

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



**Monday, August 19, 2024
4:00 PM**

Notice is hereby given of a Regular meeting of the Tomball City Council, to be held on Monday, August 19, 2024 at 4:00 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: 816 1346 0794 Passcode: 708489. The public will be permitted to offer public comments telephonically, as provided by the agenda and as permitted by the presiding officer during the meeting.

A. Call to Order

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

C. New Business

1. The Tomball City Council and the Tomball Economic Development Corporation Board of Directors will enter into a Workshop Session to discuss the Fiscal Year 2024-2025 Tomball Economic Development Corporation Budget.

D. Adjournment

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 15 day of August by 6:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Tracylynn Garcia, TRMC, CMC, CPM
City Secretary

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

Special Joint Agenda Item Data Sheet

Meeting Date: August 19, 2024

Topic:

The Tomball City Council and the Tomball Economic Development Corporation Board of Directors will enter into a Workshop Session to discuss the Fiscal Year 2024-2025 Tomball Economic Development Corporation Budget.

Background:

Origination: Kelly Violette, Executive Director

Recommendation:

Workshop and presentation item only; no action is required.

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

FUNDING (IF APPLICABLE)

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

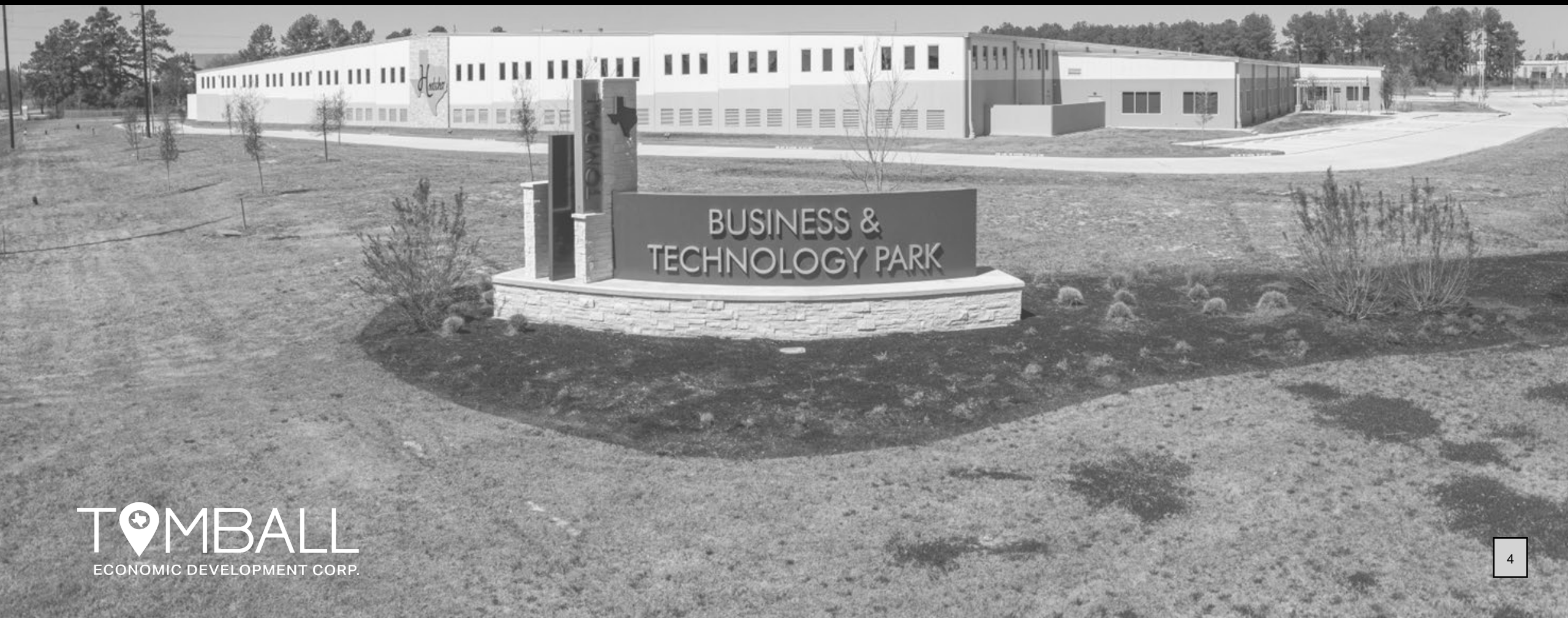
Yes: _____ No: _____ If yes, specify Account Number: # _____

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

Signed _____
Staff Member-TEDC Date

Approved by _____
Executive Director-TEDC Date

FY 2025 TEDC BUDGET WORKSHOP



Tomball EDC: About

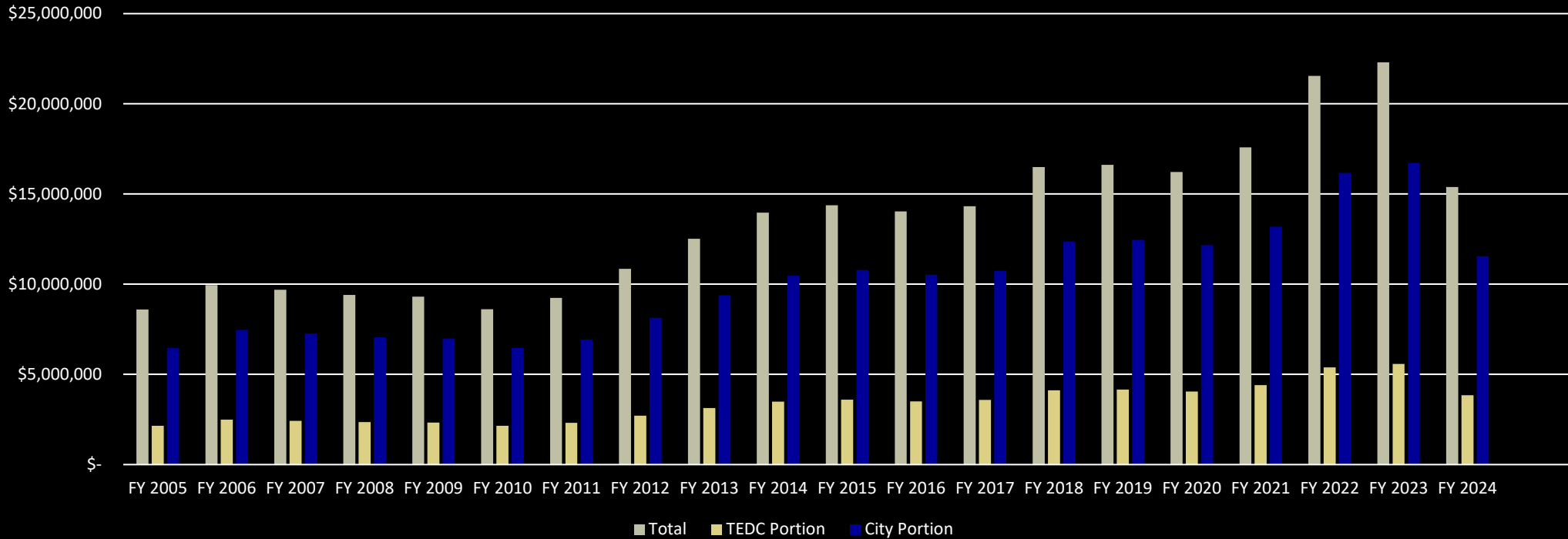
- Development Corporation Act of 1979
 - Governed by Chapters 501, 504 and 505 of the Local Government Code
 - City of Tomball election on January 15, 1994
 - Voters approve the levy of ½ cent sales tax – 66.85% in favor
 - Nonprofit Type B Development corporation
 - Distinct entity from the city with separate staff and budget – CoT Admin Agreement
 - Seven board members appointed by City Council for 2-year terms
-



FUNDING SOURCES

- ½¢ SALES TAX COLLECTED WITHIN THE CITY LIMITS OF TOMBALL
- SALES TAX RATE: 8.25%
 - 6.25% - STATE OF TEXAS
 - 1.00% - CITY OF TOMBALL
 - 0.5% - PROPERTY TAX REDUCTION
 - 0.5% -TEDC
- INTEREST REVENUES: SECURITIES & INVESTMENT POOLS
- WE ARE NOT FUNDED BY AN AD-VALOREM (PROPERTY TAX)

SALES TAX REVENUE HISTORY



FY 2005	FY 2010	FY 2015	FY 2020	FY 2023
\$ 2,150,053	\$ 2,153,989	\$ 3,594,141	\$ 4,054,442	\$ 5,575,735

TOMBALL BUSINESS & TECHNOLOGY PARK IMPACT

Total Private Capital
Investment: \$75,678,000

2011 HCAD Valuation:
\$1,368,936

Today's HCAD Valuation:
\$47,849,295

LOT #	SIZE (ACRES)	DATE OF SALE	GROSS	\$ / SF	BUYER
4	17.36	7/8/2015	\$2,106,595	\$2.79	Packers Plus Energy Services (USA), Inc.
2	5.50	8/30/2016	\$778,592	\$3.25	GE Betz, Inc. (Suez) (now Veolia)
14	6.104	5/21/2018	\$771,090	\$2.90	Nickson Tomball Industrial, Ltd.
13	2.90	8/27/2018	\$415,508	\$3.25	Nickson Spell Road 13, LLC
10	4.00	11/13/2018	\$609,987	\$3.50	Dkota Investments, Inc. (Bimbo Bakeries)
5	16.78	12/14/2018	\$2,155,954	\$2.95	Hoelscher Properties, LLC
12	2.87	8/7/2019	\$450,706	\$3.60	Nickson Spell Road Industrial, Ltd.
11	2.76	3/18/2020	\$451,350	\$3.75	PDGL Partners, L.P., now Nickson
4	-10.59	12/18/2020	-\$1,522,065	\$3.30	TEDC from Packers Plus
16	4.65	1/15/2021	\$709,664	\$3.50	CCJ Collaborations LLC (Paradigm Brewery)
4	-1.83	3/26/2021	-\$300,000	\$3.75	TEDC from Packers Plus
9	2.52	12/2/2021	\$411,750	\$3.75	KTB Propoerties, LLC (Techsico)
3	4.70	3/15/2022	\$735,259	\$3.50	Ralco Houston, Ltd (Billiard Factory)
15	3.92	3/28/2022	\$623,172	\$3.65	Nickson Lot 15, LLC
4-1	1.75	7/29/2022	\$400,000	\$5.25	West Woodland Business Park LLC
4-1	0.61	12/16/2022	\$137,891	\$5.15	West Woodland Business Park LLC
308	17.67	5/19/2023	\$3,040,315	\$3.95	Christmas Interests, LLC (Metal Zinc Mfg & Walsh Albert)
1 (Sec 2)	2.67	6/26/2023	\$465,000	\$3.99	Mero Homes
Lot 3 (Sec 2)	1.79	4/5/2023	\$331,568	\$4.25	Moffitt Williams
TOTAL	86.15	Combined Gross Sales Price			\$12,772,336
		TEDC Investment	TBTP CO 2013		\$8,500,000
			Land Purchase		\$1,612,499
			Section 2 Land Purchase		\$417,000
			Total		\$2,242,837

GRANTS & DEBT SERVICE

- SINCE 2007 THE TEDC HAS FUNDED \$9.7 MILLION IN PROJECT GRANTS
- OF THAT \$5.1 MILLION FOR CITY PROJECTS
- DEBT SERVICE \$27 MILLION

City Debt Service

Southside Sewer Plant (1999 CO-2/15/2019)	\$ 5,700,000
Utilities Expansion (2002 C.O.- 2/15/2022)	\$ 8,820,000
Business Park Infrastructure (Series 2013 - 2033)	\$ 8,500,000
Medical Complex /S. Persimmon (Series 2016 - 2037)	\$ 4,000,000
	<hr/>
	\$ 27,020,000

TEDC FUNDED COT PROJECTS

PROJECT	YEAR	AMOUNT
Rudolph Road	2007	\$44,354.11
Tom Ball Statue	2008	\$26,000
Conductor Statue	2009	\$25,500
Medical Complex Drive	2010 - 2015	\$1.7 million
MLK Park	2010	\$6,500
Brown Rd. Utility Ext.	2011	\$379,493
Fountain at Depot	2011	\$25,000
Depot Restrooms	2012	\$25,000
Matheson Park	2020 - 2023	\$500,000
Louie's Together Playground	2023	\$200,000
Alleyways (Civil)	2023	\$600,000
SWWTP	2023	\$415,000
Alleyway Amenities	2024	\$1,188,834
	Total	\$5,135,681

Item 1.

Strategic Focus Areas

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



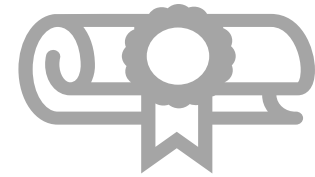
1.
BUSINESS RETENTION &
EXPANSION (BRE)



2.
ATTRACTION &
RECRUITMENT



3.
DEVELOPMENT/
REDEVELOPMENT OF
OLD TOWN

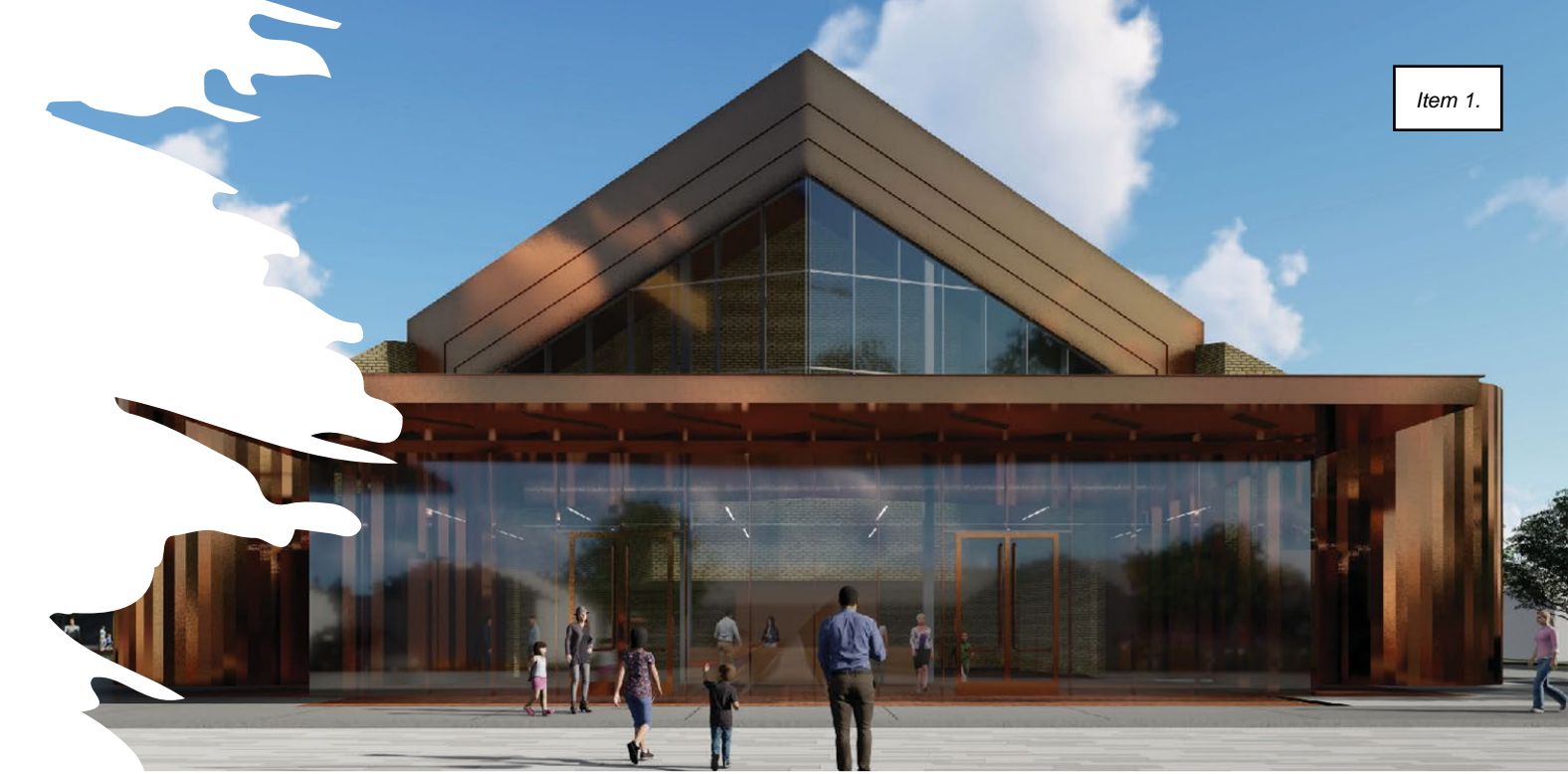


4.
EDUCATION &
WORKFORCE
DEVELOPMENT

TEDC Priority Projects & Initiatives

- Attraction/Retention
- First Baptist Church
- South Live Oak
- Downtown Projects
- BIG/FIG
- SYEP – Youth Initiatives
- Office Relocation

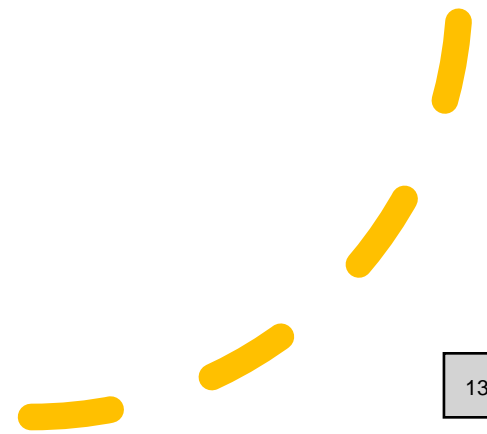
Item 1.



COT Funding Requests

- Reoccurring Debt Service Contribution: \$1 million
- Alley Improvements (Amenity Package and Design, 300 Blk): \$1 million
- Main Street Rebuild (Utility Relocations): \$4 million
- Main Street Rebuild (Upsizing of Trees): \$500,000
- Park Improvements (Shade Structure @ Matheson Park): \$200,000

Total: \$6.7 million



Major Items Proposed in FY 25 Budget

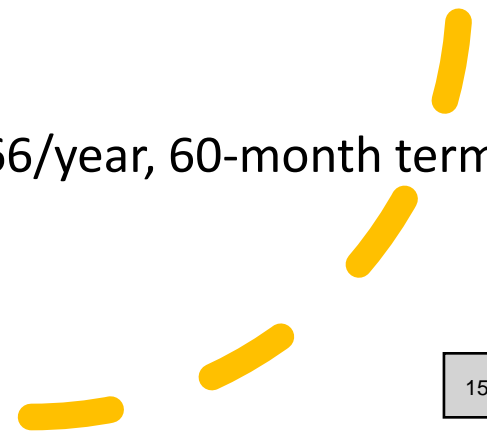
- City Debt Service: CoT 2024 Request: \$1,000,000
 - Southside Sewer Plant Expansion (2025 CO - 2044)
 - 28.6% of total project cost
- Main Street Rebuild (Upsizing of Trees): \$1,500,000
- Project Grants: \$5,000,000
- Sales Tax Reimbursement Grants (380): \$100,000
- Property Acquisition: \$3,000,000
- Old Town Projects: \$1,500,000 (carryover from 2024 alley amenity project)
- South Live Oak Redevelopment: \$3,000,000
- First Baptist Church Redevelopment: \$5,500,000
- SYEP: \$126,000

Item 1.

Major Items Proposed in FY 25 Budget

Administrative

- Proposed 3% Cost of Living Adjustment (total \$13,212)
- 10% Increase in Health Insurance Costs (total \$8,341)
- CoT Administrative Services Agreement Adjustment \$25,000 to \$55,000
- Auto Allowances: Assistant Director and Coordinator
- Office Relocation & Remodel: \$100,500
- Insurance: \$80,000 (surety bonding fees and insurance premiums including General Liability, Errors & Omissions, and Property)
- Lease Expense: \$67,200 (\$1.63/PSF \$4,560/month, plus CAM \$1,040/month)
 - Cleaning: \$1,472.20/month
 - Alarm: \$25/month
 - Total Lease, CAM, Cleaning & Alarm: \$85,166/year, 60-month term



Tomball Economic Development Corporation
FY 2025 Proposed Budget
October 1, 2024 to September 30, 2025

	FY 2022 Actuals	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Year End Projections	FY 2025 Proposed Budget
Beginning Fund Balance	\$ 19,817,793	\$ 24,567,773	\$ 25,348,756	\$25,348,756	\$ 27,382,078
REVENUE					
Sales Tax	\$ 5,386,245	\$ 5,575,735	\$ 5,000,000	\$ 5,800,000	\$ 5,500,000
Interest	446,297	1,051,118	850,000	1,200,000	900,000
Grants	8,000	-	-	-	-
Other - Land Sales and Lease Payments	2,004,772	3,575,138	-	-	-
Total Revenue	\$ 7,845,315	\$ 10,201,990	\$ 5,850,000	\$ 7,000,000	\$ 6,400,000
Total Available Resources	\$ 27,663,108	\$ 34,769,763	\$ 31,198,756	\$ 32,348,756	\$ 33,782,078

EXPENDITURES

<u>Administrative</u>					
Salaries - Administrative	\$ 286,262	\$ 367,897	\$ 396,590	\$ 396,590	\$ 404,142
Benefits	144,759	174,250	184,808	184,808	203,683
Wages - Full-Time	28,036	44,203	48,087	48,027	49,468
Wages - Overtime					3,567
Wages - Other	21	569	3,000	-	7,500
Total Salaries and Benefits	\$ 459,077	\$ 586,918	\$ 632,485	\$ 629,425	\$ 668,360

- Proposed 3% Cost of Living Adjustment (total \$13,212)

EXPENDITURES

Other Personnel Expenditures

Auto Allowances	\$ 16,800	\$ 16,800	\$ 16,800	\$ 16,800	\$ 21,600
Phone Allowances	1,800	2,700	2,700	2,700	2,700
Local Travel Expense	90	364	500	600	1,000
Dues and Subscriptions	11,492	12,145	13,100	14,000	15,000
Seminar/Conference Registrations	10,349	11,438	18,000	9,500	18,000
Travel and Training	17,655	12,508	30,000	8,000	30,000
Total Other Personnel Expense	\$ 58,185	\$ 55,954	\$ 81,100	\$ 51,600	\$ 88,300

Service and Supply Expenditures

Contracted Administrative Services	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 55,000
Bank Charges & Postage	2,197.75	82.29	3,500.00	250.00	1,000.00
Insurance	17,952.76	24,898.10	30,000.00	26,000.00	80,000.00
Computer Equipment & Maintenance	4,296.53	9,331.37	10,000.00	10,000.00	12,000.00
Communications Services	4,267.91	4,527.14	5,200.00	5,200.00	6,000.00
Legal Fees	4,690.53	9,228.50	40,000.00	7,500.00	40,000.00
Lease Expense-GTACC	25,055.65	26,170.12	26,500.00	26,500.00	85,166.40
Office Equipment & Supplies	4,259.31	6,826.75	10,000.00	10,000.00	14,000.00
Office Moving/Remodeling Exp.					100,500.00
Total Service and Supply Expense	\$ 87,720	\$ 106,064	\$ 150,200	\$ 110,450	\$ 393,666

EXPENDITURES

<u>Indirect Economic Development Exp.</u>					
Chamber Guide	\$ 8,354	\$ 8,354	\$ 8,400	\$ 8,449	\$ 8,500
Area Street Maps	-	3,875	-	-	4,000
Marketing	83,115	93,141	175,000	175,000	175,000
Economic Impact Model License	4,561	4,561	4,698	4,698	4,839
Event Sponsorships	8,038	17,354	29,000	25,000	29,000
Promotional Items	4,715	4,840	10,000	10,000	10,000
Printing	1,122	4,399	6,500	6,500	6,500
Website and GIS	12,100	23,725	25,000	25,000	25,000
Professional Services	306,423	356,208	750,000	285,000	750,000
Grow Tomball Initiative	-	10,450	20,000	20,000	20,000
Miscellaneous	44,914	6,220	15,000	15,000	25,000
Total Indirect Expenditures	\$ 473,342	\$ 533,127	\$ 1,043,598	\$ 574,647	\$ 1,057,839

EXPENDITURES

City Debt Service

Southside Sewer Plant (1999 CO-2/15/2019)	\$	-	\$	-	\$	-	\$	-		
Utilities Expansion (2002 CO-2/15/2022)		370,000		-		-		-		
Business Park Infrastructure (Series 2013)		537,663		539,463		546,013		547,313		
Medical Complex/Persimmon (Series 2016)		222,222		222,222		222,222		222,222		
COT 2024 Request								1,000,000		
Total Debt Service	\$	1,129,885	\$	761,685	\$	768,235	\$	768,235	\$	1,769,535

EXPENDITURES

Grants, Loans & Other Expenditures

Project Grants	\$ 620,825	\$ 2,051,759	\$ 3,500,000	\$ 500,000	\$ 5,000,000
Sales Tax Reimbursement Grants (380)	66,823	70,130	11,400	11,380	100,000
Property Acquisition	-	4,635,760	3,000,000	1,550,000	3,000,000
Business Improvement Grants- Current Year	121,344	154,501	350,000	253,800	350,000
Business Improvement Grants- Prior Year	197,302	211,882	250,000	187,588	250,000
Old Town Façade Grants- Current Year	-	20,243	250,000	100,000	250,000
Old Town Façade Grants- Prior Year	125,560	33,469	100,000	47,553	100,000
Old Town Projects			1,500,000	2,000	1,500,000
Main Street Rebuild (Upsizing of Trees)	-	-	-	-	1,500,000
South Live Oak Redevelopment	76,553	80,370	5,000,000	65,000	3,000,000
Business Park Expenses	133,985	94,791	350,000	65,000	350,000
First Baptist Church Expenses		3,500	-	50,000	5,500,000
Summer Youth Employment Program				-	126,000
Total Grants/Loans/Other	\$ 1,342,394	\$ 7,356,405	\$ 14,311,400	\$ 2,832,321	\$ 20,900,000

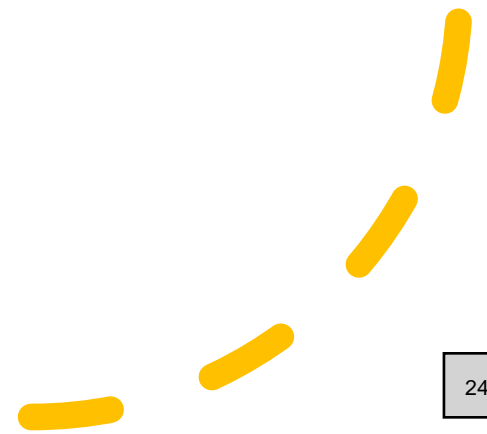
Total All Expenditures	\$ 3,550,602	\$ 9,400,153	\$ 16,987,018	\$ 4,966,678	\$ 24,877,700
Revenues Over (Under) Expenditures	\$ 4,294,712	\$ 801,837	\$ (11,137,018)	\$ 2,033,322	\$ (18,477,700)
<u>Other Income/Losses on Investments</u>	<u>\$ (455,268)</u>	<u>\$ 20,855</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Ending Fund Balance	<u>\$ 24,567,773</u>	<u>\$ 25,348,756</u>	<u>\$ 14,211,738</u>	<u>\$ 27,382,078</u>	<u>\$ 8,904,378</u>

TEDC Debt Service Schedule

	Series 1999	Series 2002	Series 2013	Series 2016	Series 2025	Annual Payments
2016	\$ 188,148	\$ 370,000	\$ 528,012.50			\$ 1,086,160.50
2017	\$ 188,148	\$ 370,000	\$ 530,912.50			\$ 1,089,060.50
2018	\$ 188,148	\$ 370,000	\$ 533,612.50			\$ 1,091,760.50
2019	\$ 188,148	\$ 370,000	\$ 536,112.50			\$ 1,094,260.50
2020		\$ 370,000	\$ 533,462.50	\$ 222,222		\$ 1,125,684.50
2021		\$ 370,000	\$ 535,662.50	\$ 222,222		\$ 1,127,884.50
2022		\$ 370,000	\$ 537,662.50	\$ 222,222		\$ 1,129,884.50
2023			\$ 539,462.50	\$ 222,222		\$ 761,684.50
2024			\$ 546,012.50	\$ 222,222		\$ 768,234.50
2025			\$ 547,312.50	\$ 222,222	\$ 1,000,000	\$ 1,769,534.50
2026			\$ 548,412.50	\$ 222,222	\$ 1,000,000	\$ 1,770,634.50
2027			\$ 548,737.50	\$ 222,222	\$ 1,000,000	\$ 1,770,959.50
2028			\$ 548,275.00	\$ 222,222	\$ 1,000,000	\$ 1,770,497.00
2029			\$ 551,925.00	\$ 222,222	\$ 1,000,000	\$ 1,774,147.00
2030			\$ 549,056.25	\$ 222,222	\$ 1,000,000	\$ 1,771,278.25
2031			\$ 549,600.00	\$ 222,222	\$ 1,000,000	\$ 1,771,822.00
2032			\$ 549,075.00	\$ 222,222	\$ 1,000,000	\$ 1,771,297.00
2033			\$ 548,100.00	\$ 222,222	\$ 1,000,000	\$ 1,770,322.00
2034				\$ 222,222	\$ 1,000,000	\$ 1,222,222.00
2035				\$ 222,222	\$ 1,000,000	\$ 1,222,222.00
2036				\$ 222,222	\$ 1,000,000	\$ 1,222,222.00
2037				\$ 222,226	\$ 1,000,000	\$ 1,222,226.00
2038					\$ 1,000,000	\$ 1,000,000.00
2039					\$ 1,000,000	\$ 1,000,000.00
2040					\$ 1,000,000	\$ 1,000,000.00
2041					\$ 1,000,000	\$ 1,000,000.00
2042					\$ 1,000,000	\$ 1,000,000.00
2043					\$ 1,000,000	\$ 1,000,000.00
2044					\$ 1,000,000	\$ 1,000,000.00
Total	\$ 752,592	\$ 2,590,000	\$ 9,761,406.25	\$ 4,000,000.00	\$ 20,000,000	\$ 37,103,998.25

Budget Schedule

- CoT/TEDC Workshop 7/22/2024
- TEDC Board Meeting (Draft Budget) 8/13/2024
- CoT/TEDC Workshop & Approval 8/19/2024



QUESTIONS?

**Tomball Economic Development Corporation
FY 2025 Proposed Budget
October 1, 2024 to September 30, 2025**

	FY 2022 Actuals	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Year End Projections	FY 2025 Proposed Budget
Beginning Fund Balance	\$ 19,817,793	\$ 24,567,773	\$ 25,348,756	\$ 25,348,756	\$ 27,382,078
REVENUE					
Sales Tax	\$ 5,386,245	\$ 5,575,735	\$ 5,000,000	\$ 5,800,000	\$ 5,500,000
Interest	446,297	1,051,118	850,000	1,200,000	900,000
Grants	8,000	-	-	-	-
Other - Land Sales and Lease Payments	2,004,772	3,575,138	-	-	-
Total Revenue	\$ 7,845,315	\$ 10,201,990	\$ 5,850,000	\$ 7,000,000	\$ 6,400,000
Total Available Resources	\$ 27,663,108	\$ 34,769,763	\$ 31,198,756	\$ 32,348,756	\$ 33,782,078
EXPENDITURES					
Administrative					
Salaries - Administrative	\$ 286,262	\$ 367,897	\$ 396,590	\$ 396,590	\$ 404,142
Benefits	144,759	174,250	184,808	184,808	203,683
Wages - Full-Time	28,036	44,203	48,087	48,027	49,468
Wages - Overtime					3,567
Wages - Other	21	569	3,000	-	7,500
Total Salaries and Benefits	\$ 459,077	\$ 586,918	\$ 632,485	\$ 629,425	\$ 668,360
Other Personnel Expenditures					
Auto Allowances	\$ 16,800	\$ 16,800	\$ 16,800	\$ 16,800	\$ 21,600
Phone Allowances	1,800	2,700	2,700	2,700	2,700
Local Travel Expense	90	364	500	600	1,000
Dues and Subscriptions	11,492	12,145	13,100	14,000	15,000
Seminar/Conference Registrations	10,349	11,438	18,000	9,500	18,000
Travel and Training	17,655	12,508	30,000	8,000	30,000
Total Other Personnel Expense	\$ 58,185	\$ 55,954	\$ 81,100	\$ 51,600	\$ 88,300
Service and Supply Expenditures					
Contracted Administrative Services	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 55,000
Bank Charges & Postage	2,197.75	82.29	3,500.00	250.00	1,000.00
Insurance	17,952.76	24,898.10	30,000.00	26,000.00	80,000.00
Computer Equipment & Maintenance	4,296.53	9,331.37	10,000.00	10,000.00	12,000.00
Communications Services	4,267.91	4,527.14	5,200.00	5,200.00	6,000.00
Legal Fees	4,690.53	9,228.50	40,000.00	7,500.00	40,000.00
Lease Expense-GTACC	25,055.65	26,170.12	26,500.00	26,500.00	85,166.40
Office Equipment & Supplies	4,259.31	6,826.75	10,000.00	10,000.00	14,000.00
Office Moving/Remodeling Exp.					100,500.00
Total Service and Supply Expense	\$ 87,720	\$ 106,064	\$ 150,200	\$ 110,450	\$ 393,666
Total Administrative Expenditures	\$ 604,982	\$ 748,937	\$ 863,785	\$ 791,475	\$ 1,150,326
Indirect Economic Development Exp.					
Chamber Guide	\$ 8,354	\$ 8,354	\$ 8,400	\$ 8,449	\$ 8,500
Area Street Maps	-	3,875	-	-	4,000
Marketing	83,115	93,141	175,000	175,000	175,000
Economic Impact Model License	4,561	4,561	4,698	4,698	4,839
Event Sponsorships	8,038	17,354	29,000	25,000	29,000
Promotional Items	4,715	4,840	10,000	10,000	10,000
Printing	1,122	4,399	6,500	6,500	6,500
Website and GIS	12,100	23,725	25,000	25,000	25,000
Professional Services	306,423	356,208	750,000	285,000	750,000
Grow Tomball Initiative	-	10,450	20,000	20,000	20,000
Miscellaneous	44,914	6,220	15,000	15,000	25,000
Total Indirect Expenditures	\$ 473,342	\$ 533,127	\$ 1,043,598	\$ 574,647	\$ 1,057,839

City Debt Service

Southside Sewer Plant (1999 CO-2/15/2019)	\$	-	\$	-	\$	-	\$	-	\$	-
Utilities Expansion (2002 CO-2/15/2022)		370,000		-		-		-		-
Business Park Infrastructure (Series 2013)		537,663		539,463		546,013		546,013		547,313
Medical Complex/Persimmon (Series 2016)		222,222		222,222		222,222		222,222		222,222
COT 2024 Request										1,000,000
Total Debt Service	\$	1,129,885	\$	761,685	\$	768,235	\$	768,235	\$	1,769,535

Grants, Loans & Other Expenditures

Project Grants	\$	620,825	\$	2,051,759	\$	3,500,000	\$	500,000	\$	5,000,000
Sales Tax Reimbursement Grants (380)		66,823		70,130		11,400		11,380		100,000
Property Acquisition		-		4,635,760		3,000,000		1,550,000		3,000,000
Business Improvement Grants- Current Year		121,344		154,501		350,000		253,800		350,000
Business Improvement Grants- Prior Year		197,302		211,882		250,000		187,588		250,000
Old Town Façade Grants- Current Year		-		20,243		250,000		100,000		250,000
Old Town Façade Grants- Prior Year		125,560		33,469		100,000		47,553		100,000
Old Town Projects						1,500,000		2,000		1,500,000
Main Street Rebuild (Upsizing of Trees)		-		-		-		-		1,500,000
South Live Oak Redevelopment		76,553		80,370		5,000,000		65,000		3,000,000
Business Park Expenses		133,985		94,791		350,000		65,000		350,000
First Baptist Church Expenses				3,500		-		50,000		5,500,000
Summer Youth Employment Program								-		126,000
Total Grants/Loans/Other	\$	1,342,394	\$	7,356,405	\$	14,311,400	\$	2,832,321	\$	20,900,000

Total All Expenditures	\$	3,550,602	\$	9,400,153	\$	16,987,018	\$	4,966,678	\$	24,877,700
Revenues Over (Under) Expenditures	\$	4,294,712	\$	801,837	\$	(11,137,018)	\$	2,033,322	\$	(18,477,700)
Other Income/Losses on Investments	\$	(455,268)	\$	20,855	\$	-	\$	-	\$	-
Ending Fund Balance	\$	24,567,773	\$	25,348,756	\$	14,211,738	\$	27,382,078	\$	8,904,378

TEDC Debt Service Schedule

	Series 1999	Series 2002	Series 2013	Series 2016	Series 2025	Annual Payments
2016	\$ 188,148	\$ 370,000	\$ 528,012.50			\$ 1,086,160.50
2017	\$ 188,148	\$ 370,000	\$ 530,912.50			\$ 1,089,060.50
2018	\$ 188,148	\$ 370,000	\$ 533,612.50			\$ 1,091,760.50
2019	\$ 188,148	\$ 370,000	\$ 536,112.50			\$ 1,094,260.50
2020		\$ 370,000	\$ 533,462.50	\$ 222,222		\$ 1,125,684.50
2021		\$ 370,000	\$ 535,662.50	\$ 222,222		\$ 1,127,884.50
2022		\$ 370,000	\$ 537,662.50	\$ 222,222		\$ 1,129,884.50
2023			\$ 539,462.50	\$ 222,222		\$ 761,684.50
2024			\$ 546,012.50	\$ 222,222		\$ 768,234.50
2025			\$ 547,312.50	\$ 222,222	\$ 1,000,000	\$ 1,769,534.50
2026			\$ 548,412.50	\$ 222,222	\$ 1,000,000	\$ 1,770,634.50
2027			\$ 548,737.50	\$ 222,222	\$ 1,000,000	\$ 1,770,959.50
2028			\$ 548,275.00	\$ 222,222	\$ 1,000,000	\$ 1,770,497.00
2029			\$ 551,925.00	\$ 222,222	\$ 1,000,000	\$ 1,774,147.00
2030			\$ 549,056.25	\$ 222,222	\$ 1,000,000	\$ 1,771,278.25
2031			\$ 549,600.00	\$ 222,222	\$ 1,000,000	\$ 1,771,822.00
2032			\$ 549,075.00	\$ 222,222	\$ 1,000,000	\$ 1,771,297.00
2033			\$ 548,100.00	\$ 222,222	\$ 1,000,000	\$ 1,770,322.00
2034				\$ 222,222	\$ 1,000,000	\$ 1,222,222.00
2035				\$ 222,222	\$ 1,000,000	\$ 1,222,222.00
2036				\$ 222,222	\$ 1,000,000	\$ 1,222,222.00
2037				\$ 222,226	\$ 1,000,000	\$ 1,222,226.00
2038					\$ 1,000,000	\$ 1,000,000.00
2039					\$ 1,000,000	\$ 1,000,000.00
2040					\$ 1,000,000	\$ 1,000,000.00
2041					\$ 1,000,000	\$ 1,000,000.00
2042					\$ 1,000,000	\$ 1,000,000.00
2043					\$ 1,000,000	\$ 1,000,000.00
2044					\$ 1,000,000	\$ 1,000,000.00
Total	\$ 752,592	\$ 2,590,000	\$ 9,761,406.25	\$ 4,000,000.00	\$ 20,000,000	\$ 37,103,998.25

Southside Sewer Plant (1999 CO-2/15/2019)
 Utilities Expansion (2002 CO- 2/15/2022)
 Business Park Infrastructure (2013 CO - 2033)
 Medical Complex Drive-Section 4B, Persimmon Street (2016 CO - 2037)
 Southside Sewer Plant Expansion (2025 CO - 2044)



City of Tomball

Item 1.

Lori Klein Quinn
Mayor

David Esquivel, PE
City Manager

June 24, 2024

Tomball Economic Development Corporation
Attn: Kelly Violette, Executive Director

RE: FY 2024-25 Funding request

Dear Kelly,

As we discussed in our budget meeting Tuesday June 11, here are the areas and projects that the City is recommending to budget and funded by the TEDC. There are ongoing projects that are requested to be funded such as the alley improvement project and Main Street rebuild project and new one-time park improvements and participation in large infrastructure projects by contributing to the debt service. These are one-time funded projects and will not be requested to be continually funded after the project is complete. However, the debt service contribution would be a reoccurring cost. The funding of debt service contributions will directly help with the impact to the overall ad valorem tax rate.

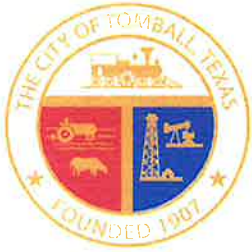
	Project	Description	Type	Cost
1	Alley Improvements	Amenity package & design (300 Blks, N & S)	One time	~\$1 million
2	Main St. Rebuild*	Utility relocations (2025 - 2027)	One time	~\$4 million
3	Main St. Rebuild	Upsizing of trees – entire corridor	One time	~\$500,000
4	Park Improvements	Shade structures – Matheson Park	One time	\$200,000
5	Debt service contributions	Assist with large infrastructure	Reoccurring (1 st yr)	\$1 million

* The Main Street rebuild utility relocations could be much less depending on the conflicts with the design and condition assessment of the utilities and the projection is that the entire expenditure will happen over a couple of years.

Regarding personnel salaries, we are including in the City proposed budget a 3% cost of living adjustment and the funding of our performance-based merit program. Let me know if you have any questions.

Sincerely,

David Esquivel, PE
City Manager



City of Tomball

Item 1.

Lori Klein Quinn
Mayor

David Esquivel, PE
City Manager

July 2, 2024

Tomball Economic Development Corporation
Attn: Kelly Violette, Executive Director
29201 Quinn Road, Suite B
Tomball, Texas 77377

RE: FY 2024-25 Administrative Services agreement adjustment

Dear Kelly,

As we discussed in our budget meeting Tuesday June 11, the compensation to the City for services provided to the TEDC (admin costs of finance, human resources, and audit) has been reviewed and estimated based on an allocation model (see attached). The model considers a proportionate amount of the personnel and services comparing TEDC and City activities. We have done a similar cost allocation model for the administrative services that support the ESD #15 contract.

Please consider incorporating and presenting this adjustment to your Board for the FY 2024-25 budget.

Sincerely,

David Esquivel, PE
City Manager

TEDC Cost Allocation Model

Proportional Costs			
	FY 2024-2025 Budget		
	Percent	Total Cost	Total TEDC
Human Resources	2%	\$ 568,500	\$ 9,320
Finance			
Personnel			
Finance Director	5%	\$ 196,660	\$ 9,833
Finance Manager	5%	\$ 127,650	\$ 6,383
Accountant	10%	\$ 100,355	\$ 10,036
Accounts Payable Specialist	10%	\$ 87,995	\$ 8,800
Payroll Specialist	2%	\$ 83,875	\$ 1,375
Non-Personnel			
Annual Financial Audit	10%	\$ 96,000	\$ 9,600
Total Proportional Costs			\$ 55,345