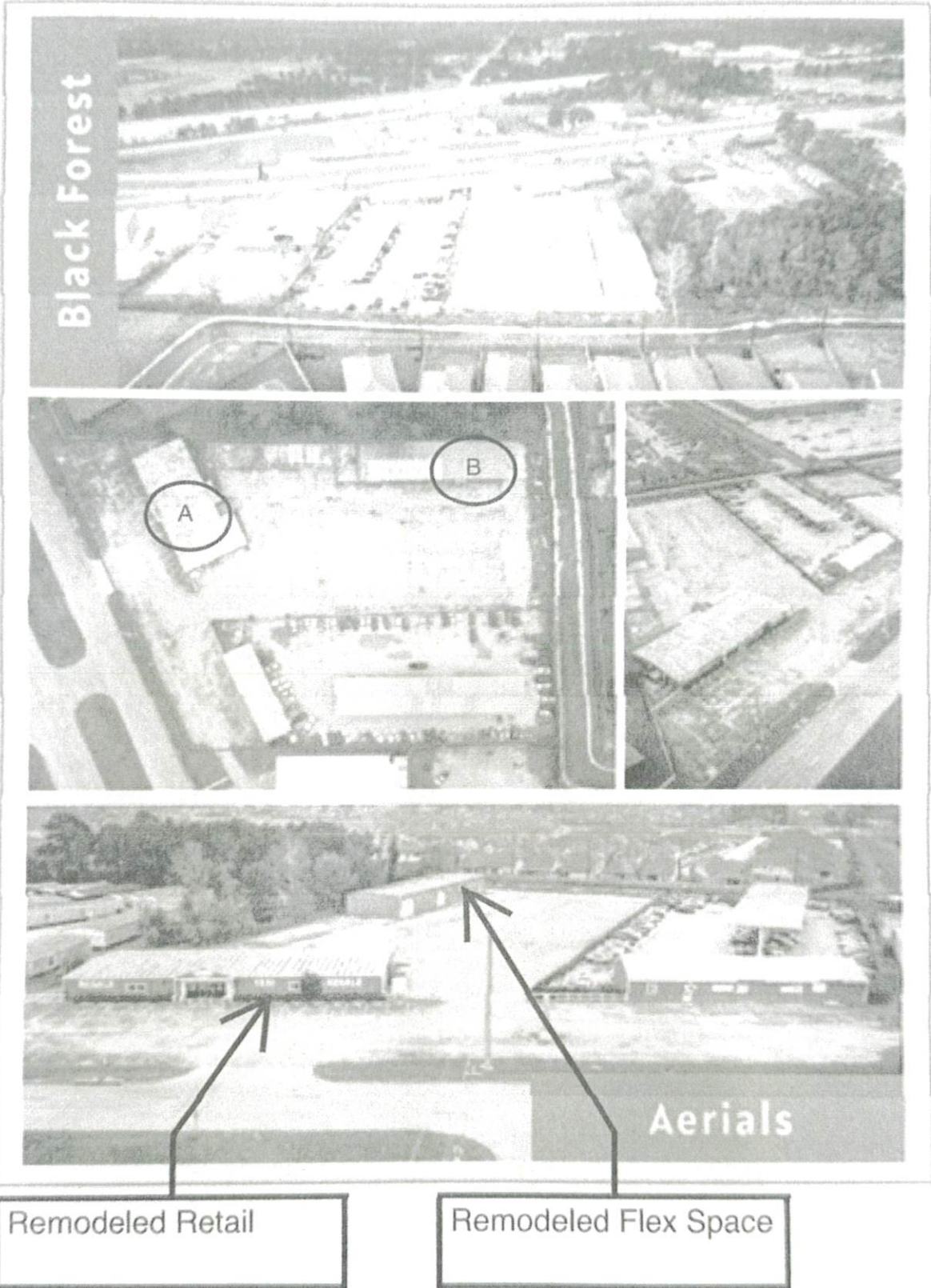
Exhibit C (Continued) – Improvement Details

Flush Panel Overhead Doors

Metal Doors w/ Sidelites



F  
C  
E



Remodeled Retail

Remodeled Flex Space

Acknowledgement of sign may be placed at this property stating TEDC - Business Improvement Grant Recipient.



June 2, 2026

Mark Redlingshafer  
Black Forest Flex Park, LLC  
25511 Budde Rd, Suite 1303  
Spring, Texas 77380

**RE: CONDITIONAL APPROVAL – Business Improvement Grant MEGA – Building B**

Dear Mark:

Thank you for your recent application to the Business Improvement Grant program. We are pleased to inform you that your application for the proposed improvements at **27210 Hwy 249 (Bldg B), Tomball, Texas 77375**, has received **conditional approval** from the Business Retention & Expansion (BR&E) Review Committee as of **June 2, 2026**. This conditional approval is based on the preliminary review of your application materials, including your project description, cost estimates, and proposed design concept.

**Conditional Approval**

This letter serves as formal notice of conditional approval of the application, as submitted, based on the preliminary review conducted by the Tomball Economic Development Corporation’s (BR&E) Review Committee. While we are encouraged by your project’s potential, please carefully review the following critical conditions:

**1. Final Approval Pending**

This conditional approval does not constitute a commitment of funds or a final decision. The project remains subject to final approval by Tomball City Council, which includes a full review of all required documentation, terms, and conditions.

**2. No Guarantee of Funding**

Funding for this project is not guaranteed until formal approval is granted by the Tomball Economic Development Corporation’s Board of Directors and Tomball City Council through a resolution or other official action.

**3. Proceeding at Your Own Risk**

If you choose to begin project activities prior to receiving final approval, please understand you do so at your own risk. Neither the TEDC, City of Tomball, nor its affiliates shall be held liable for any costs, obligations, or commitments incurred in anticipation of funding.

**Process for Final Approval**

Your application will be presented at the **June 9, 2026** Tomball Economic Development Corporation Board of Directors Meeting for approval. It will then proceed to the next two available Tomball City Council Meetings for final approval via two separate readings of a resolution (**First Reading: July 6, 2026 – Second Reading/Final Approval: July 20, 2026**).

Once all approvals are obtained and 60-day legal notice requirement has been fulfilled, TEDC staff will reach out to initiate execution of the grant agreement.

**Project Work and Reimbursement Guidelines**

While you may begin project work upon receipt of this letter, please note that the reimbursement of eligible expenses will only occur after full approval is secured and the grant agreement has been executed. Additionally, you must comply with all applicable City of Tomball permitting requirements, zoning regulations, building codes, and other local ordinances. Failure to do so may affect your eligibility for reimbursement.

Upon project completion, you must submit:

- Final paid invoice(s)
- Proof of payment(s)
- Digital “after” photographs of the completed improvements

Once all documentation is received and verified, TEDC will process the reimbursement and notify you when your check is ready.

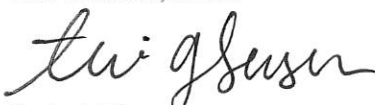
**Financial Summary**

Description	Your Investment	TEDC Grant
Eligible Improvements	\$431,766.25	\$50,000.00
<b>Total Amount Available from TEDC:</b>		<b>\$50,000.00</b>

If you have any questions or need further assistance, please do not hesitate to contact our office.

Sincerely,

Tori Gleason, PCED



Project Manager  
Tomball Economic Development Corporation



## II. TEDC Requirements

2.1 Grant. In consideration of the Company's representations, promises, and covenants, TEDC agrees to pay the Grant of \$50,000.00 as reimbursement for the construction of the Improvements.

2.2. Grant Disbursement. The TEDC agrees to distribute such funds to the Company within thirty (30) days of receipt of certification by the Company of the completion of the required improvements, including proof of paid receipts for all labor and materials and photographs showing completion of the Improvements in accordance with the Application.

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3.1 Term. This Agreement shall be in effect as of the Effective Date, identified below, and shall continue to the third anniversary of the date the Company begins operating the Business on the Property, unless terminated earlier according to the terms of this Agreement.

## IV. Default and Remedies

4.1. General Event of Default. Failure of Developer or TEDC to comply with or to perform any other term, obligation, covenant or condition contained in this Agreement is an Event of Default, and such failure remains uncured for thirty (30) days after written notice of such failure from the non-defaulting party to the defaulting party in the manner provided by Section 9, below.

4.2 Other Default Events. The following shall also constitute an event of default by the Company:

- Any fraud or material misrepresentation by the Company to the TEDC
- Any insolvency or related event of Company
- Revocation of a certificate of occupancy for the Property.

4.3 Remedies. It is understood and agreed by the parties that, in the event of a default by the Company on any of its obligations under this Agreement, the Company shall reimburse the TEDC the full amount paid to the Company by the TEDC.

## V. Miscellaneous Terms

5.1. Binding Agreement. By executing this Agreement, the signing parties represent that they are authorized by law to execute this Agreement and agree to be bound by its terms. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment or modification only in writing, and by the signatures and mutual consent of the parties hereto.

5.2. Notice. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice

is sent within one (1) day thereafter by another method provided above. The initial addresses of the parties for the purpose of notice under this Agreement shall be as follows:

If to City: Tomball Economic Development Corporation  
401 W. Market Street  
Tomball, Texas 77375  
Attn: President, Board of Directors

If to Company: Black Forest Flex Park, LLC  
25511 Budde Rd, Suite 1303  
Spring, Texas 77380  
Attn: Mark Redlingshafer

5.3. Location. This Agreement shall be performable and enforceable in Harris County, Texas, and shall be construed in accordance with the laws of the State of Texas.

5.4 Assignment. This Agreement may not be assigned to another party with the written consent of the other party to this Agreement.

(signature page to follow)

IN TESTIMONY OF WHICH, THIS AGREEMENT has been executed by the parties on this \_\_\_\_\_ day of \_\_\_\_\_ 2026 (the "Effective Date").

Black Forest Flex Park, LLC

By: \_\_\_\_\_

Name: Mark Redlingshafer\_\_

Title: Owner \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

TOMBALL ECONOMIC DEVELOPMENT CORPORATION

By: \_\_\_\_\_

Name: Lisa Covington \_\_\_\_\_

Title: TEDC Board President \_\_

ATTEST:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: TEDC Board Secretary \_\_\_\_\_

**EXHIBIT A**  
**BIG PROGRAM GUIDELINES**

E. Mega Grant:

A mega grant for up to \$50,000 may be awarded for an improvement project that encompasses a multi-tenant retail, commercial, or service center.

The Project must make a minimum private investment amount of \$100,000 in order to be eligible for the Mega grant bringing the total project investment to at least \$150,000.

Mega grants will be reviewed competitively based upon location, existing property conditions, quality of improvements, and need. Special consideration will be given to projects visible from SH 249/SH 249 Business, FM 2920, or located in the downtown district.

The recipient of a Mega grant award would not be eligible for additional BIG funds at the same project site in the fiscal year the Mega grant was approved.

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Application for Mega Grant must be made by the authorized Property Management Company or Property Owner and not on a tenant by tenant basis.

DRAFT

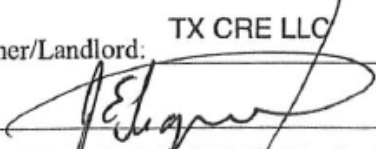
**EXHIBIT B**  
**COMPANY APPLICATION**

**VERIFICATION**

I (We), the undersigned APPLICANT(S), certify that all the information furnished TEDC has been furnished freely by the APPLICANT(S), herein, and further acknowledge that no rights or privileges may be relied on as a part of any application. In addition, it is acknowledged that the Tomball Economic Development Corporation may or may not grant a Business Improvement Grant based upon application or request hereunder purely as a matter of discretion, and that there is no legal right to rely on any previous actions taken in same or similar applications, or previous actions taken on other applications concerning the same or similar property.

Signed and submitted to Tomball Economic Development Corporation on this, the 21<sup>st</sup> day of May, 2026.

Applicant:	Black Forest Flex Park, LLC	Applicant:	_____
Signature:		Signature:	_____
Address:	27210 Hwy 249	Address:	_____
	Tomball, TX 77375		_____
Phone No.:	(913) 980-3887	Phone No.:	_____

Property Owner/Landlord:	TX CRE LLC
Signature:	
Address:	25511 Budge Rd Suite 1303, The Woodlands, TX 77380
Phone No.:	(281) 384-3505



# Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: June 9, 2026

## Topic:

Consideration and possible action regarding the Tomball Legacy Square Advisory Committee (TLSAC).

## Background:

The Tomball Legacy Square Advisory Committee (TLSAC) was established to provide a representative voice of the community and to advise both the Tomball Economic Development Corporation (TEDC) Board of Directors and the Tomball City Council on matters related to the redevelopment of the former First Baptist Church campus, now referred to as Tomball Legacy Square. The committee shall serve as a formal channel for community input throughout the planning and implementation of the project.

TLSAC's role is to help ensure that community values, ideas, and feedback are actively incorporated into the redevelopment process. The committee will provide recommendations and insights on key elements such as site design, land use, activation and programming, and long-term operations. Through this work, TLSAC is intended to help shape a project that reflects Tomball's character and heritage while supporting the community's vision for the future of Tomball Legacy Square.

## Tomball Legacy Square Advisory Committee

Belinda Abbott-Shaw - 1-Year Term  
 Benjamin Sedberry - 1-Year Term – Vice Chair  
 Bryan Hutson - 1-Year Term  
 Florine Ellis - 1-Year Term  
 Kayla Thompson - 1-Year Term  
 Patrick Howard - 1-Year Term – Secretary  
 Bill Hightower - 2-Year Term – Chair  
 Esther Mera - 2-Year Term  
 Hal Aber - 2-Year Term  
 Lisa Morales - 2-Year Term  
 Lorel Hohl - 2-Year Term  
 Matt Davis - 2-Year Term  
 Randy Parr - Tomball City Councilmember - 2-Year Term  
 Lisa Covington (Interim for Danny Hudson) - Tomball EDC Board Member  
 Latrell Shannon - Tomball EDC Board Member  
 Wayne Hall - Tomball EDC Board Member  
 Ella Farrell - Alternate  
 Kay Glasscock - Alternate  
 Michael Dean Pierce - Alternate

**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: X

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: June 9, 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.
- Section 551.074, - To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: TEDC Staff.

**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: June 9, 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 \_\_\_\_\_  
Staff Member-TEDC Date

Approved by \_\_\_\_\_  
Executive Director-TEDC Date