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

**Friday, August 21, 2026**
**1:00 P.M.**

**Notice is hereby given of a Special Joint City Council and Tomball Economic Development Corporation meeting, to be held on Friday, August 21, 2026 at 1:00 P.M., City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tomball City Council reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.**

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: 849 4231 7333 Passcode: 568811.** 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. Consideration and possible action by Tomball EDC to approve the Tomball Economic Development Corporation Fiscal Year 2026-2027 Budget.

    - Public Hearing

2. Consideration and possible action by Tomball City Council to approve the Tomball Economic Development Corporation (TEDC) Fiscal Year 2026-2027 Budget.

3. Discussion and direction regarding the Tomball Legacy Square Project.

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 17th day of August 2026 by 4:00 p.m., and remained posted for at least three consecutive business days preceding the scheduled time of said meeting.

________________________________

Thomas Harris III, TRMC
City Secretary

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

# Regular Tomball EDC
# Agenda Item
# Data Sheet

**Meeting Date:** August 21, 2026

**Topic:**

Consideration and possible action by Tomball EDC to approve the Tomball Economic Development Corporation Fiscal Year 2026-2027 Budget.

- Public Hearing

**Background:**

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

**Recommendation:**

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

**FUNDING** (IF APPLICABLE)

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

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

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

Signed ______ Approved by ______

Staff Member-TEDC Date Executive Director-TEDC Date

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

| | FY 2024 Actuals | FY 2025 Actuals | FY 2026 Approved Budget | FY 2026 Year End Projections | FY 2027 Proposed Budget |
|---|---|---|---|---|---|
| **Beginning Fund Balance** | $ 25,352,256 | $ 29,208,378 | $ 27,187,380 | $ 27,187,380 | $ 26,160,593 |
| **REVENUE** | | | | | |
| Sales Tax | $ 5,878,329 | $ 6,138,942 | $ 6,300,000 | $ 6,300,000 | $ 6,500,000 |
| Interest | $ 1,301,135 | $ 1,240,447 | $ 1,000,000 | $ 1,000,000 | $ 1,000,000 |
| Grants | $ - | $ - | | | |
| Other - Land Sales and Lease Payments | $ 324,711 | $ 333,924 | | $ 292,416 | $ 267,061 |
| Total Revenue | $ 7,504,175 | $ 7,713,313 | $ 7,300,000 | $ 7,592,416 | $ 7,767,061 |
| Total Available Resources | $ 32,856,431 | $ 36,921,691 | $ 34,487,380 | $ 34,779,796 | $ 33,927,654 |
| **EXPENDITURES** | | | | | |
| **Administrative** | | | | | |
| Salaries and Wages | $ 450,311 | $ 460,605 | $ 550,002 | $ 550,002 | $ 614,000 |
| Overtime | | $ 1,914 | $ 3,567 | $ 1,000 | $ - |
| Other (Intern) | | $ 3,389 | $ 9,000 | $ 11,500 | $ 15,000 |
| Total Salaries and Wages | $ 450,311 | $ 465,908 | $ 562,569 | $ 562,502 | $ 629,000 |
| Benefits | $ 180,029 | $ 198,053 | $ 206,215 | $ 206,215 | $ 260,000 |
| Total Salaries/Wages and Benefits | $ 630,340 | $ 663,961 | $ 768,784 | $ 768,717 | $ 889,000 |
| Other Personnel Expenditures | | | | | |
| Auto Allowances | $ 17,161 | $ 21,239 | $ 25,800 | $ 24,800 | $ 22,800 |
| Phone Allowances | $ 2,758 | $ 2,642 | $ 2,700 | $ 2,700 | $ 3,600 |
| Travel and Meals (formerly Local Travel & Travel/Training) | $ 13,829 | $ 538 | $ 15,500 | $ 6,500 | $ 14,000 |
| Dues and Subscriptions | $ 13,726 | $ 16,623 | $ 20,000 | $ 15,000 | $ 24,000 |
| Training (formerly Seminar/Conference Reg) | $ 8,083 | $ 27,890 | $ 16,000 | $ 13,000 | $ 16,000 |
| Total Other Personnel Expense | $ 55,557 | $ 68,931 | $ 80,000 | $ 62,000 | $ 80,400 |
| Service and Supply Expenditures | | | | | |
| Contracted Administrative Services | $ 25,000 | $ 55,000 | $ 55,345 | $ 55,345 | $ 55,345 |
| Service Charge (formerly Bank Charges & Postage) | $ 109 | $ 130 | $ 250 | $ 250 | $ 250 |
| Postage (New Account) | $ - | $ - | $ 250 | $ 250 | $ 250 |
| Insurance | $ 26,862 | $ 72,700 | $ 93,000 | $ 93,000 | $ 93,000 |
| Computer Equipment & Maintenance | $ 8,480 | $ 9,146 | $ 12,000 | $ 10,000 | $ 12,000 |
| Internet & Phone Services (formerly Communications Services) | $ 4,844 | $ 5,899 | $ 7,000 | $ 5,800 | $ 6,000 |
| Professional Services - Legal Fees | $ 3,708 | $ 4,090 | $ 30,000 | $ 15,000 | $ 30,000 |
| Lease Expense-GTACC | $ 26,040 | $ 73,807 | $ 85,200 | $ 85,200 | $ 85,200 |
| Office & Computer Supplies | $ 9,255 | $ 13,025 | $ 14,000 | $ 14,000 | $ 20,000 |
| Office Moving/Remodeling Exp. | $ - | $ 100,461 | $ - | $ - | $ - |
| Total Service and Supply Expense | $ 104,298 | $ 334,259 | $ 297,045 | $ 278,845 | $ 302,045 |
| Total Administrative Expenditures | $ 790,195 | $ 1,067,151 | $ 1,145,829 | $ 1,109,562 | $ 1,271,445 |
| **Indirect Economic Development Exp.** | | | | | |
| Marketing | $ 143,502 | $ 112,380 | $ 150,000 | $ 150,000 | $ 175,000 |
| Economic Impact Model License | $ 4,698 | $ 4,839 | $ 4,984 | $ 4,984 | $ 5,134 |
| Event Sponsorships | $ 25,962 | $ 18,917 | $ 29,000 | $ 12,000 | $ 35,000 |
| Printing & Binding | $ 2,669 | $ 9,399 | $ 6,500 | $ 6,500 | $ 12,000 |
| Website and GIS | $ 18,448 | $ 24,318 | $ 26,000 | $ 23,000 | $ 26,000 |
| Professional Services | $ 262,790 | $ 416,451 | $ 565,000 | $ 450,000 | $ 841,000 |
| Grow Tomball Initiative | $ 13,900 | $ 15,500 | $ 20,000 | $ 20,000 | $ 20,000 |
| Miscellaneous | $ 18,276 | $ 21,048 | $ 15,000 | $ 15,000 | $ 15,000 |
| Total Indirect Expenditures | $ 490,245 | $ 622,852 | $ 816,484 | $ 681,484 | $ 1,129,134 |

| | FY 2024 Actuals | FY 2025 Actuals | FY 2026 Approved Budget | FY 2026 Year End Projections | FY 2027 Proposed Budget |
|---|---|---|---|---|---|
| **City Debt Service** | | | | | |
| Business Park Infrastructure (Series 2013) | $ 546,013 | $ 547,313 | $ 548,413 | $ 548,413 | $ 548,738 |
| Medical Complex/Persimmon (Series 2016) | $ 222,222 | $ 222,222 | $ 222,222 | $ 222,222 | $ 222,222 |
| Southside Sewer Plant Expansion (2025) | | $ 1,000,000 | $ 1,500,000 | $ 1,500,000 | $ 1,500,000 |
| Total Debt Service | $ 768,235 | $ 1,769,535 | $ 2,270,635 | $ 2,270,635 | $ 2,270,960 |
| **Grants, Loans & Other Expenditures** | | | | | |
| Project Grants | $ 378,033 | $ 505,251 | $ 8,318,381 | $ 2,500,000 | $ 9,500,000 |
| Sales Tax Reimbursement Grants (380) | $ 11,379 | $ 66,018 | $ 100,000 | $ 329,490 | $ 640,000 |
| Property Acquisition | $ 2,121 | $ 4,338,964 | $ 1,000,000 | $ - | $ - |
| Business Improvement Grants- Current Year | $ 162,121 | $ 92,400 | $ 350,000 | $ 300,000 | $ 350,000 |
| Business Improvement Grants- Prior Year | $ 116,336 | $ 59,078 | $ 250,000 | $ 61,525 | $ 125,000 |
| Old Town Façade Grants- Current Year | $ - | $ - | $ 250,000 | $ 116,508 | $ 250,000 |
| Old Town Façade Grants- Prior Year | $ 47,553 | $ 13,160 | $ 190,000 | $ 90,000 | $ 50,000 |
| Rental Incentive | | | | | $ 250,000 |
| Old Town Projects | | $ 267,023 | $ 700,000 | $ 255,000 | $ 705,000 |
| South Live Oak Redevelopment Complex (50 acres) | $ 97,609 | $ 83,749 | $ 500,000 | $ 150,000 | $ 350,000 |
| Tomball Business & Technology Park Expenses | $ 16,955 | $ 346,827 | $ 100,000 | $ 105,000 | $ 50,000 |
| Tomball Legacy Square | | $ 420,813 | $ 3,000,000 | $ 350,000 | $ 750,000 |
| Summer Youth Employment Program | $ - | $ 81,490 | $ 250,000 | $ 250,000 | $ 260,000 |
| Total Grants/Loans/Other | $ 832,107 | $ 6,274,773 | $ 15,008,381 | $ 4,507,522 | $ 13,280,000 |
| Total All Expenditures | $ 2,880,782 | $ 9,734,311 | $ 19,241,329 | $ 8,569,203 | $ 17,951,539 |
| Revenues Over (Under) Expenditures | $ 4,623,393 | $ (2,020,998) | $ (11,941,329) | $ (976,787) | $ (10,184,478) |
| Other Income/Losses on Investments | $ 50,701 | $ - | $ 50,000 | $ 50,000 | $ 50,000 |
| Ending Fund Balance | $ 29,924,948 | $ 27,187,380 | $ 15,196,051 | $ 26,160,593 | $ 15,926,115 |

# TEDC Debt Service Schedule

| | Series 1999 | Series 2002 | Series 2013 | Series 2016 | Series 2025 | Annual Payments |
|---|---|---|---|---|---|---|
| **2016** | $ 188,148 | $ 370,000 | $ 528,012.50 | | | $ 1,086,160.50 |
| **2017** | $ 188,148 | $ 370,000 | $ 530,912.50 | | | $ 1,089,060.50 |
| **2018** | $ 188,148 | $ 370,000 | $ 533,612.50 | | | $ 1,091,760.50 |
| **2019** | $ 188,148 | $ 370,000 | $ 536,112.50 | | | $ 1,094,260.50 |
| **2020** | | $ 370,000 | $ 533,462.50 | $ 222,222 | | $ 1,125,684.50 |
| **2021** | | $ 370,000 | $ 535,662.50 | $ 222,222 | | $ 1,127,884.50 |
| **2022** | | $ 370,000 | $ 537,662.50 | $ 222,222 | | $ 1,129,884.50 |
| **2023** | | | $ 539,462.50 | $ 222,222 | | $ 761,684.50 |
| **2024** | | | $ 546,012.50 | $ 222,222 | | $ 768,234.50 |
| **2025** | | | $ 547,312.50 | $ 222,222 | $ 1,000,000 | $ 1,769,534.50 |
| **2026** | | | $ 548,412.50 | $ 222,222 | $ 1,500,000 | $ 2,270,634.50 |
| **2027** | | | $ 548,737.50 | $ 222,222 | $ 1,500,000 | $ 2,270,959.50 |
| **2028** | | | $ 548,275.00 | $ 222,222 | $ 1,500,000 | $ 2,270,497.00 |
| **2029** | | | $ 551,925.00 | $ 222,222 | $ 1,500,000 | $ 2,274,147.00 |
| **2030** | | | $ 549,056.25 | $ 222,222 | $ 1,500,000 | $ 2,271,278.25 |
| **2031** | | | $ 549,600.00 | $ 222,222 | $ 1,500,000 | $ 2,271,822.00 |
| **2032** | | | $ 549,075.00 | $ 222,222 | $ 1,500,000 | $ 2,271,297.00 |
| **2033** | | | $ 548,100.00 | $ 222,222 | $ 1,500,000 | $ 2,270,322.00 |
| **2034** | | | | $ 222,222 | $ 1,500,000 | $ 1,722,222.00 |
| **2035** | | | | $ 222,222 | $ 1,500,000 | $ 1,722,222.00 |
| **2036** | | | | $ 222,222 | $ 1,500,000 | $ 1,722,222.00 |
| **2037** | | | | $ 222,226 | $ 1,500,000 | $ 1,722,226.00 |
| **2038** | | | | | $ 1,500,000 | $ 1,500,000.00 |
| **2039** | | | | | $ 1,500,000 | $ 1,500,000.00 |
| **2040** | | | | | $ 1,500,000 | $ 1,500,000.00 |
| **2041** | | | | | $ 1,500,000 | $ 1,500,000.00 |
| **2042** | | | | | $ 1,500,000 | $ 1,500,000.00 |
| **2043** | | | | | $ 1,500,000 | $ 1,500,000.00 |
| **2044** | | | | | $ 1,500,000 | $ 1,500,000.00 |
| **Total** | **$ 752,592** | **$ 2,590,000** | **$ 9,761,406.25** | **$ 4,000,000.00** | **$ 29,500,000** | **$ 46,603,998.25** |

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

TOMBALL
ECONOMIC DEVELOPMENT CORP.

# FY 2026–27 TEDC Budget

Questions, clarifications & Board-approved revisions

August 2026

TOMBALL
ECONOMIC DEVELOPMENT CORP.

| REVENUE | EXPENDITURES | ENDING BALANCE | DEBT SERVICE |
|---|---|---|---|
| **$7.77M** | **$17.95M** | **$15.92M** | **$2.27M** |
| FY 2026–27 proposed | Includes projects and grants | Projected Sept. 30, 2027 | FY 2026–27 annual payments |

## Revisions from earlier workshops

| PERSONNEL | TOMBALL LEGACY SQUARE | SOUTH LIVE OAK | PROPERTY ACQUISITION |
|---|---|---|---|
| **4.1% of personnel base pay cost**<br>COLA/MERIT | **$2M → $750,000** | **$600,000 → $350,000** | **$500,000 → $0** |

# Operating items: budget-to-budget context

**Comparisons below use the FY 2025–26 adopted budget—not the FY 2026 year-end projection—as the baseline.**

| LINE ITEM | FY26 ADOPTED | FY27 APPROVED | WHY IT CHANGED |
|---|---|---|---|
| Travel & Meals | $15,500 | **$14,000** | Reduced 9.7%; supports a larger staff. |
| Dues & Subscriptions | $20,000 | **$24,000** | Staffing, price increases and upgrades. |
| Legal Services | $30,000 | **$30,000** | Restores capacity; no budget-to-budget increase. |
| Office & Computer Supplies | $14,000 | **$20,000** | Added staff, equipment and higher prices. |
| Event Sponsorships | $29,000 | **$35,000** | SYEP and new industry events moved here. |
| Printing & Binding | $6,500 | **$12,000** | Annual report printing moved from professional services. |
| Grow Tomball Initiative | $20,000 | **$20,000** | Ongoing citywide business promotion. No change. |

**Key clarification**

**Several percentage increases cited in the questions compare FY 2027 to FY 2026 projected spending. Projections explain timing and utilization; adopted-to-adopted comparisons show the actual policy change.**

# Why some FY 2025–26 projections are lower

**A year-end projection is an estimate of timing and utilization—not a new funding target for the following year.**

### Travel & Meals
**Budget: $15,500** **Projected: $6,500**

Fewer conferences; staffing transitions, scheduling and program timing.

### Dues & Subscriptions
**Budget: $20,000** **Projected: $15,000**

Underused or duplicative services were removed; lower-cost replacements used.

### Event Sponsorships
**Budget: $29,000** **Projected: $12,000**

No Outlook speaker fee, event cost sharing and one sponsorship shifted to FY27.

### Professional Services
**Budget: $565,000** **Projected: $450,000**

The parking and mobility study is underway; the remainder of the contract will be spent in FY27.

### Legacy Square
**Budget: $3,000,000** **Projected: $350,000**

The project did not reach the anticipated design and construction phase.

### South Live Oak
**Budget: $500,000** **Projected:$150,000**

Work was limited to concept planning and building repairs.

# Travel & Meals

BUDGET CHANGE

Approved FY25–26 **$15,500** → Proposed FY26–27 **$14,000**

−$1,500 | −9.7%

## FY 2026–27 planned allocation

Conference attendance will be prioritized and managed within the approved allocation.

| | | |
|---|---|---|
| **TEDC** | Winter · Austin | **$1,400** |
| | Mid-Year · The Woodlands | **$100** |
| **IEDC** | Annual · New Orleans | **$3,000** |
| | Future Forum · Washington, D.C. | **$3,000** |
| **CDI** | The Woodlands | **$100** |
| **Retail Live** | Austin | **$1,000** |
| **Planning** | Texas APA · Irving | **$1,650** |
| **TML** | TML Economic Development · Bastrop | **$1,250** |
| **Local** | Local travel | **$2,500** |
| **TOTAL PROPOSED ALLOCATION** | | **$14,000** |

## Why FY 2026 spending is lower

FY 2025–26 expenditures are projected below the $15,500 approved budget because fewer conferences and training opportunities were attended than originally anticipated. Staffing levels, scheduling, and the timing of available programs contributed to the lower utilization.

## What changes in FY 2026–27

The proposed budget prioritizes essential conferences, staff development, board training opportunities, and local travel while reducing the overall allocation.

# Dues & Subscriptions

## BUDGET CHANGE

Approved FY25–26

**$20,000**

→

Proposed FY26–27

**$24,000**

**+$4,000 | +20%**

Expanded staffing, higher subscription costs, and necessary software upgrades drive the proposed increase.

## FY 2026–27 planned resources

Memberships and platforms necessary to support TEDC operations and an expanded team.

| | |
|---|---|
| **Economic development** | SEDC · TEDC · IEDC · ICSC · Texas Downtown Association |
| **Planning & communications** | APA · TAMIO |
| **Local & regional** | GTACC · NHA · NAGC · Leadership North Houston |
| **Productivity** | Dropbox · Canva · Adobe · Zoom |
| **Media & outreach** | Vimeo · Houston Chronicle · YouTube · ChatGPT |
| **Workflow platform** | Wingman |
| **Professional support** | Community Development Council and other resources |
| **TOTAL PROPOSED BUDGET** | **$24,000** |

## Why FY 2026 spending is lower

FY 2025–26 expenditures are projected below the approved budget because TEDC reviewed its subscriptions and discontinued services that were underutilized or duplicated capabilities available through other platforms. Adequate, more cost-effective replacements were identified where needed.

## What changes in FY 2026–27

The proposed budget supports additional subscriptions (Wingman and Adobe Pro) and professional memberships for expanded staffing, subscription price increases, and software upgrades.

# Office & Computer Supplies

BUDGET CHANGE

Approved FY25–26
**$14,000**

→

Proposed FY26–27
**$20,000**

**+$6,000 | +42.9%**

The proposed increase supports an additional staff member, higher prices, and ongoing office and equipment needs.

## FY 2026–27 planned uses

Core supplies and equipment necessary to support daily TEDC operations and the expanded team.

| | |
|---|---|
| **Office supplies** | Everyday materials required for staff operations |
| **Postage** | Mailing and delivery costs for TEDC communications |
| **Staff equipment** | Equipment needed to support an additional staff member |
| **Equipment needs** | Replacement, upgrades, and operational equipment |
| **Price increases** | Capacity for higher costs across supplies and equipment |
| **TOTAL PROPOSED BUDGET** | **$20,000** |

## FY 2026 budget is fully utilized

Year-end spending is projected at the full $14,000 approved budget, reflecting the ongoing cost of office supplies, postage, and equipment needed to support TEDC operations.

### What changes in FY 2026–27

The proposed $20,000 budget adds capacity for an additional staff member, increased supply and equipment prices, and the equipment necessary to maintain an effective workplace.

# Event Sponsorships

BUDGET CHANGE

Approved FY25–26
**$29,000**
→
Proposed FY26–27
**$35,000**

**+$6,000 | +20.7%**

SYEP programming and additional industry events identified through the strategic work plan drive the increase.

## FY 2026–27 planned allocation

Community partnerships, signature programs, workforce events, and industry engagement.

| | | |
|---|---|---|
| **Community events** | GTACC and Tomball community events | **$4,000** |
| **TEDC sponsor** | Texas EDC Community Sponsor | **$2,500** |
| **Signature event** | Outlook Luncheon | **$5,000** |
| **Industry events** | Mix N Jingle, strategic plan, and career fair | **$7,500** |
| **SYEP** | Orientation, midpoint, celebration, and outreach | **$8,000** |
| **Business events** | Small business and industry events | **$5,000** |
| **Additional events** | Capacity for other identified opportunities | **$3,000** |
| **TOTAL PROPOSED BUDGET** | | **$35,000** |

## Why FY 2026 spending is lower

FY 2025–26 spending is projected at $12,000 versus the $29,000 budget. TEDC did not incur speaker fees for the Outlook Luncheon, shared costs on several events, and the Texas EDC Community Sponsor expense will fall in FY 2026–27.

### What changes in FY 2026–27

The proposed budget moves SYEP events into this line item and adds industry events identified through the strategic work plan process.

FY 2026–27 PROPOSED BUDGET

# Professional Services

BUDGET CHANGE

Approved FY25–26

**$565,000**

→

Proposed FY26–27

**$841,000**

**+$276,000 | +48.8%**

The increase includes a $250,000 Whole Town Mobility Study requested by the City.

## FY 2026–27 planned allocation

Planning, mobility, design, marketing, research, and on-call professional expertise.

| | | |
|---|---|---|
| **On-call** | AIG on-call services | **$50,000** |
| **Research** | CoStar | **$14,000** |
| **Mobility** | AIG parking and mobility | **$150,000** |
| **Marketing** | Design assistance | **$5,000** |
| **Public relations** | Winkler PR (as needed) | **$20,000** |
| **Strategy** | Strategic Work Plan | **$25,000** |
| **Marketing** | Multiview | **$30,000** |
| **Imaging** | Aerial imagery | **$1,000** |
| **Design** | Parking lot design | **$276,000** |
| **Mobility study** | Whole Town Mobility Study – Trolley Feasibility Analysis | **$250,000** |
| **Other** | Miscellaneous professional services | **$20,000** |
| **TOTAL PROPOSED BUDGET** | | **$841,000** |

## FY 2026 projected spending

**$450,000**

## Primary FY 2026–27 budget driver

The proposed budget includes $250,000 for a Whole Town Mobility Study requested by the City at the most recent meeting.

### Professional services focus

Funding also supports parking and mobility work, parking lot design, strategic planning, marketing, research, and on-call expertise.

# Tomball Legacy Square

PROPOSED BUDGET

## $750,000

CONSULTANT & CONTRACTOR ESTIMATES

### Proposed project allocation

Estimated costs by major project component

| | | |
|---|---|---|
| **Environmental remediation** | Contractor estimate | **$100,000** |
| **Demolition** | Two contractor estimates | **$500,000** |
| **Repairs/Other** | Remaining project allocation | **$150,000** |
| **TOTAL PROPOSED BUDGET** | | **$750,000** |

# South Live Oak and acquisition capacity

## SOUTH LIVE OAK CAMPUS COMPLEX • 50 ACRES

PROPOSED BUDGET

**$350,000**

| | |
|---|---|
| Civil engineering / infrastructure | $175,000 |
| Pipeline coordination | $25,000 |
| Repairs /Other | $150,000 |
| **TOTAL PROPOSED BUDGET** | **$350,000** |

# Programs with different purposes and spending patterns

### SALES-TAX REIMBURSEMENTS

## FY26: $640,000

Previously approved Chapter 380 obligations—not new agreements. Payments are performance-based and rise only with actual taxable sales.

### BUSINESS IMPROVEMENT GRANTS—PRIOR YEAR

## FY26: $125,000

Funds known commitments plus projects approved late in FY26 that may complete and reimburse in FY27.

### OLD TOWN FAÇADE GRANTS

## FY26: $250,000

Annual program ceiling. Actual spending depends on eligible applications, approvals and completed work.

### GROW TOMBALL

## FY26: $20,000

Citywide marketing: business stories, entrepreneurs, products, workforce programs and promotional content.

### OLD TOWN PROJECTS

## FY26: $705,000

Physical investment: alleyways, parking, banners, billboards, wayfinding and related public improvements.

**Old Town alleyway funds are carryover: CenterPoint pole relocations delayed FY26 work. The Board redirected $650,000 toward rear access and walkability ahead of the anticipated FM 2920 project.**

# Professional Services: $841,000 is project-based

**The increase is concentrated in defined mobility, engineering and design work—not a general consulting increase.**

### MOBILITY & PARKING

**$676,000**

Parking lot design  $276K
Whole Town Mobility Study  $250K
AIG parking & mobility (carryover) $150K

### STRATEGY & MARKETING

**$81,000**

Multiview  $30K
Strategic Work Plan  $25K
PR  $20K
Design + aerial  $6K

### ENGINEERING, DATA & OTHER

**$84,000**

On-call engineering  $50K
Miscellaneous  $20K
CoStar  $14K

**City-requested item**

**$250,000 Whole Town Mobility Study / trolley feasibility analysis represents matching funds for an H-GAC grant.**

# Tomball Economic Development Corporation
# FY 2026 - 2027 Budget
# Account Descriptions

## REVENUE

- Sales Tax: Those revenues received from the State of Texas and through the City of Tomball for the $0.005 portion of the $0.020 sales tax revenues collected within the City limits of Tomball.

- Interest: Those revenues received from financial institutions for balances on hand and from funds that have been invested.

- Grants: Those revenues received from additional sources such as CenterPoint Energy for support of the Corporation's activities, including the Annual Economic Outlook Event, marketing collateral, and continuing education.

- Other: Those revenues received from the sale or lease of TEDC-owned property.

## EXPENDITURES

**Administrative:**

- Salaries - Administrative: The amount reimbursed to the City of Tomball for the salary paid to the Executive Director, Assistant Director, and Coordinator of the Tomball Economic Development Corporation. This amount includes holiday, vacation, sick, and longevity pay.

- Benefits: The amount reimbursed to the City of Tomball for the benefits paid to, or on behalf of, TEDC staff. This amount includes social security taxes, medicare taxes, employer matched funds to the Texas Municipal Retirement System, health insurance premiums, and worker compensation insurance.

- Wages: Wages for non-exempt (hourly) TEDC employees. Also includes overtime for hours worked during any FLSA-defined workweek, which exceeds 40 hours and are approved in advance by the Executive Director.

**Other Personnel Expenditures:**

- Auto Allowances: Monthly stipends for the Executive Director, Assistant Director, and Coordinator allocated to cover business travel expenses and mileage within a 50-mile radius of Tomball.

- Phone Allowances: Monthly stipends allocated to cover business-related cell phone expenses for eligible TEDC staff.

- Travel and Meals (formerly Local Travel and Travel and Training): The amount allocated to cover business travel expenses associated with attending classes, seminars, events, trade shows and for related travel expenses. This includes hotel rooms where overnight stay is reasonable, the cost of related meals, airfare, and car rental where reasonable, parking and toll fees, and for mileage. Reimbursable mileage for exempt staff is limited to a destination that exceeds a 50-mile radius of the City of Tomball.

- Dues and Subscriptions: Fees charged for memberships and related expenses to professional organizations, subscriptions and software.

- Training (formerly Seminar/Conference Registration): Fees for the Tomball Economic Development Corporation staff and board members to attend conferences, events, and professional training seminars.

**Service and Supply Expenditures**

- Contracted Administrative Services: The cost of administrative services provided to the Tomball Economic Development Corporation by City of Tomball personnel as indicated in the Administrative Services Agreement entered into between the Tomball Economic Development Corporation and the City of Tomball.

- Service Charges (formerly Bank Charges & Postage): The various service charges for maintaining a bank account, including wire transfer fees, safekeeping fees for investments, and actual operating account fees based on the account analysis.

- Postage: Postage fees.

- Insurance: The cost of surety bonding fees and insurance premiums including General Liability, Errors and Omissions, and Real and Personal Property.

- Computer Equipment and Maintenance: The cost of computer equipment and related expenses.

- Internet & Phone Services (formerly Communication Services)**:** The cost of telephone service, including land line phone base rate charges, DSL service, and long-distance charges.

- Professional Services - Legal Fees: Expenses incurred for legal services related to document and agreement preparation and obtaining advice and opinions from legal counsel related to Tomball Economic Development Corporation business activities.

- Lease Expense-GTACC: Payment to the Greater Tomball Area Chamber of Commerce for leased office space at 29201 Quinn Road, Tomball, Texas 77375.

- Office & Computer Supplies: The cost of various office supplies, postage, and equipment.

- Office Moving/Remodeling Expense: Costs incurred to relocate the TEDC offices to Suite A of the 29201 Quinn Road building including moving and storage fees, design, construction, repairs, cleaning, office furniture and furnishings.

**Indirect Economic Development Expenditures:**

- Marketing**:** Expenses related to marketing Tomball to attract business, industry, and visitors, including advertisements in printed and digital publications, information packages, brochures, promotional items, and related marketing collateral material.

- Economic Impact Model License: The annual licensing fee for the economic impact analysis model utilized by the TEDC to calculate the economic impact of a prospect firm/project and related costs and benefits to the City of Tomball.

- Event Sponsorships**:** Costs to sponsor/co-sponsor events that foster relationships with businesses, site location consultants, brokers, real estate professionals, regional allies, and others influencing business location and capital investment decisions.

- Printing & Binding: The cost of printing various items including, but not limited to, Notice of Project/Public Hearing, brochures, presentation boards, community profiles, business resource guides, stationary, etc.

- Website and GIS: Costs to maintain the Tomball Economic Development Corporation's website, including web hosting, property database services, analytics platforms, and online GIS software.

- Professional Services: Consulting fees, engineering/architectural fees, photography, graphics and design services, and other professional services incurred in expanding the economic base of Tomball.

- Grow Tomball Initiative: Expenses related to developing a Grow Tomball initiative to highlight and promote local businesses, entrepreneurs, and products.

- Miscellaneous: Other expenses including, but not limited to, meals with potential business developers, name plates for Board meetings, post office box fees, etc.

**City Debt Service**

- Southside Sewer Plant (1999 CO-2/15/2019): Contributions to debt repayment for the wastewater treatment plant built on the south side of Tomball to accommodate expanded industry in the city. Final debt payment was made in 2019.

- Utilities Expansion (2002 CO-2/15/2022): Contributions to debt repayment for the extension of utilities from FM 2920 south on Hufsmith-Kohrville Road to Holderrieth Road, west to SH 249 and north to Theiss Road. Final debt payment was made in 2022.

- Business Park (Series 2013): Contributions to debt repayment for the construction of utilities, roads, drainage facilities, etc. for the Tomball Business and Technology Park Project located at the northwest corner of Hufsmith-Kohrville and Holderrieth Roads.

- Medical Complex/Persimmon (Series 2016): Contributions to debt repayment for the construction of utilities, roads, drainage facilities, etc. for the extension of Medical Complex Drive Segment 4B and South Persimmon Street from Agg Road/Medical Complex Drive south to the Tomball Business & Technology Park.

- Southside Sewer Plant Expansion (2025 CO - 2044): Contributions to debt repayment for the expansion of the Holderrieth wastewater treatment plant to accommodate expanded growth of industry in the City.

**Grants, Loans & Other Expenditures**

- Project Grants: Grant funds designated by the Tomball Economic Development Corporation's Board of Directors and approved by the Tomball City Council waiting for contract fulfillment in order to be disbursed.

- Sales Tax Reimbursement Grants (380): Sales tax reimbursements made in accordance with economic development incentive agreements approved by the Tomball Economic Development Corporation's Board of Directors and the Tomball City Council.

- Property Acquisition: Costs associated with the acquisition of land for economic development projects.

- Business Improvement Grants- Current Year: Funds allocated to enhance the economic development of the City of Tomball through matching grants for façade or exterior improvements to buildings, sign improvements, landscaping, or other exterior property improvements.

- Business Improvement Grants- Prior Year: Improvement grant funds approved in the prior fiscal year waiting for contract fulfillment in order to be disbursed.

- Old Town Façade Grants: Funds allocated to enhance the economic development of the City of Tomball through grants to property and business owners seeking to rehabilitate commercial buildings located in the Old Town Tomball area.

- Old Town Façade Grants- Prior Year: Improvement grant funds approved in the prior fiscal year waiting for contract fulfillment in order to be disbursed.

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

- Old Town Revitalization Projects: Targeted investments in Old Town Tomball including alleyways, parking, wayfinding, etc.

- South Live Oak Redevelopment & Maintenance: The costs associated with the redevelopment and maintenance of the South Live Oak Business Park Project.

- Business Park Expenses: Expenses related to the development and maintenance of the Tomball Business & Technology Park.

- Tomball Legacy Square: Expenses related to the redevelopment and maintenance of the former First Baptist Church complex.

- Summer Youth Employment Program (SYEP): Funds allocated to enhance a workforce development initiative through paid internships in a variety of industries, giving hands-on-experience to create a crosswalk between existing industry and future workforce.

City of Tomball

***Lori Klein Quinn***
***Mayor***

***David Esquivel, PE***
***City Manager***

June 23, 2026

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

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

Kelly,

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

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

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

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

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

Sincerely,

David Esquivel
City Manager

**TOMBALL ECONOMIC DEVELOPMENT CORPORATION**
**ESTIMATE OF CASH FLOW NEEDS**

| Tax=3%; Interest=1%; Expenses=5% | FY 2024 Actuals | FY 2025 Actuals | 2025-2026 FISCAL YEAR | 2026-2027 FISCAL YEAR | 2027-2028 FISCAL YEAR | 2028-2029 FISCAL YEAR | 2029-2030 FISCAL YEAR | 2030-2031 FISCAL YEAR |
|---|---|---|---|---|---|---|---|---|
| **DESCRIPTION** | | | Based on Year End Projections | Tax=3%; Interest=1%; Expenses=5% | Tax=3%; Interest=1%; Expenses=5% | Tax=3%; Interest=1%; Expenses=5% | Tax=3%; Interest=1%; Expenses=5% | Tax=3%; Interest=1%; Expenses=5% |
| Beginning Fund Balances | $ 25,352,256 | $ 29,208,378 | $ 27,187,380 | $ 26,406,049 | $ 24,448,382 | $ 17,446,199 | $ 15,761,456 | $ 12,960,093 |
| Estimated Sales Tax Revenue | $ 5,878,329 | $ 6,138,942 | $ 6,300,000 | $ 6,489,000 | $ 6,683,670 | $ 6,884,180 | $ 7,090,706 | $ 7,303,427 |
| Estimated Interest Revenue | $ 1,301,135 | $ 1,240,447 | $ 1,000,000 | $ 1,000,000 | $ 1,010,000 | $ 1,020,100 | $ 1,030,301 | $ 1,040,604 |
| Chapter 380 Projects Revenue | | | $ 330,000 | $ 640,000 | $ 750,000 | $ 850,000 | $ 950,000 | $ 1,050,000 |
| Other - Land Sales, Loans, Lease Payments, etc. | $ 324,711 | $ 333,924 | $ 292,416 | $ 267,061 | $ 8,271,802 | $ 276,638 | $ 281,000 | $ 285,000 |
| **Total Estimated Revenues** | $ 32,856,431 | $ 36,921,691 | $ 35,109,796 | $ 34,802,110 | $ 41,163,854 | $ 26,477,118 | $ 23,882,462 | $ 21,304,124 |
| | | | | | | | | |
| **TOTAL ADMINISTRATIVE EXPENDITURES** | $ 790,195 | $ 1,067,151 | $ 1,061,629 | $ 1,114,710 | $ 1,170,446 | $ 1,228,968 | $ 1,290,417 | $ 1,354,938 |
| **TOTAL INDIRECT EXPENDITURES** | $ 490,245 | $ 622,852 | $ 831,484 | $ 873,058 | $ 916,711 | $ 962,547 | $ 1,010,674 | $ 1,061,208 |
| | | | | | | | | |
| **DEBT SERVICE** | | | | | | | | |
| Business Park Infrastructure (Series 2013) | $ 546,013 | $ 547,313 | $ 548,413 | $ 548,738 | $ 548,275 | $ 551,925 | 549,056 | 549,600 |
| Medical Complex/Persimmon (Series 2016) | $ 222,222 | $ 222,222 | $ 222,222 | $ 222,222 | $ 222,222 | $ 222,222 | $ 222,222 | $ 222,222 |
| Southside Sewer Plant Expansion (2025) | $ - | $ 1,000,000 | $ 1,500,000 | $ 1,500,000 | $ 1,500,000 | $ 1,500,000 | $ 1,500,000 | $ 1,500,000 |
| Future Debt (Tomball Legacy Square) | | | | | | $ 650,000 | $ 650,000 | $ 650,000 |
| **Total Debt Service** | $ 768,235 | $ 1,769,535 | $ 2,270,635 | $ 2,270,960 | $ 2,270,497 | $ 2,924,147 | $ 2,921,278 | $ 2,921,822 |
| | | | | | | | | |
| **Grants, Loans & Other Expenditures** | | | | | | | | |
| Project Grants | $ 378,033 | $ 505,251 | $ 2,500,000 | $ 2,500,000 | $ 7,500,000 | $ 3,000,000 | $ 3,000,000 | $ 3,000,000 |
| Sales Tax Reimbursement Grants (380) | $ 11,379 | $ 66,018 | $ 330,000 | $ 640,000 | $ 750,000 | $ 850,000 | $ 950,000 | $ 1,050,000 |
| Property Acquisition | $ 2,121 | $ 4,338,964 | $ - | $ - | $ - | $ - | $ - | $ - |
| Business Improvement Grants | $ 278,457 | $ 151,478 | $ 350,000 | $ 350,000 | $ 350,000 | $ 350,000 | $ 350,000 | $ 350,000 |
| Old Town Façade Grants | $ 47,553 | $ 13,160 | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 |
| Rental Incentive | | | | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 |
| Old Town Projects (alleys, billboards/signage, parking) | $ - | $ 267,023 | $ 255,000 | $ 705,000 | $ 1,850,000 | $ 250,000 | $ 250,000 | $ 250,000 |
| South Live Oak Redevelopment (50 acres) | $ 97,609 | $ 83,749 | $ 150,000 | $ 350,000 | $ 150,000 | $ 150,000 | $ 150,000 | $ 150,000 |
| Tomball Business & Technology Park Expenses | $ 16,955 | $ 346,827 | $ 105,000 | $ 50,000 | $ 10,000 | $ - | $ - | $ - |
| Tomball Legacy Square | $ - | $ 420,813 | $ 350,000 | $ 750,000 | $ 8,000,000 | $ 250,000 | $ 250,000 | $ 250,000 |
| Summer Youth Employment Program | $ - | $ 81,490 | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 |
| **Total Grants/Loans/Other** | $ 832,107 | $ 6,274,773 | $ 4,540,000 | $ 6,095,000 | $ 19,360,000 | $ 5,600,000 | $ 5,700,000 | $ 5,800,000 |
| | | | | | | | | |
| **ENDING FUND BALANCE** | $ 29,924,948 | $ 27,187,380 | $ 26,406,049 | $ 24,448,382 | $ 17,446,199 | $ 15,761,456 | $ 12,960,093 | $ 10,166,157 |

# City Council Meeting
# Agenda Item
# Data Sheet

**Meeting Date:** August 21, 2026

**Topic:**

Consideration and possible action by Tomball City Council to approve the Tomball Economic Development Corporation (TEDC) Fiscal Year 2026-2027 Budget.

**Background:**

In accordance with the Texas Development Corporation Act and the TEDC Bylaws, the TEDC is required to prepare and submit an annual budget of expected revenues and proposed expenditures to the City Council for final approval. This process ensures transparency, fiscal accountability, and alignment of TEDC resources with the City's economic development priorities.

The TEDC budget serves as the Corporation's financial and operational roadmap for the upcoming fiscal year, outlining projected sales tax revenues and planned expenditures related to business recruitment, retention, infrastructure improvements, workforce development, marketing, and administrative operations.

**Origination:** Tomball Economic Development Corporation Board of Directors

**Recommendation:** Approval of the Fiscal Year 2026-2027 TEDC Budget

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

**FUNDING** (IF APPLICABLE)

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

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

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

Signed ______________________ Approved by ______________________

Staff Member-TEDC Date Executive Director-TEDC Date

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

| | FY 2024 Actuals | FY 2025 Actuals | FY 2026 Approved Budget | FY 2026 Year End Projections | FY 2027 Proposed Budget |
|---|---|---|---|---|---|
| **Beginning Fund Balance** | $ 25,352,256 | $ 29,208,378 | $ 27,187,380 | $ 27,187,380 | $ 26,160,593 |
| **REVENUE** | | | | | |
| Sales Tax | $ 5,878,329 | $ 6,138,942 | $ 6,300,000 | $ 6,300,000 | $ 6,500,000 |
| Interest | $ 1,301,135 | $ 1,240,447 | $ 1,000,000 | $ 1,000,000 | $ 1,000,000 |
| Grants | $ - | $ - | | | |
| Other - Land Sales and Lease Payments | $ 324,711 | $ 333,924 | | $ 292,416 | $ 267,061 |
| Total Revenue | $ 7,504,175 | $ 7,713,313 | $ 7,300,000 | $ 7,592,416 | $ 7,767,061 |
| Total Available Resources | $ 32,856,431 | $ 36,921,691 | $ 34,487,380 | $ 34,779,796 | $ 33,927,654 |
| **EXPENDITURES** | | | | | |
| **Administrative** | | | | | |
| Salaries and Wages | $ 450,311 | $ 460,605 | $ 550,002 | $ 550,002 | $ 614,000 |
| Overtime | | $ 1,914 | $ 3,567 | $ 1,000 | $ - |
| Other (Intern) | | $ 3,389 | $ 9,000 | $ 11,500 | $ 15,000 |
| Total Salaries and Wages | $ 450,311 | $ 465,908 | $ 562,569 | $ 562,502 | $ 629,000 |
| Benefits | $ 180,029 | $ 198,053 | $ 206,215 | $ 206,215 | $ 260,000 |
| Total Salaries/Wages and Benefits | $ 630,340 | $ 663,961 | $ 768,784 | $ 768,717 | $ 889,000 |
| Other Personnel Expenditures | | | | | |
| Auto Allowances | $ 17,161 | $ 21,239 | $ 25,800 | $ 24,800 | $ 22,800 |
| Phone Allowances | $ 2,758 | $ 2,642 | $ 2,700 | $ 2,700 | $ 3,600 |
| Travel and Meals (formerly Local Travel & Travel/Training) | $ 13,829 | $ 538 | $ 15,500 | $ 6,500 | $ 14,000 |
| Dues and Subscriptions | $ 13,726 | $ 16,623 | $ 20,000 | $ 15,000 | $ 24,000 |
| Training (formerly Seminar/Conference Reg) | $ 8,083 | $ 27,890 | $ 16,000 | $ 13,000 | $ 16,000 |
| Total Other Personnel Expense | $ 55,557 | $ 68,931 | $ 80,000 | $ 62,000 | $ 80,400 |
| Service and Supply Expenditures | | | | | |
| Contracted Administrative Services | $ 25,000 | $ 55,000 | $ 55,345 | $ 55,345 | $ 55,345 |
| Service Charge (formerly Bank Charges & Postage) | $ 109 | $ 130 | $ 250 | $ 250 | $ 250 |
| Postage (New Account) | $ - | $ - | $ 250 | $ 250 | $ 250 |
| Insurance | $ 26,862 | $ 72,700 | $ 93,000 | $ 93,000 | $ 93,000 |
| Computer Equipment & Maintenance | $ 8,480 | $ 9,146 | $ 12,000 | $ 10,000 | $ 12,000 |
| Internet & Phone Services (formerly Communications Services) | $ 4,844 | $ 5,899 | $ 7,000 | $ 5,800 | $ 6,000 |
| Professional Services - Legal Fees | $ 3,708 | $ 4,090 | $ 30,000 | $ 15,000 | $ 30,000 |
| Lease Expense-GTACC | $ 26,040 | $ 73,807 | $ 85,200 | $ 85,200 | $ 85,200 |
| Office & Computer Supplies | $ 9,255 | $ 13,025 | $ 14,000 | $ 14,000 | $ 20,000 |
| Office Moving/Remodeling Exp. | $ - | $ 100,461 | $ - | $ - | $ - |
| Total Service and Supply Expense | $ 104,298 | $ 334,259 | $ 297,045 | $ 278,845 | $ 302,045 |
| Total Administrative Expenditures | $ 790,195 | $ 1,067,151 | $ 1,145,829 | $ 1,109,562 | $ 1,271,445 |
| **Indirect Economic Development Exp.** | | | | | |
| Marketing | $ 143,502 | $ 112,380 | $ 150,000 | $ 150,000 | $ 175,000 |
| Economic Impact Model License | $ 4,698 | $ 4,839 | $ 4,984 | $ 4,984 | $ 5,134 |
| Event Sponsorships | $ 25,962 | $ 18,917 | $ 29,000 | $ 12,000 | $ 35,000 |
| Printing & Binding | $ 2,669 | $ 9,399 | $ 6,500 | $ 6,500 | $ 12,000 |
| Website and GIS | $ 18,448 | $ 24,318 | $ 26,000 | $ 23,000 | $ 26,000 |
| Professional Services | $ 262,790 | $ 416,451 | $ 565,000 | $ 450,000 | $ 841,000 |
| Grow Tomball Initiative | $ 13,900 | $ 15,500 | $ 20,000 | $ 20,000 | $ 20,000 |
| Miscellaneous | $ 18,276 | $ 21,048 | $ 15,000 | $ 15,000 | $ 15,000 |
| Total Indirect Expenditures | $ 490,245 | $ 622,852 | $ 816,484 | $ 681,484 | $ 1,129,134 |

| | FY 2024 Actuals | FY 2025 Actuals | FY 2026 Approved Budget | FY 2026 Year End Projections | FY 2027 Proposed Budget |
|---|---|---|---|---|---|
| **City Debt Service** | | | | | |
| Business Park Infrastructure (Series 2013) | $ 546,013 | $ 547,313 | $ 548,413 | $ 548,413 | $ 548,738 |
| Medical Complex/Persimmon (Series 2016) | $ 222,222 | $ 222,222 | $ 222,222 | $ 222,222 | $ 222,222 |
| Southside Sewer Plant Expansion (2025) | | $ 1,000,000 | $ 1,500,000 | $ 1,500,000 | $ 1,500,000 |
| Total Debt Service | $ 768,235 | $ 1,769,535 | $ 2,270,635 | $ 2,270,635 | $ 2,270,960 |
| | | | | | |
| **Grants, Loans & Other Expenditures** | | | | | |
| Project Grants | $ 378,033 | $ 505,251 | $ 8,318,381 | $ 2,500,000 | $ 9,500,000 |
| Sales Tax Reimbursement Grants (380) | $ 11,379 | $ 66,018 | $ 100,000 | $ 329,490 | $ 640,000 |
| Property Acquisition | $ 2,121 | $ 4,338,964 | $ 1,000,000 | $ - | $ - |
| Business Improvement Grants- Current Year | $ 162,121 | $ 92,400 | $ 350,000 | $ 300,000 | $ 350,000 |
| Business Improvement Grants- Prior Year | $ 116,336 | $ 59,078 | $ 250,000 | $ 61,525 | $ 125,000 |
| Old Town Façade Grants- Current Year | $ - | $ - | $ 250,000 | $ 116,508 | $ 250,000 |
| Old Town Façade Grants- Prior Year | $ 47,553 | $ 13,160 | $ 190,000 | $ 90,000 | $ 50,000 |
| Rental Incentive | | | | | $ 250,000 |
| Old Town Projects | | $ 267,023 | $ 700,000 | $ 255,000 | $ 705,000 |
| South Live Oak Redevelopment Complex (50 acres) | $ 97,609 | $ 83,749 | $ 500,000 | $ 150,000 | $ 350,000 |
| Tomball Business & Technology Park Expenses | $ 16,955 | $ 346,827 | $ 100,000 | $ 105,000 | $ 50,000 |
| Tomball Legacy Square | | $ 420,813 | $ 3,000,000 | $ 350,000 | $ 750,000 |
| Summer Youth Employment Program | $ - | $ 81,490 | $ 250,000 | $ 250,000 | $ 260,000 |
| Total Grants/Loans/Other | $ 832,107 | $ 6,274,773 | $ 15,008,381 | $ 4,507,522 | $ 13,280,000 |
| | | | | | |
| Total All Expenditures | $ 2,880,782 | $ 9,734,311 | $ 19,241,329 | $ 8,569,203 | $ 17,951,539 |
| | | | | | |
| Revenues Over (Under) Expenditures | $ 4,623,393 | $ (2,020,998) | $ (11,941,329) | $ (976,787) | $ (10,184,478) |
| | | | | | |
| Other Income/Losses on Investments | $ 50,701 | $ - | $ 50,000 | $ 50,000 | $ 50,000 |
| | | | | | |
| Ending Fund Balance | $ 29,924,948 | $ 27,187,380 | $ 15,196,051 | $ 26,160,593 | $ 15,926,115 |

# TEDC Debt Service Schedule

| | Series 1999 | Series 2002 | Series 2013 | Series 2016 | Series 2025 | Annual Payments |
|---|---|---|---|---|---|---|
| 2016 | $ 188,148 | $ 370,000 | $ 528,012.50 | | | $ 1,086,160.50 |
| 2017 | $ 188,148 | $ 370,000 | $ 530,912.50 | | | $ 1,089,060.50 |
| 2018 | $ 188,148 | $ 370,000 | $ 533,612.50 | | | $ 1,091,760.50 |
| 2019 | $ 188,148 | $ 370,000 | $ 536,112.50 | | | $ 1,094,260.50 |
| 2020 | | $ 370,000 | $ 533,462.50 | $ 222,222 | | $ 1,125,684.50 |
| 2021 | | $ 370,000 | $ 535,662.50 | $ 222,222 | | $ 1,127,884.50 |
| 2022 | | $ 370,000 | $ 537,662.50 | $ 222,222 | | $ 1,129,884.50 |
| 2023 | | | $ 539,462.50 | $ 222,222 | | $ 761,684.50 |
| 2024 | | | $ 546,012.50 | $ 222,222 | | $ 768,234.50 |
| 2025 | | | $ 547,312.50 | $ 222,222 | $ 1,000,000 | $ 1,769,534.50 |
| 2026 | | | $ 548,412.50 | $ 222,222 | $ 1,500,000 | $ 2,270,634.50 |
| 2027 | | | $ 548,737.50 | $ 222,222 | $ 1,500,000 | $ 2,270,959.50 |
| 2028 | | | $ 548,275.00 | $ 222,222 | $ 1,500,000 | $ 2,270,497.00 |
| 2029 | | | $ 551,925.00 | $ 222,222 | $ 1,500,000 | $ 2,274,147.00 |
| 2030 | | | $ 549,056.25 | $ 222,222 | $ 1,500,000 | $ 2,271,278.25 |
| 2031 | | | $ 549,600.00 | $ 222,222 | $ 1,500,000 | $ 2,271,822.00 |
| 2032 | | | $ 549,075.00 | $ 222,222 | $ 1,500,000 | $ 2,271,297.00 |
| 2033 | | | $ 548,100.00 | $ 222,222 | $ 1,500,000 | $ 2,270,322.00 |
| 2034 | | | | $ 222,222 | $ 1,500,000 | $ 1,722,222.00 |
| 2035 | | | | $ 222,222 | $ 1,500,000 | $ 1,722,222.00 |
| 2036 | | | | $ 222,222 | $ 1,500,000 | $ 1,722,222.00 |
| 2037 | | | | $ 222,226 | $ 1,500,000 | $ 1,722,226.00 |
| 2038 | | | | | $ 1,500,000 | $ 1,500,000.00 |
| 2039 | | | | | $ 1,500,000 | $ 1,500,000.00 |
| 2040 | | | | | $ 1,500,000 | $ 1,500,000.00 |
| 2041 | | | | | $ 1,500,000 | $ 1,500,000.00 |
| 2042 | | | | | $ 1,500,000 | $ 1,500,000.00 |
| 2043 | | | | | $ 1,500,000 | $ 1,500,000.00 |
| 2044 | | | | | $ 1,500,000 | $ 1,500,000.00 |
| **Total** | **$ 752,592** | **$ 2,590,000** | **$ 9,761,406.25** | **$ 4,000,000.00** | **$ 29,500,000** | **$ 46,603,998.25** |

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

TOMBALL
ECONOMIC DEVELOPMENT CORP.

# FY 2026–27 TEDC Budget

Questions, clarifications & Board-approved revisions

August 2026

TOMBALL
ECONOMIC DEVELOPMENT CORP.

| REVENUE | EXPENDITURES | ENDING BALANCE | DEBT SERVICE |
|---|---|---|---|
| **$7.77M** | **$17.95M** | **$15.92M** | **$2.27M** |
| FY 2026–27 proposed | Includes projects and grants | Projected Sept. 30, 2027 | FY 2026–27 annual payments |

## Revisions from earlier workshops

**PERSONNEL**

**4.1% of personnel base pay cost**

COLA/MERIT

**TOMBALL LEGACY SQUARE**

**$2M → $750,000**

**SOUTH LIVE OAK**

**$600,000 → $350,000**

**PROPERTY ACQUISITION**

**$500,000 → $0**

# Operating items: budget-to-budget context

**Comparisons below use the FY 2025–26 adopted budget—not the FY 2026 year-end projection—as the baseline.**

| LINE ITEM | FY26 ADOPTED | FY27 APPROVED | WHY IT CHANGED |
|---|---|---|---|
| Travel & Meals | $15,500 | **$14,000** | Reduced 9.7%; supports a larger staff. |
| Dues & Subscriptions | $20,000 | **$24,000** | Staffing, price increases and upgrades. |
| Legal Services | $30,000 | **$30,000** | Restores capacity; no budget-to-budget increase. |
| Office & Computer Supplies | $14,000 | **$20,000** | Added staff, equipment and higher prices. |
| Event Sponsorships | $29,000 | **$35,000** | SYEP and new industry events moved here. |
| Printing & Binding | $6,500 | **$12,000** | Annual report printing moved from professional services. |
| Grow Tomball Initiative | $20,000 | **$20,000** | Ongoing citywide business promotion. No change. |

**Key clarification**

**Several percentage increases cited in the questions compare FY 2027 to FY 2026 projected spending. Projections explain timing and utilization; adopted-to-adopted comparisons show the actual policy change.**

# Why some FY 2025–26 projections are lower

**A year-end projection is an estimate of timing and utilization—not a new funding target for the following year.**

### Travel & Meals
**Budget: $15,500** **Projected: $6,500**

Fewer conferences; staffing transitions, scheduling and program timing.

### Dues & Subscriptions
**Budget: $20,000** **Projected: $15,000**

Underused or duplicative services were removed; lower-cost replacements used.

### Event Sponsorships
**Budget: $29,000** **Projected: $12,000**

No Outlook speaker fee, event cost sharing and one sponsorship shifted to FY27.

### Professional Services
**Budget: $565,000** **Projected: $450,000**

The parking and mobility study is underway; the remainder of the contract will be spent in FY27.

### Legacy Square
**Budget: $3,000,000** **Projected: $350,000**

The project did not reach the anticipated design and construction phase.

### South Live Oak
**Budget: $500,000** **Projected:$150,000**

Work was limited to concept planning and building repairs.

# Travel & Meals

BUDGET CHANGE

| Approved FY25–26 | | Proposed FY26–27 | |
|---|---|---|---|
| **$15,500** | → | **$14,000** | –$1,500 \| –9.7% |

## FY 2026–27 planned allocation

Conference attendance will be prioritized and managed within the approved allocation.

| | | |
|---|---|---|
| **TEDC** | Winter · Austin | **$1,400** |
| | Mid-Year · The Woodlands | **$100** |
| **IEDC** | Annual · New Orleans | **$3,000** |
| | Future Forum · Washington, D.C. | **$3,000** |
| **CDI** | The Woodlands | **$100** |
| **Retail Live** | Austin | **$1,000** |
| **Planning** | Texas APA · Irving | **$1,650** |
| **TML** | TML Economic Development · Bastrop | **$1,250** |
| **Local** | Local travel | **$2,500** |
| **TOTAL PROPOSED ALLOCATION** | | **$14,000** |

## Why FY 2026 spending is lower

FY 2025–26 expenditures are projected below the $15,500 approved budget because fewer conferences and training opportunities were attended than originally anticipated. Staffing levels, scheduling, and the timing of available programs contributed to the lower utilization.

### What changes in FY 2026–27

The proposed budget prioritizes essential conferences, staff development, board training opportunities, and local travel while reducing the overall allocation.

# Dues & Subscriptions

BUDGET CHANGE

Approved FY25–26
**$20,000**

→

Proposed FY26–27
**$24,000**

**+$4,000 | +20%**

Expanded staffing, higher subscription costs, and necessary software upgrades drive the proposed increase.

## FY 2026–27 planned resources

Memberships and platforms necessary to support TEDC operations and an expanded team.

| | |
|---|---|
| **Economic development** | SEDC · TEDC · IEDC · ICSC · Texas Downtown Association |
| **Planning & communications** | APA · TAMIO |
| **Local & regional** | GTACC · NHA · NAGC · Leadership North Houston |
| **Productivity** | Dropbox · Canva · Adobe · Zoom |
| **Media & outreach** | Vimeo · Houston Chronicle · YouTube · ChatGPT |
| **Workflow platform** | Wingman |
| **Professional support** | Community Development Council and other resources |
| **TOTAL PROPOSED BUDGET** | **$24,000** |

## Why FY 2026 spending is lower

FY 2025–26 expenditures are projected below the approved budget because TEDC reviewed its subscriptions and discontinued services that were underutilized or duplicated capabilities available through other platforms. Adequate, more cost-effective replacements were identified where needed.

## What changes in FY 2026–27

The proposed budget supports additional subscriptions (Wingman and Adobe Pro) and professional memberships for expanded staffing, subscription price increases, and software upgrades.

FY 2026–27 PROPOSED BUDGET

# Office & Computer Supplies

BUDGET CHANGE

Approved FY25–26

**$14,000**

→

Proposed FY26–27

**$20,000**

**+$6,000 | +42.9%**

The proposed increase supports an additional staff member, higher prices, and ongoing office and equipment needs.

## FY 2026–27 planned uses

Core supplies and equipment necessary to support daily TEDC operations and the expanded team.

| | |
|---|---|
| **Office supplies** | Everyday materials required for staff operations |
| **Postage** | Mailing and delivery costs for TEDC communications |
| **Staff equipment** | Equipment needed to support an additional staff member |
| **Equipment needs** | Replacement, upgrades, and operational equipment |
| **Price increases** | Capacity for higher costs across supplies and equipment |
| **TOTAL PROPOSED BUDGET** | **$20,000** |

## FY 2026 budget is fully utilized

Year-end spending is projected at the full $14,000 approved budget, reflecting the ongoing cost of office supplies, postage, and equipment needed to support TEDC operations.

### What changes in FY 2026–27

The proposed $20,000 budget adds capacity for an additional staff member, increased supply and equipment prices, and the equipment necessary to maintain an effective workplace.

# Event Sponsorships

BUDGET CHANGE

Approved FY25–26

**$29,000**

→

Proposed FY26–27

**$35,000**

**+$6,000 | +20.7%**

SYEP programming and additional industry events identified through the strategic work plan drive the increase.

## FY 2026–27 planned allocation

Community partnerships, signature programs, workforce events, and industry engagement.

| | | |
|---|---|---|
| **Community events** | GTACC and Tomball community events | **$4,000** |
| **TEDC sponsor** | Texas EDC Community Sponsor | **$2,500** |
| **Signature event** | Outlook Luncheon | **$5,000** |
| **Industry events** | Mix N Jingle, strategic plan, and career fair | **$7,500** |
| **SYEP** | Orientation, midpoint, celebration, and outreach | **$8,000** |
| **Business events** | Small business and industry events | **$5,000** |
| **Additional events** | Capacity for other identified opportunities | **$3,000** |
| **TOTAL PROPOSED BUDGET** | | **$35,000** |

## Why FY 2026 spending is lower

FY 2025–26 spending is projected at $12,000 versus the $29,000 budget. TEDC did not incur speaker fees for the Outlook Luncheon, shared costs on several events, and the Texas EDC Community Sponsor expense will fall in FY 2026–27.

### What changes in FY 2026–27

The proposed budget moves SYEP events into this line item and adds industry events identified through the strategic work plan process.

# Professional Services

BUDGET CHANGE

Approved FY25–26

**$565,000**

→

Proposed FY26–27

**$841,000**

**+$276,000 | +48.8%**

The increase includes a $250,000 Whole Town Mobility Study requested by the City.

## FY 2026–27 planned allocation

Planning, mobility, design, marketing, research, and on-call professional expertise.

| | | |
|---|---|---|
| **On-call** | AIG on-call services | **$50,000** |
| **Research** | CoStar | **$14,000** |
| **Mobility** | AIG parking and mobility | **$150,000** |
| **Marketing** | Design assistance | **$5,000** |
| **Public relations** | Winkler PR (as needed) | **$20,000** |
| **Strategy** | Strategic Work Plan | **$25,000** |
| **Marketing** | Multiview | **$30,000** |
| **Imaging** | Aerial imagery | **$1,000** |
| **Design** | Parking lot design | **$276,000** |
| **Mobility study** | Whole Town Mobility Study – Trolley Feasibility Analysis | **$250,000** |
| **Other** | Miscellaneous professional services | **$20,000** |
| **TOTAL PROPOSED BUDGET** | | **$841,000** |

## FY 2026 projected spending

**$450,000**

## Primary FY 2026–27 budget driver

The proposed budget includes $250,000 for a Whole Town Mobility Study requested by the City at the most recent meeting.

### Professional services focus

Funding also supports parking and mobility work, parking lot design, strategic planning, marketing, research, and on-call expertise.

FY 2026–27 PROPOSED PROJECT BUDGET

# Tomball Legacy Square

PROPOSED BUDGET

## $750,000

**CONSULTANT & CONTRACTOR ESTIMATES**

### Proposed project allocation

Estimated costs by major project component

| | | |
|---|---|---|
| **Environmental remediation** | Contractor estimate | **$100,000** |
| **Demolition** | Two contractor estimates | **$500,000** |
| **Repairs/Other** | Remaining project allocation | **$150,000** |
| **TOTAL PROPOSED BUDGET** | | **$750,000** |

# South Live Oak and acquisition capacity

## SOUTH LIVE OAK CAMPUS COMPLEX • 50 ACRES

PROPOSED BUDGET

**$350,000**

| | |
|---|---|
| Civil engineering / infrastructure | $175,000 |
| Pipeline coordination | $25,000 |
| Repairs /Other | $150,000 |
| **TOTAL PROPOSED BUDGET** | **$350,000** |

# Programs with different purposes and spending patterns

### SALES-TAX REIMBURSEMENTS

**FY26: $640,000**

Previously approved Chapter 380 obligations—not new agreements. Payments are performance-based and rise only with actual taxable sales.

### BUSINESS IMPROVEMENT GRANTS—PRIOR YEAR

**FY26: $125,000**

Funds known commitments plus projects approved late in FY26 that may complete and reimburse in FY27.

### OLD TOWN FAÇADE GRANTS

**FY26: $250,000**

Annual program ceiling. Actual spending depends on eligible applications, approvals and completed work.

### GROW TOMBALL

**FY26: $20,000**

Citywide marketing: business stories, entrepreneurs, products, workforce programs and promotional content.

### OLD TOWN PROJECTS

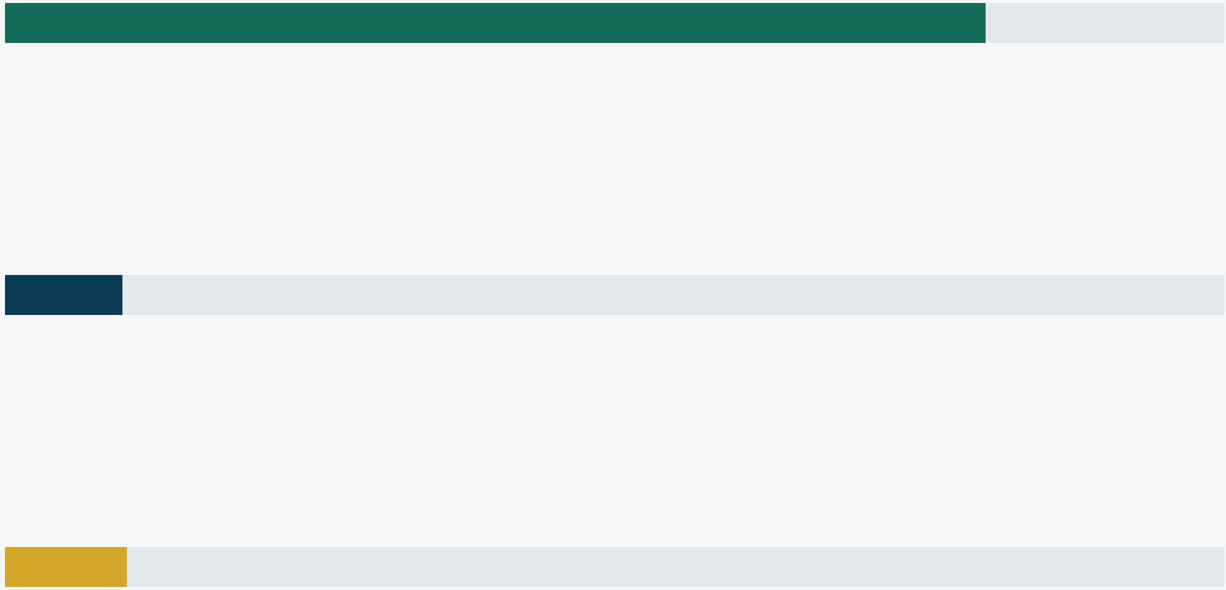
**FY26: $705,000**

Physical investment: alleyways, parking, banners, billboards, wayfinding and related public improvements.

**Old Town alleyway funds are carryover: CenterPoint pole relocations delayed FY26 work. The Board redirected $650,000 toward rear access and walkability ahead of the anticipated FM 2920 project.**

# Professional Services: $841,000 is project-based

**The increase is concentrated in defined mobility, engineering and design work—not a general consulting increase.**



**MOBILITY & PARKING** — **$676,000**

Parking lot design  $276K
Whole Town Mobility Study  $250K
AIG parking & mobility (carryover) $150K

**STRATEGY & MARKETING** — **$81,000**

Multiview  $30K
Strategic Work Plan  $25K
PR  $20K
Design + aerial  $6K

**ENGINEERING, DATA & OTHER** — **$84,000**

On-call engineering  $50K
Miscellaneous  $20K
CoStar  $14K

**City-requested item** — **$250,000 Whole Town Mobility Study / trolley feasibility analysis represents matching funds for an H-GAC grant.**

# Tomball Economic Development Corporation
# FY 2026 - 2027 Budget
# Account Descriptions

## REVENUE

- Sales Tax: Those revenues received from the State of Texas and through the City of Tomball for the $0.005 portion of the $0.020 sales tax revenues collected within the City limits of Tomball.

- Interest: Those revenues received from financial institutions for balances on hand and from funds that have been invested.

- Grants: Those revenues received from additional sources such as CenterPoint Energy for support of the Corporation's activities, including the Annual Economic Outlook Event, marketing collateral, and continuing education.

- Other: Those revenues received from the sale or lease of TEDC-owned property.

## EXPENDITURES

**Administrative:**

- Salaries - Administrative: The amount reimbursed to the City of Tomball for the salary paid to the Executive Director, Assistant Director, and Coordinator of the Tomball Economic Development Corporation. This amount includes holiday, vacation, sick, and longevity pay.

- Benefits: The amount reimbursed to the City of Tomball for the benefits paid to, or on behalf of, TEDC staff. This amount includes social security taxes, medicare taxes, employer matched funds to the Texas Municipal Retirement System, health insurance premiums, and worker compensation insurance.

- Wages: Wages for non-exempt (hourly) TEDC employees. Also includes overtime for hours worked during any FLSA-defined workweek, which exceeds 40 hours and are approved in advance by the Executive Director.

**Other Personnel Expenditures:**

- Auto Allowances: Monthly stipends for the Executive Director, Assistant Director, and Coordinator allocated to cover business travel expenses and mileage within a 50-mile radius of Tomball.

- Phone Allowances: Monthly stipends allocated to cover business-related cell phone expenses for eligible TEDC staff.

- Travel and Meals (formerly Local Travel and Travel and Training): The amount allocated to cover business travel expenses associated with attending classes, seminars, events, trade shows and for related travel expenses. This includes hotel rooms where overnight stay is reasonable, the cost of related meals, airfare, and car rental where reasonable, parking and toll fees, and for mileage. Reimbursable mileage for exempt staff is limited to a destination that exceeds a 50-mile radius of the City of Tomball.

- Dues and Subscriptions: Fees charged for memberships and related expenses to professional organizations, subscriptions and software.

- Training (formerly Seminar/Conference Registration): Fees for the Tomball Economic Development Corporation staff and board members to attend conferences, events, and professional training seminars.

**Service and Supply Expenditures**

- Contracted Administrative Services: The cost of administrative services provided to the Tomball Economic Development Corporation by City of Tomball personnel as indicated in the Administrative Services Agreement entered into between the Tomball Economic Development Corporation and the City of Tomball.

- Service Charges (formerly Bank Charges & Postage): The various service charges for maintaining a bank account, including wire transfer fees, safekeeping fees for investments, and actual operating account fees based on the account analysis.

- Postage: Postage fees.

- Insurance: The cost of surety bonding fees and insurance premiums including General Liability, Errors and Omissions, and Real and Personal Property.

- Computer Equipment and Maintenance: The cost of computer equipment and related expenses.

- Internet & Phone Services (formerly Communication Services): The cost of telephone service, including land line phone base rate charges, DSL service, and long-distance charges.

- Professional Services - Legal Fees: Expenses incurred for legal services related to document and agreement preparation and obtaining advice and opinions from legal counsel related to Tomball Economic Development Corporation business activities.

- Lease Expense-GTACC: Payment to the Greater Tomball Area Chamber of Commerce for leased office space at 29201 Quinn Road, Tomball, Texas 77375.

- Office & Computer Supplies: The cost of various office supplies, postage, and equipment.

- Office Moving/Remodeling Expense: Costs incurred to relocate the TEDC offices to Suite A of the 29201 Quinn Road building including moving and storage fees, design, construction, repairs, cleaning, office furniture and furnishings.

**Indirect Economic Development Expenditures:**

- Marketing**:** Expenses related to marketing Tomball to attract business, industry, and visitors, including advertisements in printed and digital publications, information packages, brochures, promotional items, and related marketing collateral material.

- Economic Impact Model License: The annual licensing fee for the economic impact analysis model utilized by the TEDC to calculate the economic impact of a prospect firm/project and related costs and benefits to the City of Tomball.

- Event Sponsorships**:** Costs to sponsor/co-sponsor events that foster relationships with businesses, site location consultants, brokers, real estate professionals, regional allies, and others influencing business location and capital investment decisions.

- Printing & Binding: The cost of printing various items including, but not limited to, Notice of Project/Public Hearing, brochures, presentation boards, community profiles, business resource guides, stationary, etc.

- Website and GIS: Costs to maintain the Tomball Economic Development Corporation's website, including web hosting, property database services, analytics platforms, and online GIS software.

- Professional Services: Consulting fees, engineering/architectural fees, photography, graphics and design services, and other professional services incurred in expanding the economic base of Tomball.

- Grow Tomball Initiative: Expenses related to developing a Grow Tomball initiative to highlight and promote local businesses, entrepreneurs, and products.

- Miscellaneous: Other expenses including, but not limited to, meals with potential business developers, name plates for Board meetings, post office box fees, etc.

**City Debt Service**

- Southside Sewer Plant (1999 CO-2/15/2019): Contributions to debt repayment for the wastewater treatment plant built on the south side of Tomball to accommodate expanded industry in the city. Final debt payment was made in 2019.

- Utilities Expansion (2002 CO-2/15/2022): Contributions to debt repayment for the extension of utilities from FM 2920 south on Hufsmith-Kohrville Road to Holderrieth Road, west to SH 249 and north to Theiss Road. Final debt payment was made in 2022.

- Business Park (Series 2013): Contributions to debt repayment for the construction of utilities, roads, drainage facilities, etc. for the Tomball Business and Technology Park Project located at the northwest corner of Hufsmith-Kohrville and Holderrieth Roads.

- Medical Complex/Persimmon (Series 2016): Contributions to debt repayment for the construction of utilities, roads, drainage facilities, etc. for the extension of Medical Complex Drive Segment 4B and South Persimmon Street from Agg Road/Medical Complex Drive south to the Tomball Business & Technology Park.

- Southside Sewer Plant Expansion (2025 CO - 2044): Contributions to debt repayment for the expansion of the Holderrieth wastewater treatment plant to accommodate expanded growth of industry in the City.

**Grants, Loans & Other Expenditures**

- Project Grants: Grant funds designated by the Tomball Economic Development Corporation's Board of Directors and approved by the Tomball City Council waiting for contract fulfillment in order to be disbursed.

- Sales Tax Reimbursement Grants (380): Sales tax reimbursements made in accordance with economic development incentive agreements approved by the Tomball Economic Development Corporation's Board of Directors and the Tomball City Council.

- Property Acquisition: Costs associated with the acquisition of land for economic development projects.

- Business Improvement Grants- Current Year: Funds allocated to enhance the economic development of the City of Tomball through matching grants for façade or exterior improvements to buildings, sign improvements, landscaping, or other exterior property improvements.

- Business Improvement Grants- Prior Year: Improvement grant funds approved in the prior fiscal year waiting for contract fulfillment in order to be disbursed.

- Old Town Façade Grants: Funds allocated to enhance the economic development of the City of Tomball through grants to property and business owners seeking to rehabilitate commercial buildings located in the Old Town Tomball area.

- Old Town Façade Grants- Prior Year: Improvement grant funds approved in the prior fiscal year waiting for contract fulfillment in order to be disbursed.

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

- Old Town Revitalization Projects: Targeted investments in Old Town Tomball including alleyways, parking, wayfinding, etc.

- South Live Oak Redevelopment & Maintenance: The costs associated with the redevelopment and maintenance of the South Live Oak Business Park Project.

- Business Park Expenses: Expenses related to the development and maintenance of the Tomball Business & Technology Park.

- Tomball Legacy Square: Expenses related to the redevelopment and maintenance of the former First Baptist Church complex.

- Summer Youth Employment Program (SYEP): Funds allocated to enhance a workforce development initiative through paid internships in a variety of industries, giving hands-on-experience to create a crosswalk between existing industry and future workforce.

City of Tomball

*Lori Klein Quinn*
*Mayor*

*David Esquivel, PE*
*City Manager*

June 23, 2026

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

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

Kelly,

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

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

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

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

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

Sincerely,

David Esquivel
City Manager

**TOMBALL ECONOMIC DEVELOPMENT CORPORATION**
**ESTIMATE OF CASH FLOW NEEDS**

**Tax=3%; Interest=1%; Expenses=5%**

| DESCRIPTION | FY 2024 Actuals | FY 2025 Actuals | 2025-2026 FISCAL YEAR Based on Year End Projections | 2026-2027 FISCAL YEAR Tax=3%; Interest=1%; Expenses=5% | 2027-2028 FISCAL YEAR Tax=3%; Interest=1%; Expenses=5% | 2028-2029 FISCAL YEAR Tax=3%; Interest=1%; Expenses=5% | 2029-2030 FISCAL YEAR Tax=3%; Interest=1%; Expenses=5% | 2030-2031 FISCAL YEAR Tax=3%; Interest=1%; Expenses=5% |
|---|---|---|---|---|---|---|---|---|
| Beginning Fund Balances | $ 25,352,256 | $ 29,208,378 | $ 27,187,380 | $ 26,406,049 | $ 24,448,382 | $ 17,446,199 | $ 15,761,456 | $ 12,960,093 |
| Estimated Sales Tax Revenue | $ 5,878,329 | $ 6,138,942 | $ 6,300,000 | $ 6,489,000 | $ 6,683,670 | $ 6,884,180 | $ 7,090,706 | $ 7,303,427 |
| Estimated Interest Revenue | $ 1,301,135 | $ 1,240,447 | $ 1,000,000 | $ 1,000,000 | $ 1,010,000 | $ 1,020,100 | $ 1,030,301 | $ 1,040,604 |
| Chapter 380 Projects Revenue | | | $ 330,000 | $ 640,000 | $ 750,000 | $ 850,000 | $ 950,000 | $ 1,050,000 |
| Other - Land Sales, Loans, Lease Payments, etc. | $ 324,711 | $ 333,924 | $ 292,416 | $ 267,061 | $ 8,271,802 | $ 276,638 | $ 281,000 | $ 285,000 |
| **Total Estimated Revenues** | **$ 32,856,431** | **$ 36,921,691** | **$ 35,109,796** | **$ 34,802,110** | **$ 41,163,854** | **$ 26,477,118** | **$ 23,882,462** | **$ 21,304,124** |
| | | | | | | | | |
| | | | | | | | | |
| **TOTAL ADMINISTRATIVE EXPENDITURES** | $ 790,195 | $ 1,067,151 | $ 1,061,629 | $ 1,114,710 | $ 1,170,446 | $ 1,228,968 | $ 1,290,417 | $ 1,354,938 |
| **TOTAL INDIRECT EXPENDITURES** | $ 490,245 | $ 622,852 | $ 831,484 | $ 873,058 | $ 916,711 | $ 962,547 | $ 1,010,674 | $ 1,061,208 |
| | | | | | | | | |
| | | | | | | | | |
| **DEBT SERVICE** | | | | | | | | |
| Business Park Infrastructure (Series 2013) | $ 546,013 | $ 547,313 | $ 548,413 | $ 548,738 | $ 548,275 | $ 551,925 | 549,056 | 549,600 |
| Medical Complex/Persimmon (Series 2016) | $ 222,222 | $ 222,222 | $ 222,222 | $ 222,222 | $ 222,222 | $ 222,222 | $ 222,222 | $ 222,222 |
| Southside Sewer Plant Expansion (2025) | $ - | $ 1,000,000 | $ 1,500,000 | $ 1,500,000 | $ 1,500,000 | $ 1,500,000 | $ 1,500,000 | $ 1,500,000 |
| Future Debt (Tomball Legacy Square) | | | | | | $ 650,000 | $ 650,000 | $ 650,000 |
| **Total Debt Service** | $ 768,235 | $ 1,769,535 | $ 2,270,635 | $ 2,270,960 | $ 2,270,497 | $ 2,924,147 | $ 2,921,278 | $ 2,921,822 |
| | | | | | | | | |
| | | | | | | | | |
| **Grants, Loans & Other Expenditures** | | | | | | | | |
| Project Grants | $ 378,033 | $ 505,251 | $ 2,500,000 | $ 2,500,000 | $ 7,500,000 | $ 3,000,000 | $ 3,000,000 | $ 3,000,000 |
| Sales Tax Reimbursement Grants (380) | $ 11,379 | $ 66,018 | $ 330,000 | $ 640,000 | $ 750,000 | $ 850,000 | $ 950,000 | $ 1,050,000 |
| Property Acquisition | $ 2,121 | $ 4,338,964 | $ - | $ - | $ - | $ - | $ - | $ - |
| Business Improvement Grants | $ 278,457 | $ 151,478 | $ 350,000 | $ 350,000 | $ 350,000 | $ 350,000 | $ 350,000 | $ 350,000 |
| Old Town Façade Grants | $ 47,553 | $ 13,160 | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 |
| Rental Incentive | | | | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 |
| Old Town Projects (alleys, billboards/signage, parking) | $ - | $ 267,023 | $ 255,000 | $ 705,000 | $ 1,850,000 | $ 250,000 | $ 250,000 | $ 250,000 |
| South Live Oak Redevelopment (50 acres) | $ 97,609 | $ 83,749 | $ 150,000 | $ 350,000 | $ 150,000 | $ 150,000 | $ 150,000 | $ 150,000 |
| Tomball Business & Technology Park Expenses | $ 16,955 | $ 346,827 | $ 105,000 | $ 50,000 | $ 10,000 | $ - | $ - | $ - |
| Tomball Legacy Square | $ - | $ 420,813 | $ 350,000 | $ 750,000 | $ 8,000,000 | $ 250,000 | $ 250,000 | $ 250,000 |
| Summer Youth Employment Program | $ - | $ 81,490 | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 |
| **Total Grants/Loans/Other** | $ 832,107 | $ 6,274,773 | $ 4,540,000 | $ 6,095,000 | $ 19,360,000 | $ 5,600,000 | $ 5,700,000 | $ 5,800,000 |
| | | | | | | | | |
| **ENDING FUND BALANCE** | $ 29,924,948 | $ 27,187,380 | $ 26,406,049 | $ 24,448,382 | $ 17,446,199 | $ 15,761,456 | $ 12,960,093 | $ 10,166,157 |

# Special Joint Agenda Item Data Sheet

**Meeting Date:** August 21, 2026

**Topic:**

Discussion and direction regarding the Tomball Legacy Square Project.

**Background:**

**Origination:** Kelly Violette, Executive Director

**Recommendation:**

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

**FUNDING** (IF APPLICABLE)

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

Yes: ______ No: ________ If yes, specify Account Number: # ____________

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

Signed ____________________ Approved by ____________________

Staff Member-TEDC Date Executive Director-TEDC Date