

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



**Tuesday, September 15, 2026
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, September 15, 2026 at 5:30 PM, City Hall, 401 Market Street, Tomball, TX 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tomball Economic Development Corporation reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

**THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
TOMBALL, TEXAS, WILL CONDUCT THE MEETING SCHEDULED FOR
SEPTEMBER 15, 2026, 5:30 PM, AT 401 MARKET STREET, TOMBALL, TEXAS,
77375. THIS MEETING AGENDA AND THE AGENDA PACKET ARE POSTED
ONLINE AT:**

[HTTPS://TOMBALLTX.GOV/ARCHIVE.ASPX?AMID=38](https://tomballtx.gov/archive.aspx?amid=38)

**A RECORDING OF THE MEETING WILL BE MADE AND WILL BE AVAILABLE
TO THE PUBLIC IN ACCORDANCE WITH THE OPEN MEETINGS ACT UPON
WRITTEN REQUEST.**

The public toll-free dial-in numbers to participate in the telephonic meeting are any one of the following (dial by your location): +1 312 626 6799 US (Chicago); +1 646 876 9923 US (New York); +1 301 715 8592 US; +1 346 248 7799 US (Houston); +1 408 638 0968 US (San Jose); +1 669 900 6833 US (San Jose); or +1 253 215 8782 US (Tahoma) - Meeting ID: 898 1961 4001 Passcode: 243991. The public will be permitted to offer public comments telephonically, as provided by the agenda and as permitted by the presiding officer during the meeting.

- A. Call to Order
- B. Invocation
- C. Pledges
- D. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of*

time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]

E. Reports by TEDC Staff:

F. Reports and Announcements

- [1.](#) 2026 Economic Outlook Luncheon Invite – October 22, 2026
- [2.](#) Tomball Economic Development Corporation recognized by International Economic Development Council and Southern Economic Development Council.
- [3.](#) Reports by TEDC staff and members of board about items of community interest on which no action will be taken.

G. Approval of Minutes

- [4.](#) Special Joint Tomball EDC and City Council Meeting of August 3, 2026
- [5.](#) Regular Tomball EDC Meeting of August 11, 2026
- [6.](#) Special Joint Tomball EDC and City Council Meeting of August 14, 2026
- [7.](#) Special Joint Tomball EDC and City Council Meeting of August 21, 2026

H. New Business

- [8.](#) Presentation by Bragg Farmer, Finance Director, regarding the Tomball EDC 2025-2026 Fiscal Year financial statements.
- [9.](#) Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an Old Town Façade Improvement Grant for Sno Angels Sno Balls to make direct incentives to, or expenditures for, building improvements for new or expanded business enterprise to be located at 525 W. Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$40,000.00.

- Public Hearing
- [10.](#) Discussion Regarding Future City Debt Service Obligations and Potential TEDC Participation.
- [11.](#) Discussion Regarding Whether the Tomball Legacy Square Project Aligns with the TEDC's Statutory Purpose and Organizational Objectives.

Regular Tomball Economic Development Corporation Meeting

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12. Discussion Regarding Estimated Renovation and Remodeling Costs for buildings A, C, and F at Tomball Legacy Square.
13. EXECUTIVE SESSION: The Tomball Economic Development Corporation Board will meet in Executive Session as authorized by Title 5, Chapter 551, Texas Government Code, The Texas Open Meetings Act, for the following purpose:

 - Section 551.072, - Deliberations regarding real property: Deliberate the purchase, exchange, sale, lease, or value of real property.
 - Section 551.087, - Deliberation regarding Economic Development negotiations.
14. Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.

I. Adjournment

C E R T I F I C A T I O N

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 9th day of SEPTEMBER 2026 by 5:30 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kelly Violette
Executive Director

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

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

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: September 15, 2026

Topic:

2026 Economic Outlook Luncheon Invite – October 22, 2026

Background:

Origination:

Recommendation:

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

FUNDING (IF APPLICABLE)

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

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

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

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

Regular Tomball EDC

Agenda Item

Data Sheet

Meeting Date: September 15, 2026

Topic:

Tomball Economic Development Corporation recognized by International Economic Development Council and Southern Economic Development Council.

Background:

Tomball Economic Development Corporation has recently received several awards recognizing our programs and marketing efforts.

The International Economic Development Council (IEDC) has announced TEDC as a 2026 Excellence in Economic Development Gold Award recipient for both the 2024–2025 Annual Report and the Summer Youth Employment Program (SYEP). This marks the second consecutive year TEDC has received Gold Awards for both initiatives. The awards will be presented at the IEDC Annual Conference in New Orleans on October 26.

Additionally, TEDC received Best-in-Division for the Made in Tomball Foodie Video at the 2026 Southern Economic Development Council (SEDC) Annual Conference in Bonita Springs.

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda: Tiffani Wooten

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 _____	Executive Director-TEDC _____
Date _____	Date _____

Regular Tomball EDC

Agenda Item

Data Sheet

Meeting Date: September 15, 2026

Topic:

Reports by TEDC staff and members of board about items of community interest on which no action will be taken.

Background:

Origination:

Recommendation:

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

FUNDING (IF APPLICABLE)

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

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

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

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

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: September 15, 2026

Topic:

Special Joint Tomball EDC and City Council Meeting of August 3, 2026

Background:

Origination: Kelly Violette, Executive Director

Recommendation:

Approval of the Minutes for the Meeting of August 3, 2026

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

FUNDING (IF APPLICABLE)

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

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

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

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

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



**Monday, August 3, 2026
4:00 PM**

Notice is hereby given of a Special Joint meeting of the Tomball City Council and Tomball Economic Development Corporation, to be held on Monday, August 03, 2026 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: 824 3495 5708 Passcode: 556284. The public will be permitted to offer public comments telephonically, as provided by the agenda and as permitted by the presiding officer during the meeting.

A. Call to Order

Mayor Lori Klein Quinn called the meeting of the City of Tomball Council to order at 4:02 P.M.

PRESENT

Mayor Lori Klein Quinn
Council 1 Shelley Michna
Council 2 Paul Garcia
Council 3 Dane Dunagin
Council 4 Lisa A. Covington
Council 5 Randy Parr

CITY STAFF PRESENT

City Manager - David Esquivel
Assistant City Manager- Sakura Moten
City Attorney – Loren A. Smith
City Attorney – Joseph Hayes
City Secretary – Thomas Harris III

Assistant City Secretary – Shannon Bennett
Public Works Director - Drew Huffman
Building Official – Jeremy Griffin
Interim Police Chief – Shone Davis
Fire Chief – Joe Sykora
Assistant Fire Chief – Jeffery Cook
Finance Director - Bragg Farmer
Director of Human Resources – Kristie Lewis
Director of Marketing & Tourism - Chrislord Templonuevo
Director of I.T. – Ben Lato
Special Project Director - Luisa Taylor
City Planner – Caleb Mittanck
Project Manager – Meagan Mageo
Budget Analyst – Hannah Brown
Police Officer – Matthew Maglitto

President Lisa Covington called meeting of the Tomball Economic Development Corporation to order at 4:03 P.M.

PRESENT:

President Lisa Covington
Vice President Danny Hudson
Secretary Wayne Hall
Treasurer Latrell Shannon
Member Angie Johnson
Member Becky Clepper
Member Cody Miller

TEDC Staff Present:

Executive Director – Kelly Violette
Assistant Director – Tiffani Wooten
Project Manager – Amanda Gleason
Administrative Assistant – McKayley Dannelley

- 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.]*

- Dana Daigle, Tomball, Texas spoke regarding Tomball Art League in Legacy Square
- John Reed, Tomball, Texas spoke in favor of Legacy Square
- Michael D. Pierce, Tomball, Texas spoke in favor of Legacy Square

- Lisa Daniels, Tomball, Texas spoke in opposition of 300 parking lot space
- Victoria Hernandez, Tomball, Texas spoke regarding space for Artist
- Kit Pfeiffer, Tomball, Texas spoke regarding the Sister City Organization

C. New Business

1. Presentation by AIG Technical Services regarding Phase I of the Old Town Parking and Mobility Study.

Patrick Rummel with AIG Technical provided a presentation regarding Phase I of the Old Town Park and Mobility Study (Exhibit A).

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

Executive Director Kelly Violette provided an overview for the draft fiscal year 2027 Tomball Economic Development Corporation Budget.

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

After a lengthy discussion for direction. A consensus of the Council is to move forward with the demolition of all buildings other than Buildings A, C, and F (the Main Sanctuary).

D. Adjournment

Motion made by Member Miller, Seconded by Member Shannon to adjourn the TEDC meeting at 5:57 p.m.

Voting Yea: President Covington, Vice President Hudson, Secretary Hall, Treasurer Shannon, Member Miller, Member Clepper, Member Johnson.

The motion carried unanimously. Meeting adjourned at 5:57 p.m.

C E R T I F I C A T I O N

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 28th day of JULY 2026 by 4:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kelly Violette
Executive Director

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

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

PASSED AND APPROVED this the 15th day of September 2026.

President, Tomball EDC Board

Secretary, Tomball EDC Board

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: September 15, 2026

Topic:

Regular Tomball EDC Meeting of August 11, 2026

Background:

Origination: Kelly Violette, Executive Director

Recommendation:

Approval of the Minutes for the Meeting of August 11, 2026

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

FUNDING (IF APPLICABLE)

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

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

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

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

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



**Tuesday, August 11, 2026
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, August 11, 2026 at 5:30 PM, City Hall, 401 Market Street, Tomball, TX 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tomball Economic Development Corporation reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF TOMBALL, TEXAS, WILL CONDUCT THE MEETING SCHEDULED FOR AUGUST 11, 2026, 5:30 PM, AT 401 MARKET STREET, TOMBALL, TEXAS, 77375. THIS MEETING AGENDA AND THE AGENDA PACKET ARE POSTED ONLINE AT:

<HTTPS://TOMBALLTX.GOV/ARCHIVE.ASPX?AMID=38>

A RECORDING OF THE MEETING WILL BE MADE AND WILL BE AVAILABLE TO THE PUBLIC IN ACCORDANCE WITH THE OPEN MEETINGS ACT UPON WRITTEN REQUEST.

The public toll-free dial-in numbers to participate in the telephonic meeting are any one of the following (dial by your location): +1 312 626 6799 US (Chicago); +1 646 876 9923 US (New York); +1 301 715 8592 US; +1 346 248 7799 US (Houston); +1 408 638 0968 US (San Jose); +1 669 900 6833 US (San Jose); or +1 253 215 8782 US (Tahoma) - Meeting ID: 822 0743 3743 Passcode: 152326. 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

President Covington called the meeting to order at 6:01 p.m.

PRESENT:

President Lisa Covington

Vice President Danny Hudson
Secretary Wayne Hall
Treasurer Latrell Shannon
Member Cody Miller
Member Becky Clepper
Member Angie Johnson

OTHERS PRESENT:

Kelly Violette, TEDC Staff
Tiffani Wooten, TEDC Staff
McKayley Dannelley, TEDC Staff
John Kelley, TEDC Staff
Mayor Lori Klein Quinn
Paul Garcia, City Council

B. Invocation

Secretary Hall led the invocation.

C. Pledges

Kelly Violette led the pledge of allegiance to both flags.

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

The following speakers spoke in opposition to the Parking and Mobility Study:

Lisa Daniels – 403 Epps St., Tomball, Texas 77375

E. Reports and Announcements

F. Reports by TEDC Staff:

Tiffani Wooten provided an overview of the following:

1. 2026 Economic Outlook Luncheon Save the Date – October 22, 2026
2. Summer Youth Employment Program Update
3. Reports by TEDC staff and members of board about items of community interest on which no action will be taken.

G. Approval of Minutes

4. Special Tomball EDC Meeting of July 14, 2026

Motion made by Vice President Hudson, Seconded by Secretary Hall to approve the minutes of the Special Tomball EDC Meeting of July 14, 2026.

Voting Yea: Vice President Hudson, Secretary Hall, Treasurer Shannon, Member Miller, Member Clepper, Member Johnson.

The motion carried unanimously.

H. New Business

5. Consideration and possible action to approve an amended resolution modifying the membership of the Tomball Legacy Square Redevelopment Committee.

Motion made by Secretary Hall, Seconded by Treasurer Shannon to appoint Bill Hightower and Tom Condon to the Tomball Legacy Square Redevelopment Committee, and appoint Lisa Covington to fill the vacancy left by Latrell Shannon.

Voting Yea: Vice President Hudson, Secretary Hall, Treasurer Shannon, Member Miller, Member Clepper, Member Johnson.

The motion carried unanimously.

6. Consideration and possible action regarding the appointment, removal, or replacement of members of the Tomball Legacy Square Advisory Committee.

Motion made by Vice President Hudson, Seconded by Member Miller to remove Esther Mera from the Tomball Legacy Square Advisory Committee. Following the discussion Vice President Hudson amended the motion to remove Esther Mera and appoint alternate Kay Glasscock to fill the remainder of the term.

Voting Yea: President Covington, Vice President Hudson, Member Miller, Member Johnson.

Voting Nah: Secretary Hall, Treasurer Shannon, Member Clepper.

The motion carried 4 to 3.

7. Consideration and possible action by Tomball EDC to approve out-of-state travel for FY 2026-2027 for TEDC Staff to attend conferences and trainings for professional and business development purposes.

Motion made by Member Miller, Seconded by Vice President Hudson to approve out-of-state travel for FY 2026-2027 for TEDC Staff to attend conferences and trainings for professional and business development purposes.

Voting Yea: Vice President Hudson, Secretary Hall, Treasurer Shannon, Member Miller, Member Clepper, Member Johnson.

The motion carried unanimously.

8. The Tomball Economic Development Corporation will enter into a Workshop Session to discuss the Draft Fiscal Year 2026-2027 Tomball Economic Development Corporation Budget.

Kelly Violette lead the Workshop Session to discuss the Draft Fiscal Year 2026-2027 Tomball Economic Development Corporation Budget.

Workshop discussion item only; no Board action taken.

9. EXECUTIVE SESSION: The Tomball Economic Development Corporation Board will meet in Executive Session as authorized by Title 5, Chapter 551, Texas Government Code, The Texas Open Meetings Act, for the following purpose:

- Section 551.072, - Deliberations regarding real property: Deliberate the purchase, exchange, sale, lease, or value of real property.

- Section 551.087, - Deliberation regarding Economic Development negotiations.

- Section 551.074, - To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Executive Director and staff.

The Tomball Economic Development Corporation Board of Directors recessed at 8:11 p.m.

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

The Tomball Economic Development Corporation Board of Directors reconvened at 10:17 p.m.

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

Public Hearing

President Covington opened the public hearing at 10:17 p.m. No comments were received. Public hearing was closed at 10:18 p.m.

Motion made by Member Miller, Seconded by Vice President Hudson to approve the Tomball Economic Development Corporation Fiscal Year 2026-2027 Budget.

Voting Yea: Vice President Hudson, Secretary Hall, Treasurer Shannon, Member Miller, Member Clepper, Member Johnson.

The motion carried unanimously.

G. Adjournment

Motion made by Vice President Hudson, Seconded by Treasurer Shannon to adjourn the meeting.

Voting Yea: Vice President Hudson, Secretary Hall, Treasurer Shannon, Member Miller, Member Clepper, Member Johnson.

The motion carried unanimously. Meeting adjourned at 10:19 p.m.

C E R T I F I C A T I O N

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 5th day of AUGUST 2026 by 5:30 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kelly Violette
Executive Director

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

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

PASSED AND APPROVED this the 15th day of September 2026.

President, Tomball EDC Board

Secretary, Tomball EDC Board

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: September 15, 2026

Topic:

Special Joint Tomball EDC and City Council Meeting of August 14, 2026

Background:

Origination: Kelly Violette, Executive Director

Recommendation:

Approval of the Minutes for the Meeting of August 14, 2026

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

FUNDING (IF APPLICABLE)

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

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

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

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

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



**Friday, August 14, 2026
5:00 PM**

Notice is hereby given of a Special Joint meeting of the Tomball City Council and Tomball Economic Development Corporation, to be held on Friday, August 14, 2026 at 5:00 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: 854 0870 0276 Passcode: 334646. The public will be permitted to offer public comments telephonically, as provided by the agenda and as permitted by the presiding officer during the meeting.

A. Call to Order

Mayor Lori Klein Quinn called the meeting of the City of Tomball Council to order at 5:00 p.m.

PRESENT

Mayor Lori Klein Quinn
Council 1 Shelley Michna
Council 2 Paul Garcia
Council 3 Dane Dunagin
Council 4 Lisa A. Covington
Council 5 Randy Parr

CITY STAFF PRESENT

City Manager - David Esquivel
Assistant City Manager – Sakura Moten
City Attorney – Loren A. Smith
City Attorney – Joseph Hayes
City Secretary – Thomas Harris III

Assistant City Secretary – Shannon Bennett
Public Works Director - Drew Huffman
Interim Police Chief – Shon Davis
Finance Director - Bragg Farmer
Director of Human Resources – Kristie Lewis
Director of I.T. – Ben Lato
Special Project Director - Luisa Taylor
Police Officer – Bryce Smith

The Tomball Economic Development Corporation meeting was called to order by President Lisa Covington at 5:00 p.m.

PRESENT:

President Lisa Covington
Vice President Danny Hudson
Secretary Wayne Hall
Treasurer Latrell Shannon
Member Angie Johnson
Member Becky Clepper
Member Cody Miller

TEDC Staff Present:

Executive Director – Kelly Violette
Assistant Director – Tiffani Wooten
Project Manager – Amanda Gleason
Administrative Assistant – McKayley Dannelley

- 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.]*

There were no comments received.

C. New Business

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

Mayor Lori Klein Quinn led a discussion reviewing the financial statements and

addressed questions to ensure there was no misunderstanding of the figures presented before proceeding with consideration and approval of the budget Tomball Economic Development Corporation Budget.

D. Adjournment

Mayor Lori Klein Quinn adjourned the meeting at 6:44 p.m.

Motion was made by Vice President Hudson, Seconded by Member Clepper to adjourn the meeting at 6:44 p.m.

Voting Yea: President Covington, Vice President Hudson, Secretary Hall, Treasurer Shannon, Member Miller, Member Clepper, Member Johnson.

The motion carried unanimously. Meeting adjourned at 6:44 p.m.

C E R T I F I C A T I O N

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 10th day of AUGUST 2026 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kelly Violette
Executive Director

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

PASSED AND APPROVED this the 15th day of September 2026.

President, Tomball EDC Board

Secretary, Tomball EDC Board

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: September 15, 2026

Topic:

Special Joint Tomball EDC and City Council Meeting of August 21, 2026

Background:

Origination: Kelly Violette, Executive Director

Recommendation:

Approval of the Minutes for the Meeting of August 21, 2026

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

FUNDING (IF APPLICABLE)

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

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

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

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

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



**Friday, August 21, 2026
1:00 PM**

Notice is hereby given of a Special Joint meeting of the Tomball City Council and Tomball Economic Development Corporation, to be held on Friday, August 21, 2026 at 1:00 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: 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

Mayor Pro Tem Paul Garcia called the meeting of the City of Tomball Council to order at 1:00 p.m.

PRESENT

Council 1 Shelley Michna
Council 2 Paul Garcia
Council 3 Dane Dunagin
Council 4 Lisa A. Covington
Council 5 Randy Parr

CITY STAFF PRESENT

City Manager - David Esquivel
City Attorney – Loren A. Smith
Assistant City Secretary – Shannon Bennett
Public Works Director - Drew Huffman
Interim Police Chief – Shon Davis
Finance Director - Bragg Farmer

Director of Human Resources – Kristie Lewis
Special Project Director - Luisa Taylor
Police Officer – Matthew Maglitto

The Tomball Economic Development Corporation meeting was called to order by President Lisa Covington at 1:00 p.m.

PRESENT:

President Lisa Covington
Vice President Danny Hudson
Secretary Wayne Hall
Treasurer Latrell Shannon
Member Angie Johnson
Member Becky Clepper
Member Cody Miller

TEDC Staff Present:

Executive Director – Kelly Violette
Assistant Director – Tiffani Wooten
Project Manager – Amanda Gleason
Marketing & Communications Manager – John Kelley
Administrative Assistant – McKayley Dannelley

- 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.]*

- Esther Mera, Tomball, Texas gave comments regarding the TEDC
- John Reed, Tomball, Texas spoke in support of a Community Center
- Kristen Heck, Tomball, Texas spoke in opposition of Legacy Square
- Kendall Wolfe, Tomball, Texas spoke in opposition of Legacy Square
- Lisa Daniels, Tomball, Texas spoke in opposition of Legacy Square
- Victora Hernandez, Tomball, Texas spoke about Legacy Square -Arts
- Eric Sundin, Houston, Texas, spoke in favor of having an Art Museum
- Chris, Tomball, Texas spoke regarding the traffic on Epps Street

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

President Covington opened the public hearing at 1:23 p.m. No comments were received. Public hearing was closed at 1:24 p.m.

Motion made by Secretary Hall, Seconded by Vice President Hudson to approve the Tomball Economic Development Corporation Fiscal Year 2026-2027 Budget.

Voting Yea: President Covington, Vice President Hudson, Secretary Hall, Treasurer Shannon, Member Miller, Member Clepper, Member Johnson.

The motion carried unanimously.

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

Motion made by Council 3 Dunagin, Seconded by Council 5 Parr to approve the Tomball Economic Development Corporation (TEDC) Fiscal Year 2026-2027 Budget.

Voting Yea: Council 1 Michna, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

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

After a lengthy discussion for direction. A consensus of the Council is to move forward with the demolition of all buildings other than Buildings A, C, and F (the Main Sanctuary).

D. Adjournment

Mayor Pro Tem Garcia adjourned the meeting at 2:23 p.m.

Motion was made by Member Clepper, Seconded by Member Shannon to adjourn the meeting at 2:23 p.m.

Voting Yea: President Covington, Vice President Hudson, Secretary Hall, Treasurer Shannon, Member Miller, Member Clepper, Member Johnson.

The motion carried unanimously. Meeting adjourned at 2:23 p.m.

C E R T I F I C A T I O N

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 17th

day of AUGUST 2026 by 4:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kelly Violette
Executive Director

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

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

PASSED AND APPROVED this the 15th day of September 2026.

President, Tomball EDC Board

Secretary, Tomball EDC Board

Regular Tomball EDC

Agenda Item

Data Sheet

Meeting Date: September 15, 2026

Topic:

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

Background:

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

Origination: Bragg Farmer, Finance Director

Recommendation: Presentation item only.

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

FUNDING (IF APPLICABLE)

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

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

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

Signed _____ Staff Member-TEDC Date	Approved by _____ Executive Director-TEDC Date
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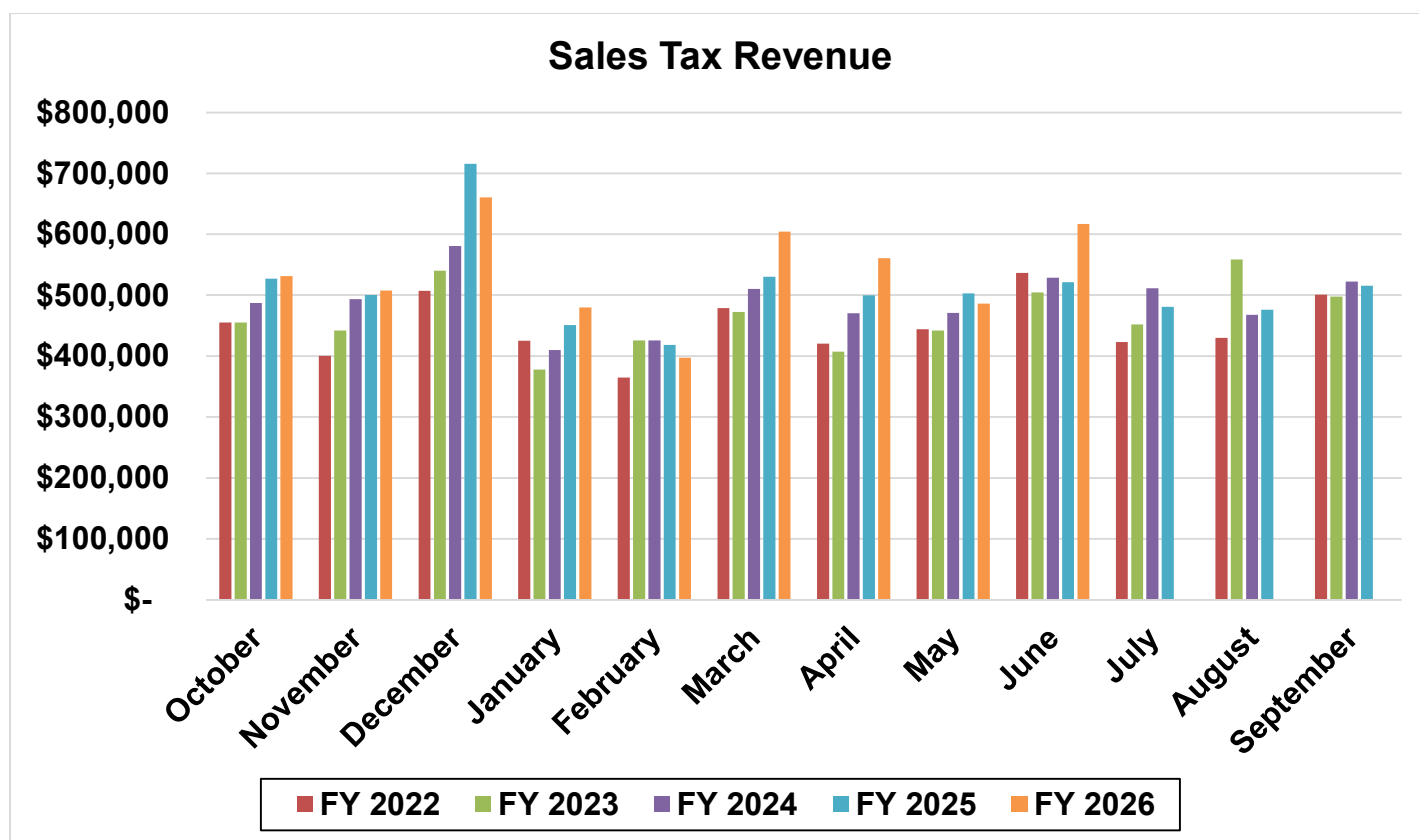
TOMBALL ECONOMIC DEVELOPMENT CORPORATION MEMORANDUM

Item 8.

TO: TEDC Board of Directors
FROM: Bragg Farmer
SUBJECT: Financial Information for Quarter Ending June 30, 2026
DATE: September 8, 2026

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

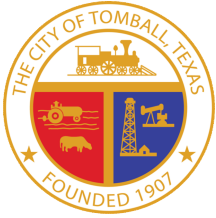
Total year-to-date (YTD) revenues are \$5,854,035 which is \$379,035 more than the budgeted amount of \$5,475,000. Sales tax revenues are \$4,844,076, which is \$119,076 greater than the budgeted amount of \$4,725,000. Interest income is \$759,395, which is \$9,395 more than budgeted amount of \$750,000. For fiscal year to date, sales tax revenues are 3.8% higher than the previous year on an accrual basis and interest income is lower by 19.1% from the previous year.



Total administrative expenses for the quarter YTD are \$699,171, which is \$100,201 less than the budgeted amount of \$799,372. Indirect Economic Development expenses for the quarter YTD are \$458,775, which is \$153,588 less than the budgeted amount of \$612,363.

Included in the financial information is a schedule of active project grants, which assists with tracking of TEDC grant commitments. The schedule is updated as project grants are added, and prior commitments are paid. As of June 30, 2026, the TEDC had outstanding commitments for Board Approved Grants of \$8,338,813.

The Quarterly Investment Report is also included, which lists the details of the TEDC investment portfolio. As of June 30, 2026, TEDC's cash and cash equivalents totaled over \$27 million. Additionally, TEDC has redeemed all securities until interest rates warrant movement back into the securities market.



Tomball, TX

Item 8.

Budget Report

Account Summary

For Fiscal: 2025-2026 Period Ending: 06/30/2026

		Original YTD Budget	Current YTD Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 905 - TOMBALL ECONOMIC DEVELOPMENT COPR							
Revenue							
Category: 51 - TAXES							
905-5140	SALES TAX	4,723,110.00	4,723,110.00	1,663,240.44	4,844,075.68	120,965.68	102.56 %
Category: 51 - TAXES Total:		4,723,110.00	4,723,110.00	1,663,240.44	4,844,075.68	120,965.68	102.56%
Category: 55 - MISCELLANEOUS							
905-5501	LEASE REVENUE - FBC	0.00	0.00	5,000.00	20,000.00	20,000.00	0.00 %
905-5502	LEASE REVENUE - SOUTH LIVE OAK	0.00	0.00	72,224.22	227,064.66	227,064.66	0.00 %
905-5550	MISCELLANEOUS INCOME	0.00	0.00	3,500.00	3,500.00	3,500.00	0.00 %
Category: 55 - MISCELLANEOUS Total:		0.00	0.00	80,724.22	250,564.66	250,564.66	0.00%
Category: 58 - INTEREST							
905-5800	INTEREST INCOME	749,700.00	749,700.00	81,734.09	759,394.79	9,694.79	101.29 %
Category: 58 - INTEREST Total:		749,700.00	749,700.00	81,734.09	759,394.79	9,694.79	101.29%
Revenue Total:		5,472,810.00	5,472,810.00	1,825,698.75	5,854,035.13	381,225.13	106.97%
Expense							
Category: 60 - PERSONNEL SERVICES							
905-123-6002	SALARIES & WAGES	311,935.86	311,935.86	45,324.41	342,617.45	-30,681.59	109.84 %
905-123-6003	WAGES-FULL TIME	38,344.14	38,344.14	0.00	0.00	38,344.14	0.00 %
905-123-6004	WAGES-PART TIME	0.00	0.00	1,462.50	6,908.55	-6,908.55	0.00 %
905-123-6005	WAGES-OVERTIME	2,674.17	2,674.17	138.30	592.24	2,081.93	22.15 %
905-123-6009	WAGES-OTHER	6,747.30	6,747.30	0.00	0.00	6,747.30	0.00 %
905-123-6015	SICK TIME BUYBACK	0.00	0.00	0.00	6,404.16	-6,404.16	0.00 %
905-123-6019	LONGEVITY	2,080.35	2,080.35	0.00	2,775.00	-694.65	133.39 %
905-123-6021	FICA-MED/SS	28,176.66	28,176.66	3,653.79	27,372.43	804.23	97.15 %
905-123-6022	TMRS-EMPLOYER	53,997.12	53,997.12	7,013.37	54,835.01	-837.89	101.55 %
905-123-6024	HEALTH INSURANCE	72,125.55	72,125.55	23,403.57	69,955.56	2,169.99	96.99 %
905-123-6025	WORKER COMPENSATION INSURA	299.88	299.88	0.00	361.91	-62.03	120.68 %
905-123-6034	PHONE ALLOWANCE	2,024.19	2,024.19	300.00	2,100.00	-75.81	103.75 %
905-123-6035	AUTO ALLOWANCE	19,342.26	19,342.26	2,150.00	19,350.00	-7.74	100.04 %
Category: 60 - PERSONNEL SERVICES Total:		537,747.48	537,747.48	83,445.94	533,272.31	4,475.17	99.17%
Category: 61 - SUPPLIES							
905-123-6101	OFFICE & COMPUTER SUPPLIES	10,495.80	10,495.80	1,360.30	11,358.26	-862.46	108.22 %
905-123-6109	POSTAGE	187.38	187.38	11.10	92.06	95.32	49.13 %
Category: 61 - SUPPLIES Total:		10,683.18	10,683.18	1,371.40	11,450.32	-767.14	107.18%
Category: 62 - REPAIRS AND MAINTENANCE							
905-123-6202	COMPUTER EQUIPMENT MAINTEN	8,996.40	8,996.40	-3,110.53	6,416.02	2,580.38	71.32 %
Category: 62 - REPAIRS AND MAINTENANCE Total:		8,996.40	8,996.40	-3,110.53	6,416.02	2,580.38	71.32%
Category: 63 - SERVICES AND CHARGES							
905-123-6303	PROFESSIONAL SVCS LEGAL	22,491.00	22,491.00	4,495.00	17,421.90	5,069.10	77.46 %
905-123-6307	CONTRACTED ADMINISTRATIVE SE	41,492.07	41,492.07	13,750.00	41,250.00	242.07	99.42 %
905-123-6310	LEASE EXPENSE - GTACC	63,874.44	63,874.44	6,330.99	56,437.78	7,436.66	88.36 %
905-123-6312	INTERNET & PHONE SVCS	5,247.90	5,247.90	427.09	3,833.86	1,414.04	73.06 %
905-123-6316	PRINTING AND BINDING	4,873.05	4,873.05	332.60	4,143.69	729.36	85.03 %
905-123-6330	INSURANCE	69,722.10	69,722.10	0.00	3,649.59	66,072.51	5.23 %
905-123-6332	TRAVEL AND MEALS	11,620.35	11,620.35	1,484.46	6,904.61	4,715.74	59.42 %
905-123-6333	DUES AND SUBSCRIPTIONS	14,994.00	14,994.00	1,356.54	12,739.45	2,254.55	84.96 %
905-123-6337	TRAINING	11,995.20	11,995.20	0.00	5,795.00	6,200.20	48.31 %
905-123-6348	PROPERTY ACQUISITION COST	749,700.00	749,700.00	0.00	0.00	749,700.00	0.00 %
905-123-6372	MARKETING	112,455.00	112,455.00	8,495.00	123,039.30	-10,584.30	109.41 %
905-123-6373	ECONOMIC IMPACT MODEL LICENS	3,736.44	3,736.44	0.00	4,984.00	-1,247.56	133.39 %

Budget Report

For Fiscal: 2025-2026 Period Ending: Item 8. 6

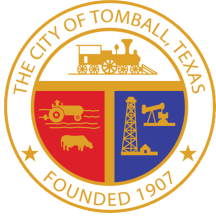
		Original YTD Budget	Current YTD Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
905-123-6374	EVENT SPONSORSHIPS	21,741.30	21,741.30	1,840.50	9,870.42	11,870.88	45.40 %
905-123-6375	WEBSITE & GIS	19,492.20	19,492.20	0.00	22,075.00	-2,582.80	113.25 %
905-123-6376	PROFESSIONAL SERVICES	423,580.50	423,580.50	6,825.00	284,828.07	138,752.43	67.24 %
905-123-6377	GROW TOMBALL INITIATIVE	14,994.00	14,994.00	1,150.00	1,150.00	13,844.00	7.67 %
905-123-6378	MISCELLANEOUS	11,245.50	11,245.50	1,078.05	8,684.54	2,560.96	77.23 %
905-123-6379	SALES TAX REIMBURSEMENT GRAN	74,970.00	74,970.00	0.00	329,489.66	-254,519.66	439.50 %
905-123-6380	BUSINESS IMPROVEMENT GRANTS	262,395.00	262,395.00	2,450.00	45,281.50	217,113.50	17.26 %
905-123-6381	BUSINESS IMPROVEMENT GRANTS	187,425.00	187,425.00	0.00	82,390.73	105,034.27	43.96 %
905-123-6382	OLD TOWN FACADE GRANTS - CY	187,425.00	187,425.00	0.00	0.00	187,425.00	0.00 %
905-123-6383	OLD TOWN FACADE GRANTS - PY	142,443.00	142,443.00	0.00	90,000.00	52,443.00	63.18 %
905-123-6384	OLD TOWN PROJECTS	524,790.00	524,790.00	0.00	201,803.86	322,986.14	38.45 %
905-123-6387	SOUTH LIVE OAK REDEVELOPMENT	374,850.00	374,850.00	214,569.14	312,839.07	62,010.93	83.46 %
905-123-6388	BUSINESS PARK EXPENSES	74,970.00	74,970.00	796.74	103,011.63	-28,041.63	137.40 %
905-123-6390	FIRST BAPTIST CHURCH EXPENSES	0.00	0.00	40,906.59	121,654.91	-121,654.91	0.00 %
905-123-6391	SUMMER YOUTH EMPLOYMENT PR	187,425.00	187,425.00	0.00	17,643.90	169,781.10	9.41 %
905-123-6394	TOMBALL LEGACY SQUARE	2,249,100.00	2,249,100.00	11,261.22	235,898.51	2,013,201.49	10.49 %
905-123-6395	PROJECTS GRANTS	6,236,290.17	6,236,290.17	102,459.00	905,230.52	5,331,059.65	14.52 %
905-123-6399	SERVICE CHARGES	187.38	187.38	0.00	0.00	187.38	0.00 %
905-123-6931	BUSINESS PARK INFRASTRUCTURE (	411,145.20	411,145.20	0.00	501,456.25	-90,311.05	121.97 %
Category: 63 - SERVICES AND CHARGES Total:		12,516,670.80	12,516,670.80	420,007.92	3,553,507.75	8,963,163.05	28.39%
Category: 69 - DEBT/FLEET SERVICE							
905-123-6932	MEDICAL COMPLEX/PERSIMMON (	166,599.81	166,599.81	0.00	222,222.00	-55,622.19	133.39 %
905-123-6933	SOUTHSIDE SEWER PLANT EXPANSI	1,124,550.00	1,124,550.00	0.00	1,000,000.00	124,550.00	88.92 %
Category: 69 - DEBT/FLEET SERVICE Total:		1,291,149.81	1,291,149.81	0.00	1,222,222.00	68,927.81	94.66%
Expense Total:		14,365,247.67	14,365,247.67	501,714.73	5,326,868.40	9,038,379.27	37.08%
Fund: 905 - TOMBALL ECONOMIC DEVELOPMENT COPR Surplus (D		-8,892,437.67	-8,892,437.67	1,323,984.02	527,166.73	9,419,604.40	-5.93%
Report Surplus (Deficit):		-8,892,437.67	-8,892,437.67	1,323,984.02	527,166.73	9,419,604.40	-5.93%

Group Summary

Category	Original YTD Budget	Current YTD Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 905 - TOMBALL ECONOMIC DEVELOPMENT COPR						
Revenue						
51 - TAXES	4,723,110.00	4,723,110.00	1,663,240.44	4,844,075.68	120,965.68	102.56%
55 - MISCELLANEOUS	0.00	0.00	80,724.22	250,564.66	250,564.66	0.00%
58 - INTEREST	749,700.00	749,700.00	81,734.09	759,394.79	9,694.79	101.29%
Revenue Total:	5,472,810.00	5,472,810.00	1,825,698.75	5,854,035.13	381,225.13	106.97%
Expense						
60 - PERSONNEL SERVICES	537,747.48	537,747.48	83,445.94	533,272.31	4,475.17	99.17%
61 - SUPPLIES	10,683.18	10,683.18	1,371.40	11,450.32	-767.14	107.18%
62 - REPAIRS AND MAINTENANCE	8,996.40	8,996.40	-3,110.53	6,416.02	2,580.38	71.32%
63 - SERVICES AND CHARGES	12,516,670.80	12,516,670.80	420,007.92	3,553,507.75	8,963,163.05	28.39%
69 - DEBT/FLEET SERVICE	1,291,149.81	1,291,149.81	0.00	1,222,222.00	68,927.81	94.66%
Expense Total:	14,365,247.67	14,365,247.67	501,714.73	5,326,868.40	9,038,379.27	37.08%
Fund: 905 - TOMBALL ECONOMIC DEVELOPMENT COPR Surplus (D	-8,892,437.67	-8,892,437.67	1,323,984.02	527,166.73	9,419,604.40	-5.93%
Report Surplus (Deficit):	-8,892,437.67	-8,892,437.67	1,323,984.02	527,166.73	9,419,604.40	-5.93%

Fund Summary

Fund	Original YTD Budget	Current YTD Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
905 - TOMBALL ECONOMIC DEVEI	-8,892,437.67	-8,892,437.67	1,323,984.02	527,166.73	9,419,604.40
Report Surplus (Deficit):	-8,892,437.67	-8,892,437.67	1,323,984.02	527,166.73	9,419,604.40



Tomball, TX

Prior-Year Comparative Income Statement
Account Summary
For the Period Ending 06/30/2026

Item 8.

		2025-2026 June Activity	2024-2025 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2025-2026 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 905 - TOMBALL ECONOMIC DEVELOPMENT COPR									
Revenue									
Category: 51 - TAXES									
905-5140	SALES TAX	1,663,240.44	0.00	1,663,240.44	0.00%	4,844,075.68	0.00	4,844,075.68	0.00%
Category 51 - TAXES Total:		1,663,240.44	0.00	1,663,240.44	0.00%	4,844,075.68	0.00	4,844,075.68	0.00%
Category: 55 - MISCELLANEOUS									
905-5501	LEASE REVENUE - FBC	5,000.00	0.00	5,000.00	0.00%	20,000.00	0.00	20,000.00	0.00%
905-5502	LEASE REVENUE - SOUTH LIVE OAK	72,224.22	0.00	72,224.22	0.00%	227,064.66	0.00	227,064.66	0.00%
905-5550	MISCELLANEOUS INCOME	3,500.00	0.00	3,500.00	0.00%	3,500.00	0.00	3,500.00	0.00%
Category 55 - MISCELLANEOUS Total:		80,724.22	0.00	80,724.22	0.00%	250,564.66	0.00	250,564.66	0.00%
Category: 58 - INTEREST									
905-5800	INTEREST INCOME	81,734.09	0.00	81,734.09	0.00%	759,394.79	0.00	759,394.79	0.00%
Category 58 - INTEREST Total:		81,734.09	0.00	81,734.09	0.00%	759,394.79	0.00	759,394.79	0.00%
Revenue Total:		1,825,698.75	0.00	1,825,698.75	0.00%	5,854,035.13	0.00	5,854,035.13	0.00%
Expense									
Category: 60 - PERSONNEL SERVICES									
905-123-6002	SALARIES & WAGES	45,324.41	0.00	-45,324.41	0.00%	342,617.45	0.00	-342,617.45	0.00%
905-123-6004	WAGES-PART TIME	1,462.50	0.00	-1,462.50	0.00%	6,908.55	0.00	-6,908.55	0.00%
905-123-6005	WAGES-OVERTIME	138.30	0.00	-138.30	0.00%	592.24	0.00	-592.24	0.00%
905-123-6015	SICK TIME BUYBACK	0.00	0.00	0.00	0.00%	6,404.16	0.00	-6,404.16	0.00%
905-123-6019	LONGEVITY	0.00	0.00	0.00	0.00%	2,775.00	0.00	-2,775.00	0.00%
905-123-6021	FICA-MED/SS	3,653.79	0.00	-3,653.79	0.00%	27,372.43	0.00	-27,372.43	0.00%
905-123-6022	TMRS-EMPLOYER	7,013.37	0.00	-7,013.37	0.00%	54,835.01	0.00	-54,835.01	0.00%
905-123-6024	HEALTH INSURANCE	23,403.57	0.00	-23,403.57	0.00%	69,955.56	0.00	-69,955.56	0.00%
905-123-6025	WORKER COMPENSATION INSURANC	0.00	0.00	0.00	0.00%	361.91	0.00	-361.91	0.00%
905-123-6034	PHONE ALLOWANCE	300.00	0.00	-300.00	0.00%	2,100.00	0.00	-2,100.00	0.00%
905-123-6035	AUTO ALLOWANCE	2,150.00	0.00	-2,150.00	0.00%	19,350.00	0.00	-19,350.00	0.00%
Category 60 - PERSONNEL SERVICES Total:		83,445.94	0.00	-83,445.94	0.00%	533,272.31	0.00	-533,272.31	0.00%
Category: 61 - SUPPLIES									
905-123-6101	OFFICE & COMPUTER SUPPLIES	1,360.30	0.00	-1,360.30	0.00%	11,358.26	0.00	-11,358.26	0.00%
905-123-6109	POSTAGE	11.10	0.00	-11.10	0.00%	92.06	0.00	-92.06	0.00%
Category 61 - SUPPLIES Total:		1,371.40	0.00	-1,371.40	0.00%	11,450.32	0.00	-11,450.32	0.00%

Prior-Year Comparative Income Statement

For the Period Ending 06/30 Item 8.

		2025-2026 June Activity	2024-2025 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2025-2026 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Category: 62 - REPAIRS AND MAINTENANCE									
905-123-6202	COMPUTER EQUIPMENT MAINTENA	-3,110.53	0.00	3,110.53	0.00%	6,416.02	0.00	-6,416.02	0.00%
Category 62 - REPAIRS AND MAINTENANCE Total:		-3,110.53	0.00	3,110.53	0.00%	6,416.02	0.00	-6,416.02	0.00%
Category: 63 - SERVICES AND CHARGES									
905-123-6303	PROFESSIONAL SVCS LEGAL	4,495.00	0.00	-4,495.00	0.00%	17,421.90	0.00	-17,421.90	0.00%
905-123-6307	CONTRACTED ADMINISTRATIVE SERVI	13,750.00	0.00	-13,750.00	0.00%	41,250.00	0.00	-41,250.00	0.00%
905-123-6310	LEASE EXPENSE - GTACC	6,330.99	0.00	-6,330.99	0.00%	56,437.78	0.00	-56,437.78	0.00%
905-123-6312	INTERNET & PHONE SVCS	427.09	0.00	-427.09	0.00%	3,833.86	0.00	-3,833.86	0.00%
905-123-6316	PRINTING AND BINDING	332.60	0.00	-332.60	0.00%	4,143.69	0.00	-4,143.69	0.00%
905-123-6330	INSURANCE	0.00	0.00	0.00	0.00%	3,649.59	0.00	-3,649.59	0.00%
905-123-6332	TRAVEL AND MEALS	1,484.46	0.00	-1,484.46	0.00%	6,904.61	0.00	-6,904.61	0.00%
905-123-6333	DUES AND SUBSCRIPTIONS	1,356.54	0.00	-1,356.54	0.00%	12,739.45	0.00	-12,739.45	0.00%
905-123-6337	TRAINING	0.00	0.00	0.00	0.00%	5,795.00	0.00	-5,795.00	0.00%
905-123-6372	MARKETING	8,495.00	0.00	-8,495.00	0.00%	123,039.30	0.00	-123,039.30	0.00%
905-123-6373	ECONOMIC IMPACT MODEL LICENSE	0.00	0.00	0.00	0.00%	4,984.00	0.00	-4,984.00	0.00%
905-123-6374	EVENT SPONSORSHIPS	1,840.50	0.00	-1,840.50	0.00%	9,870.42	0.00	-9,870.42	0.00%
905-123-6375	WEBSITE & GIS	0.00	0.00	0.00	0.00%	22,075.00	0.00	-22,075.00	0.00%
905-123-6376	PROFESSIONAL SERVICES	6,825.00	0.00	-6,825.00	0.00%	284,828.07	0.00	-284,828.07	0.00%
905-123-6377	GROW TOMBALL INITIATIVE	1,150.00	0.00	-1,150.00	0.00%	1,150.00	0.00	-1,150.00	0.00%
905-123-6378	MISCELLANEOUS	1,078.05	0.00	-1,078.05	0.00%	8,684.54	0.00	-8,684.54	0.00%
905-123-6379	SALES TAX REIMBURSEMENT GRANTS	0.00	0.00	0.00	0.00%	329,489.66	0.00	-329,489.66	0.00%
905-123-6380	BUSINESS IMPROVEMENT GRANTS -	2,450.00	0.00	-2,450.00	0.00%	45,281.50	0.00	-45,281.50	0.00%
905-123-6381	BUSINESS IMPROVEMENT GRANTS -	0.00	0.00	0.00	0.00%	82,390.73	0.00	-82,390.73	0.00%
905-123-6383	OLD TOWN FACADE GRANTS - PY	0.00	0.00	0.00	0.00%	90,000.00	0.00	-90,000.00	0.00%
905-123-6384	OLD TOWN PROJECTS	0.00	0.00	0.00	0.00%	201,803.86	0.00	-201,803.86	0.00%
905-123-6387	SOUTH LIVE OAK REDEVELOPMENT	214,569.14	0.00	-214,569.14	0.00%	312,839.07	0.00	-312,839.07	0.00%
905-123-6388	BUSINESS PARK EXPENSES	796.74	0.00	-796.74	0.00%	103,011.63	0.00	-103,011.63	0.00%
905-123-6390	FIRST BAPTIST CHURCH EXPENSES	40,906.59	0.00	-40,906.59	0.00%	121,654.91	0.00	-121,654.91	0.00%
905-123-6391	SUMMER YOUTH EMPLOYMENT PRO	0.00	0.00	0.00	0.00%	17,643.90	0.00	-17,643.90	0.00%
905-123-6394	TOMBALL LEGACY SQUARE	11,261.22	0.00	-11,261.22	0.00%	235,898.51	0.00	-235,898.51	0.00%
905-123-6395	PROJECTS GRANTS	102,459.00	0.00	-102,459.00	0.00%	905,230.52	0.00	-905,230.52	0.00%
905-123-6931	BUSINESS PARK INFRASTRUCTURE (SE	0.00	0.00	0.00	0.00%	501,456.25	0.00	-501,456.25	0.00%
Category 63 - SERVICES AND CHARGES Total:		420,007.92	0.00	-420,007.92	0.00%	3,553,507.75	0.00	-3,553,507.75	0.00%
Category: 69 - DEBT/FLEET SERVICE									
905-123-6932	MEDICAL COMPLEX/PERSIMMON (SE	0.00	0.00	0.00	0.00%	222,222.00	0.00	-222,222.00	0.00%
905-123-6933	SOUTHSIDE SEWER PLANT EXPANSIO	0.00	0.00	0.00	0.00%	1,000,000.00	0.00	-1,000,000.00	0.00%
Category 69 - DEBT/FLEET SERVICE Total:		0.00	0.00	0.00	0.00%	1,222,222.00	0.00	-1,222,222.00	0.00%
Expense Total:		501,714.73	0.00	-501,714.73	0.00%	5,326,868.40	0.00	-5,326,868.40	0.00%
Fund 905 Surplus (Deficit):		1,323,984.02	0.00	1,323,984.02	0.00%	527,166.73	0.00	527,166.73	0.00%
Total Surplus (Deficit):		1,323,984.02	0.00	1,323,984.02	0.00%	527,166.73	0.00	527,166.73	0.00%

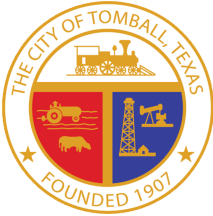
Prior-Year Comparative Income Statement

For the Period Ending 06/30/2025 Item 8.

Group Summary

Category	2025-2026 June Activity	2024-2025 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2025-2026 YTD Activity	2024-2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 905 - TOMBALL ECONOMIC DEVELOPMENT COPR								
Revenue								
51 - TAXES	1,663,240.44	0.00	1,663,240.44	0.00%	4,844,075.68	0.00	4,844,075.68	0.00%
55 - MISCELLANEOUS	80,724.22	0.00	80,724.22	0.00%	250,564.66	0.00	250,564.66	0.00%
58 - INTEREST	81,734.09	0.00	81,734.09	0.00%	759,394.79	0.00	759,394.79	0.00%
Revenue Total:	1,825,698.75	0.00	1,825,698.75	0.00%	5,854,035.13	0.00	5,854,035.13	0.00%
Expense								
60 - PERSONNEL SERVICES	83,445.94	0.00	-83,445.94	0.00%	533,272.31	0.00	-533,272.31	0.00%
61 - SUPPLIES	1,371.40	0.00	-1,371.40	0.00%	11,450.32	0.00	-11,450.32	0.00%
62 - REPAIRS AND MAINTENANCE	-3,110.53	0.00	3,110.53	0.00%	6,416.02	0.00	-6,416.02	0.00%
63 - SERVICES AND CHARGES	420,007.92	0.00	-420,007.92	0.00%	3,553,507.75	0.00	-3,553,507.75	0.00%
69 - DEBT/FLEET SERVICE	0.00	0.00	0.00	0.00%	1,222,222.00	0.00	-1,222,222.00	0.00%
Expense Total:	501,714.73	0.00	-501,714.73	0.00%	5,326,868.40	0.00	-5,326,868.40	0.00%
Fund 905 Surplus (Deficit):	1,323,984.02	0.00	1,323,984.02	0.00%	527,166.73	0.00	527,166.73	0.00%
Total Surplus (Deficit):	1,323,984.02	0.00	1,323,984.02	0.00%	527,166.73	0.00	527,166.73	0.00%

Fund	2025-2026	2024-2025	June Variance		2025-2026	2024-2025	YTD Variance	
	June Activity	June Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
905 - TOMBALL ECONOMIC	1,323,984.02	0.00	1,323,984.02	0.00%	527,166.73	0.00	527,166.73	0.00%
Total Surplus (Deficit):	1,323,984.02	0.00	1,323,984.02	0.00%	527,166.73	0.00	527,166.73	0.00%



Tomball, TX

Item 8.

Balance Sheet

Account Summary

As Of 06/30/2026

Account	Name	Current Year Balance	Prior Year Balance	Variance Favorable / (Unfavorable)
Fund: 905 - TOMBALL ECONOMIC DEVELOPMENT COPR				
Assets				
905-1012	Claim on Cash - General	-767,574.21	0.00	-767,574.21
905-1018	TEDC - WF BANK ACCOUNT	161,390.19	0.00	161,390.19
905-1022	INVESTMENT SECURITIES	0.00	0.00	0.00
905-1025	TEDC - TEXAS CLASS	1,174,786.54	0.00	1,174,786.54
905-1027	TEDC - TEXPOOL	26,352,038.93	0.00	26,352,038.93
905-1029	PROPERTY DEPOSIT	500.00	0.00	500.00
905-1102	LEASE RECEIVABLE	484,554.00	0.00	484,554.00
905-1103	ACCOUNTS RECEIVABLE - OTHER	919,989.76	0.00	919,989.76
905-1108	LEASE INTEREST RECEIVABLE	2,417.00	0.00	2,417.00
905-1109	ACCOUNTS RECEIVABLE	1,113,009.35	0.00	1,113,009.35
905-1211	LEASING COMMISSIONS	16,401.51	0.00	16,401.51
905-1426	LAND	6,206,227.67	0.00	6,206,227.67
905-1435	RIGHT TO USE LEASE - BLDG/IMPRV	0.00	0.00	0.00
905-1445	BUILDING IMPROVEMENTS	8,461,025.77	0.00	8,461,025.77
905-1521	RIGHT TO USE LEASE - ACCUM DEPR	0.00	0.00	0.00
905-1522	BUILDING & IMPROVEMENTS - ACCUM DI	-1,689,611.05	0.00	-1,689,611.05
Total Assets:		42,435,155.46	0.00	42,435,155.46
Liability				
905-2000	ACCOUNTS PAYABLE	242,853.81	0.00	-242,853.81
905-2004	LEASE LIABILITY	-1.00	0.00	1.00
905-2005	MANUAL ACCOUNTS PAYABLE	14,640.56	0.00	-14,640.56
905-2100	FEDERAL INCOME TAX PAYABLE	0.00	0.00	0.00
905-2102	FICA/SS TAX PAYABLE-EMPLOYEE	0.00	0.00	0.00
905-2104	FICA/MED TAX PAYABLE-EMPLOYEE	0.00	0.00	0.00
905-2110	TMRS PAYABLE-EMPLOYEE	8,696.98	0.00	-8,696.98
905-2112	ICMA PAYABLE-EMPLOYEE	0.00	0.00	0.00
905-2114	ROTH IRA-ICMA EMPLOYEE	0.00	0.00	0.00
905-2117	SUPPLEMENTAL LIFE INSURANCE	1,648.62	0.00	-1,648.62
905-2118	125-FLEXIBLE HEALTH CARE CONTR	2,557.54	0.00	-2,557.54
905-2119	125-FLEXIBLE DEPENDENT CARE	0.00	0.00	0.00
905-2120	HEALTH INSURANCE PAYABLE	10,027.21	0.00	-10,027.21
905-2121	DENTAL INSURANCE PAYABLE	691.64	0.00	-691.64
905-2122	ACCIDENT INSURANCE PAYABLE	905.14	0.00	-905.14
905-2125	HSA- EMPLOYEE CONTRIBUTION	0.00	0.00	0.00
905-2127	SHORT-TERM DISABILITY INSURANCE PAY	683.91	0.00	-683.91
905-2128	LEGAL INSURANCE PAYABLE	10.06	0.00	-10.06
905-2129	NORTON LIFELOCK PAYABLE	103.16	0.00	-103.16
905-2209	DEFERRED INFLOWS - LEASES	446,678.00	0.00	-446,678.00
905-2310	DEFERRED INCOME	0.00	0.00	0.00
905-2356	REFUNDABLE DEPOSIT	10,869.00	0.00	-10,869.00
Total Liability:		740,364.63	0.00	-740,364.63
Equity				
905-3001	RETAINED EARNINGS	0.00	0.00	0.00
905-3002	PROPERTY RESERVES	0.00	0.00	0.00
905-3900	FUND BALANCE	32,828,811.18	0.00	32,828,811.18
905-3902	FUND BALANCE - BOARD APPROVED GRA	8,338,812.92	0.00	8,338,812.92
Total Beginning Equity:		41,167,624.10	0.00	41,167,624.10

Balance Sheet

As Of 06/30/2026 Item 8.

Account	Name	Current Year Balance	Prior Year Balance	Variance Favorable / (Unfavorable)
Total Revenue		5,854,035.13	0.00	5,854,035.13
Total Expense		5,326,868.40	0.00	-5,326,868.40
Revenues Over/(Under) Expenses		527,166.73	0.00	527,166.73
Total Equity and Current Surplus (Deficit):		41,694,790.83	0.00	41,694,790.83
Total Liabilities, Equity and Current Surplus (Deficit):		42,435,155.46	0.00	42,435,155.46

TOMBALL ECONOMIC DEVELOPMENT CORPORATION

ACTIVE PROJECT GRANTS

AS OF JUNE 30, 2026

Item 8.

GRANTEE	GRANT TYPE	APPROVED		EXPIRATION DATE	ADDITIONS/DELETIONS		PAID		REMAINING AMOUNT
		DATE	AMOUNT		DATE	AMOUNT	DATE	AMOUNT	
Dancing Falls Development, LLC		11/14/2017	50,925.00				1/14/2020 3/5/2021 9/1/2021 3/22/2022	15,277.50 5,092.50 12,731.25 5,092.50	-
ARC Management, LLC	Infrastructure	5/15/2018	186,700.00			(12,731.25)	12/14/2022	105,646.82	81,053.18
The Hutson Group	Infrastructure	1/12/2021	48,800.00				2/28/2023	23,664.00	25,136.00
GK Hospitality Development, LLC	Infrastructure	11/9/2021	105,100.00	7/16/2026					105,100.00
Hufsmith-Kohrville Business Park, LLC	Infrastructure	1/10/2023	122,722.00				5/20/2025 3/13/2026	43,249.41 54,605.02	24,867.57
Church Holdings, Inc.	Infrastructure	1/10/2023	426,639.00						426,639.00
IC Star Solar (USA), LLC	Primary	11/14/2023	522,000.00	1/18/2029			1/5/2026 2/20/2026	145,500.00 157,500.00	219,000.00
Headquarters TOO, LLC	Infrastructure	11/14/2023	102,459.00						102,459.00
Billiard Factory, Inc.	Primary	1/23/2024	95,909.00	3/19/2027			5/14/2024	64,738.58	31,170.42
WR Transformers, Inc.	Primary	3/5/2024	12,072.00	5/24/2026					12,072.00
RSC Riverside Construction, LLC	Infrastructure	8/13/2024	101,870.00						101,870.00
Red Grip, LLC	Infrastructure	8/13/2024	15,195.00						15,195.00
Metal Zinc Manufacturing, LLC	Primary	8/13/2024	80,000.00	10/8/2026					80,000.00
Walsh Alliance, LLC dba Walsh & Albert Company, Ltd	Primary	8/13/2024	165,000.00	10/8/2026					165,000.00
NIVIS Series, LLC	Infrastructure	11/12/2024	34,170.00	7/7/2026					34,170.00
Niky's Mini Donuts, LLC	Rental	11/12/2024	10,000.00	7/7/2026					10,000.00
Longhorn Realty Investments, LLC	Infrastructure	3/4/2025	91,835.00	10/29/2026					91,835.00
Theis Lane & South Cherry Street, LLC	Infrastructure	3/4/2025	83,615.00						83,615.00
Material Design Solutions, LLC	Primary	3/4/2025	85,902.00	4/29/2027					85,902.00
Houston Poly Bag I, Ltd.	Primary	3/4/2025	48,601.00	10/29/2026					48,601.00
City of Tomball - Main Street Utility Relocations	Other	3/4/2025	1,000,000.00	4/29/2030					1,000,000.00
City of Tomball - Upsizing of Trees	Other	3/4/2025	1,500,000.00	4/29/2030					1,500,000.00
Roll Out, LLC	Rental	5/13/2025	10,000.00	1/8/2027					10,000.00
Coaches Cigar Lounge, LLC	Rental	5/13/2025	10,000.00	1/8/2027					10,000.00
Layla's Barkery, LLC	Rental	5/13/2025	9,000.00	1/8/2027					9,000.00
Pegasus Properties 2, LLC	Infrastructure	5/13/2025	260,639.00						260,639.00
Klauer Manufacturing Company	Rental	7/8/2025	10,000.00	3/1/2027					10,000.00
Innersculpt Studio, LLC	Rental	7/8/2025	10,000.00	3/1/2027					10,000.00
Muddy's Buddys Daycare, LLC	Rental	8/19/2025	10,000.00	4/14/2027					10,000.00
LeMaster Law Firm, PLLC	Rental	8/19/2025	10,000.00	4/14/2027					10,000.00
HOTWORX - Tomball, LLC	Rental	8/19/2025	10,000.00	4/14/2027					10,000.00
Lunsford Enterprises, LLC	Rental	8/19/2025	10,000.00	4/14/2027					10,000.00
Yuna Holdings, LLC	Infrastructure	8/19/2025	174,061.00	4/14/2027					174,061.00
Everwood Reserve Properties, LLC	Infrastructure	8/19/2025	54,102.00	4/14/2027					54,102.00
Republic Business Park, LP	Infrastructure	8/19/2025	227,152.00						227,152.00
Cheddars Casual Café, Inc.	Infrastructure	9/23/2025	164,463.00	11/17/2027					164,463.00
Olive Garden Holdings, LLC	Infrastructure	9/23/2025	219,502.00	11/17/2027					219,502.00
CSE W-Industries, Inc.	Primary	9/23/2025	660,000.00						660,000.00
CKM Property Management	Rental	11/18/2025	7,299.00	7/25/2027					7,299.00
Hoelscher Weatherstrip Manufacturing Co., Ltd.	Primary	11/18/2025	30,000.00	1/25/2028					30,000.00
Murchison Spice Company	Rental	11/18/2025	10,000.00	1/25/2027					10,000.00
Tara Builders, LLC	Infrastructure	11/18/2025	61,336.00	7/25/2027					61,336.00
Cast Concrete Construction, LLC	Rental	12/4/2025	10,000.00	6/4/2027					10,000.00
City of Tomball - Property Acquisition	Other	1/13/2026	2,300,000.00				4/15/2026	370,679.25	1,929,320.75
Flour House Bakeries	Rental	2/3/2026	5,451.00	8/3/2027					5,451.00
Peace Love Autism, LLC	Rental	2/17/2026	4,755.00	8/17/2027					4,755.00
Texas Injury Doc, LLC	Rental	2/17/2026	8,400.00	8/17/2027					8,400.00
The Beauty Edit Salon	Rental	2/17/2026	6,000.00	8/17/2027					6,000.00
Tejas Dragon Companies, LLC	Rental	2/17/2026	10,000.00	8/17/2027					10,000.00
Mimi's Ethiopian Cuisine, LLC	Rental	2/17/2026	10,000.00	8/17/2027					10,000.00
SMS Precision Tech, LLC	Primary	3/3/2026	70,500.00	5/10/2028					70,500.00
Jayden Layne, LLC	Rental	3/31/2026	10,000.00	10/1/2027					10,000.00
Platinum Medical Wellness & Aesthetics, PLLC	Rental	4/28/2026	10,000.00	1/12/2028					10,000.00
Cornerstone Car Care of Tomball, LLC	Rental	4/28/2026	10,000.00	1/12/2028					10,000.00
Heart of Tomball Alliance	Marketing	4/14/2026	53,147.00	4/14/2027					53,147.00

Total \$ 9,304,396.00

\$ -

\$ 965,583.08

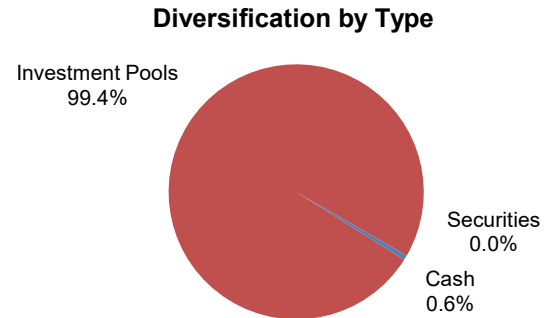
\$ 8,338,812.92

TOMBALL ECONOMIC DEVELOPMENT CORPORATION

QUARTERLY INVESTMENT REPORT

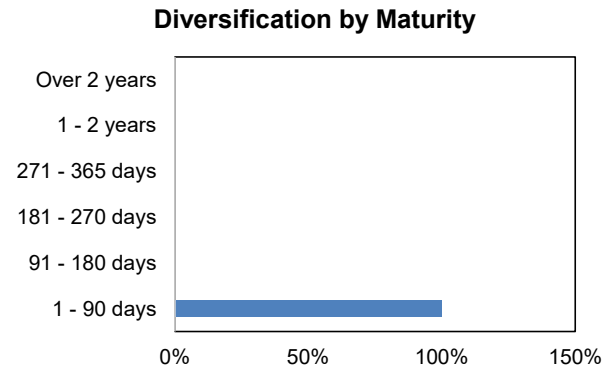
June 30, 2026

	Market Value		
	3/31/2026	6/30/2026	Change
Cash	\$ 130,471	\$ 161,390	\$ 30,919
Investment Pools	26,627,041	27,526,825	899,784
Securities	-	-	-
Total Portfolio	\$ 26,757,512	\$ 27,688,216	\$ 930,704



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

	Current Market Value	Percent Portfolio
1 - 90 days	\$ 27,688,216	100%
91 - 180 days	-	0%
181 - 270 days	-	0%
271 - 365 days	-	0%
1 - 2 years	-	0%
Over 2 years	-	0%
Total Portfolio	\$ 27,688,216	



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

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

Bragg Farmer

Bragg Farmer
Finance Director

TOMBALL ECONOMIC DEVELOPMENT CORPORATION
INVESTMENTS IN SECURITIES
6/30/2026

SECURITY DESCRIPTION	CUSIP NUMBER	MATURITY DATE	COUPON YIELD	PAR VALUE	MARKET VALUE	DAYS AFTER 06/30/26	INDIVIDUAL MARKET VALUE/TOTAL	WAM DAYS x PERCENT	Callable
TOTAL				#DIV/0!	\$ -	\$ -	#DIV/0!	0.00%	0

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

June 30, 2026

FUNDS	CASH AND CASH EQUIVALENTS				INVESTMENTS	
MAJOR FUNDS	TEXAS CLASS	TEXPOOL	OPERATING ACCOUNTS	TOTAL CASH AND CASH EQUIVALENTS	TOTAL INVESTMENTS	TOTAL CASH, CASH EQUIVALENTS AND INVESTMENTS
General	\$ 1,174,787	\$ 26,352,039	\$ 161,390	\$ 27,688,216	\$ -	\$ 27,688,216
TOTAL	\$ 1,174,787	\$ 26,352,039	\$ 161,390	\$ 27,688,216	\$ -	\$ 27,688,216

TOMBALL ECONOMIC DEVELOPMENT CORPORATION
ACTIVE PROJECT GRANTS
AS OF JUNE 30, 2026

GRANTEE	GRANT TYPE	APPROVED		EXPIRATION DATE	ADDITIONS/DELETIONS		PAID		REMAINING AMOUNT
		DATE	AMOUNT		DATE	AMOUNT	DATE	AMOUNT	
ARC Management, LLC	Infrastructure	5/15/2018	186,700.00				12/14/2022	105,646.82	81,053.18
The Hutson Group	Infrastructure	1/12/2021	48,800.00				2/28/2023	23,664.00	25,136.00
GK Hospitality Development, LLC	Infrastructure	11/9/2021	105,100.00	7/16/2026					105,100.00
Hufsmith-Kohrville Business Park, LLC	Infrastructure	1/10/2023	122,722.00				5/20/2025	43,249.41	
							3/13/2026	54,605.02	24,867.57
Church Holdings, Inc.	Infrastructure	1/10/2023	426,639.00						426,639.00
IC Star Solar (USA), LLC	Primary	11/14/2023	522,000.00	1/18/2029			1/5/2026	145,500.00	
							2/20/2026	157,500.00	219,000.00
Headquarters TOO, LLC	Infrastructure	11/14/2023	102,459.00						102,459.00
Billiard Factory, Inc.	Primary	1/23/2024	95,909.00	3/19/2027			5/14/2024	64,738.58	31,170.42
WR Transformers, Inc.	Primary	3/5/2024	12,072.00	5/24/2026					12,072.00
RSC Riverside Construction, LLC	Infrastructure	8/13/2024	101,870.00						101,870.00
Red Grip, LLC	Infrastructure	8/13/2024	15,195.00						15,195.00
Metal Zinc Manufacturing, LLC	Primary	8/13/2024	80,000.00	10/8/2026					80,000.00
Walsh Alliance, LLC dba Walsh & Albert Company, Ltd	Primary	8/13/2024	165,000.00	10/8/2026					165,000.00
NIVIS Series, LLC	Infrastructure	11/12/2024	34,170.00	7/7/2026					34,170.00
Niky's Mini Donuts, LLC	Rental	11/12/2024	10,000.00	7/7/2026					10,000.00
Longhorn Realty Investments, LLC	Infrastructure	3/4/2025	91,835.00	10/29/2026					91,835.00
Theis Lane & South Cherry Street, LLC	Infrastructure	3/4/2025	83,615.00						83,615.00
Material Design Solutions, LLC	Primary	3/4/2025	85,902.00	4/29/2027					85,902.00
Houston Poly Bag 1, Ltd.	Primary	3/4/2025	48,601.00	10/29/2026					48,601.00
City of Tomball - Main Street Utility Relocations	COT	3/4/2025	1,000,000.00	4/29/2030					1,000,000.00
City of Tomball - Upsizing of Trees	COT	3/4/2025	1,500,000.00	4/29/2030					1,500,000.00
Roll Out, LLC	Rental	5/13/2025	10,000.00	1/8/2027					10,000.00
Coaches Cigar Lounge, LLC	Rental	5/13/2025	10,000.00	1/8/2027					10,000.00
Layla's Barkery, LLC	Rental	5/13/2025	9,000.00	1/8/2027					9,000.00
Pegasus Properties 2, LLC	Infrastructure	5/13/2025	260,639.00						260,639.00
Klauer Manufacturing Company	Rental	7/8/2025	10,000.00	3/1/2027					10,000.00
Innersculpt Studio, LLC	Rental	7/8/2025	10,000.00	3/1/2027					10,000.00
Muddy's Buddys Daycare, LLC	Rental	8/19/2025	10,000.00	4/14/2027					10,000.00
LeMaster Law Firm, PLLC	Rental	8/19/2025	10,000.00	4/14/2027					10,000.00
HOTWORX - Tomball, LLC	Rental	8/19/2025	10,000.00	4/14/2027					10,000.00
Lunsford Enterprises, LLC	Rental	8/19/2025	10,000.00	4/14/2027					10,000.00
Yuna Holdings, LLC	Infrastructure	8/19/2025	174,061.00	4/14/2027					174,061.00
Everwood Reserve Properties, LLC	Infrastructure	8/19/2025	54,102.00	4/14/2027					54,102.00
Republic Business Park, LP	Infrastructure	8/19/2025	227,152.00						227,152.00
Cheddars Casual Café, Inc.	Infrastructure	9/23/2025	164,463.00	11/17/2027					164,463.00
Olive Garden Holdings, LLC	Infrastructure	9/23/2025	219,502.00	11/17/2027					219,502.00
CSE W-Industries, Inc.	Primary	9/23/2025	660,000.00						660,000.00
CKM Property Management	Rental	11/18/2025	7,299.00	7/25/2027					7,299.00
Hoelscher Weatherstrip Manufacturing Co., Ltd.	Primary	11/18/2025	30,000.00	1/25/2028					30,000.00
Murchison Spice Company	Rental	11/18/2025	10,000.00	1/25/2027					10,000.00
Tara Builders, LLC	Infrastructure	11/18/2025	61,336.00	7/25/2027					61,336.00
Cast Concrete Construction, LLC	Rental	12/4/2025	10,000.00	6/4/2027					10,000.00
City of Tomball - Property Acquisition	COT	1/13/2026	2,300,000.00				4/15/2026	370,679.25	1,929,320.75
Flour House Bakeries	Rental	2/3/2026	5,451.00	8/3/2027					5,451.00
Peace Love Autism, LLC	Rental	2/17/2026	4,755.00	8/17/2027					4,755.00
Texas Injury Doc, LLC	Rental	2/17/2026	8,400.00	8/17/2027					8,400.00
The Beauty Edit Salon	Rental	2/17/2026	6,000.00	8/17/2027					6,000.00
Tejas Dragon Companies, LLC	Rental	2/17/2026	10,000.00	8/17/2027					10,000.00
Mimi's Ethiopian Cuisine, LLC	Rental	2/17/2026	10,000.00	8/17/2027					10,000.00
SMS Precision Tech, LLC	Primary	3/3/2026	70,500.00	5/10/2028					70,500.00
Jayden Layne, LLC	Rental	3/31/2026	10,000.00	10/1/2027					10,000.00
Platinum Medical Wellness & Aesthetics, PLLC	Rental	4/28/2026	10,000.00	1/12/2028					10,000.00
Cornerstone Car Care of Tomball, LLC	Rental	4/28/2026	10,000.00	1/12/2028					10,000.00
Heart of Tomball Alliance	Marketing	4/14/2026	53,147.00	4/14/2027					53,147.00
Total			\$ 9,304,396.00					\$ 965,583.08	\$ 8,338,812.92



ACTIVE PROGRAM DASHBOARD - 6.30.2026

Source: TEDC Active Projects Grants 6.30.26KLV

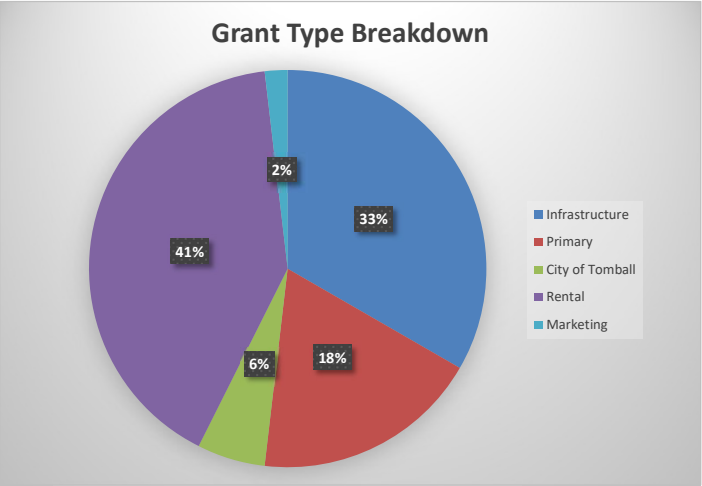
Total Projects	TEDC Grants Approved	Amount Funded, Not Complete	Remaining Amount
54	\$9,304,396	\$965,583	\$8,338,813

GRANT TYPE BREAKDOWN

Grant Type	Projects	Grant Dollars
Infrastructure	18	\$2,480,360
Primary	10	\$1,769,984
City of Tomball	3	\$4,800,000
Rental	22	\$200,905
Marketing	1	\$53,147

GRANT ACTIVITY

Year	Amount Funded, Not Complete
2022	\$105,646.82
2023	\$23,664.00
2024	\$64,738.58
2025	\$43,249.41
2026	\$728,284.27



2025-2026 Business Improvement Grant Program

Fiscal 2025-2026	Project Amount		TEDC Grant	Date Approved	Date Funded	Amount Funded	\$350,000.00
Lonestar Development	\$66,682.00	Property	\$10,000.00	10/7/2025			\$340,000.00
Material & Design Services	\$335,500.00	Property	\$10,000.00	10/7/2025			\$330,000.00
Material & Design Services	\$35,000.00	Landscape	\$10,000.00	10/7/2025			\$320,000.00
Lunsford Enterprises, LLC	\$2,500.00	Property	\$1,250.00	10/20/2025	2/12/2026	\$1,250.00	\$318,750.00
Hoelscher Properties, LLC	\$158,030.00	Facade	\$10,000.00	11/4/2025	4/2/2026	\$10,000.00	\$308,750.00
Coats Orthodontics	\$3,834.00	Landscape	\$1,917.00	11/4/2025	2/5/2026	\$1,917.00	\$306,833.00
Coaches Cigar Lounge	\$10,060.05	Property	\$5,030.02	11/12/2025	4/3/2026	\$5,030.02	\$301,802.98
Murchison Spice Company	\$30,048.70	Property	\$10,000.00	11/12/2025			\$291,802.98
Murchison Spice Company	\$7,706.86	Facade	\$3,853.43	11/18/2025			\$287,949.55
Tomball ER Center dba Family First ER	\$117,550.00	Facade	\$10,000.00	11/18/2025			\$277,949.55
CKM Property Management - Amended 2/17/2026	\$5,290.33	Signage	\$2,500.00	11/18/2025			\$275,449.55
Paradigm Brewing Company	\$750.75	Property	\$375.37	11/18/2025	1/5/2026	\$375.37	\$275,074.18
Cast Concrete Construction, LLC	\$14,592.00	Landscape	\$7,296.00	12/4/2025			\$267,778.18
Murchison Spice Company	\$25,474.31	Signage	\$2,500.00	12/4/2025			\$265,278.18
First Community Credit Union	\$18,170.36	Property	\$9,085.18	12/4/2025	7/23/2026	\$9,085.18	\$256,193.00
THIScar	\$181,530.00	Property	\$10,000.00	12/4/2025			\$246,193.00
Theis Lane & South Cherry Street, LLC	\$81,303.30	Landscape	\$10,000.00	12/16/2025			\$236,193.00
Theis Lane & South Cherry Street, LLC	\$24,550.17	Signage	\$1,000.00	12/16/2025			\$235,193.00
E&N Services, LLC DBA PostNet	\$3,464.00	Signage	\$1,732.00	12/16/2025	2/20/2026	\$1,732.00	\$233,461.00
Hoelscher Properties, LLC	\$56,342.24	Property	\$10,000.00	12/18/2025	3/30/2026	\$10,000.00	\$223,461.00
Cuper Properties, LLC	\$40,352.51	Facade	\$10,000.00	1/20/2026			\$213,461.00
Tomball ER Center dba Family First ER	\$22,085.00	Landscape	\$10,000.00	2/17/2026			\$203,461.00
Peace Love Autism, LLC	\$7,700.00	Landscape	\$3,850.00	2/17/2026			\$199,611.00
Peace Love Autism, LLC	\$1,680.00	Property	\$840.00	2/17/2026			\$198,771.00
Peace Love Autism, LLC	\$6,710.00	Facade	\$3,355.00	2/17/2026			\$195,416.00
The Beauty Edit Salon, LLC	\$514.19	Signage	\$257.09	3/3/2026	3/13/2026	\$257.09	\$195,158.91
Turquoise Cowgirl Junkie, LLC	\$4,100.00	Facade	\$2,050.00	3/3/2026	6/4/2026	\$1,450.00	\$193,108.91
Paul & Delphine Michna	\$5,300.00	Landscape	\$2,650.00	3/3/2026	3/27/2026	\$2,650.00	\$190,458.91
Paul & Delphine Michna	\$4,000.00	Property	\$2,000.00	3/3/2026	3/27/2026	\$2,000.00	\$188,458.91
Hilltop Tool Rental, LLC - property	Ineligible	Ineligible	\$0.00	4/2/2026			\$188,458.91
Jayden Layne, LLC	\$1,873.99	Facade	\$936.99	3/31/2026	6/18/2026	\$856.02	\$187,521.92
Jayden Layne, LLC	\$4,000.00	Landscape	\$2,000.00	3/31/2026			\$185,521.92
Jayden Layne, LLC	\$6,184.58	Signage	\$2,500.00	3/31/2026			\$183,021.92
Mundy Legal Services, PLLC	\$25,600.00	Facade	\$10,000.00	3/31/2026	8/6/2026	\$10,000.00	\$173,021.92
Mundy Legal Services, PLLC	\$2,350.00	Signage	\$1,175.00	3/31/2026			\$171,846.92
Turquoise Cowgirl Junkie, LLC	\$703.63	Signage	\$351.81	4/14/2026	5/14/2026	\$325.00	\$171,495.11
FE & RA Investments, Inc	\$28,408.35	Property	\$10,000.00	4/14/2026			\$161,495.11
Bill Moffett Productions, Inc	\$4,400.00	Landscape	\$2,200.00	4/28/2026	6/18/2026	\$2,200.00	\$159,295.11
Platinum Medical Wellness & Aesthetics, PLLC	\$31,648.27	Signage	\$1,000.00	4/28/2026			\$158,295.11
Cornerstone Care Care of Tomball	\$14,440.00	Signage	\$1,000.00	4/28/2026			\$157,295.11
Cornerstone Care Care of Tomball	\$8,825.00	Facade	\$4,412.50	4/28/2026	6/11/2026	\$4,412.50	\$152,882.61
Cornerstone Care Care of Tomball	\$453.00	Property	\$226.50	4/28/2026	6/11/2026	\$226.50	\$152,656.11
Gloyer's Pharmacy	\$20,443.01	Landscape	\$10,000.00	5/12/2026	6/4/2026	\$10,000.00	\$142,656.11
Black Forest Flex Park, LLC - Bldg A	\$541,107.50	MEGA	\$50,000.00	5/26/2026			\$92,656.11
Black Forest Flex Park, LLC - Bldg B	\$431,766.25	MEGA	\$50,000.00	6/2/2026			\$42,656.11
Mahjong Rodeo	\$463.76	Landscape	\$231.88	6/9/2026	8/21/2026	\$159.40	\$42,424.23
Mahjong Rodeo	\$422.18	Signage	\$211.09	6/9/2026	8/21/2026	\$211.09	\$42,213.14
Mahjong Rodeo	\$2,295.70	Facade	\$1,147.85	6/9/2026	8/21/2026	\$786.33	\$41,065.29
Paradigm Brewing Company	\$3,500.00	Property	\$1,750.00	6/23/2026			\$39,315.29
MRH Investments, LLC	\$50,685.00	Property	\$10,000.00	6/23/2026			\$29,315.29
Paul & Delphine Michna	\$8,980.00	Facade	\$4,490.00	6/23/2026			\$24,825.29
Everwood Reserve Properties, LLC	\$10,129.91	Property	\$5,065.00	7/21/2026			\$19,760.29
Everwood Reserve Properties, LLC	\$9,800.00	Signage	\$1,000.00	7/21/2026			\$18,760.29
CORE Integrated Wealth	\$4,470.72	Signage	\$2,235.36	8/4/2026			\$16,524.93
Southern Oak Brewing Company	\$6,500.00	Signage	\$1,000.00	8/18/2026			\$15,524.93
Pegasus Properties "Tomball Merchandise"	\$18,051.00	Property	\$9,025.50	9/1/2026			\$6,499.43
Every Bellies	\$6,280.00	Signage	\$2,500.00	9/1/2026			\$3,999.43

\$2,514,602.62 57 \$346,000.57

Total Payout as of 9/9 \$74,923.50
Total Outstanding \$271,077.07
Closeout Percentage 39%

BIG PROGRAM — 2025-2026 DASHBOARD

Source: 2025-2026 BIG Tracking

Total Projects	Total Project Investment	TEDC Grants Approved	Amount Funded	Average Grant	Variance Between Approved vs Funded	% Fnded
56	\$2,514,603	\$346,001	\$74,924	\$6,070	\$271,077	22%

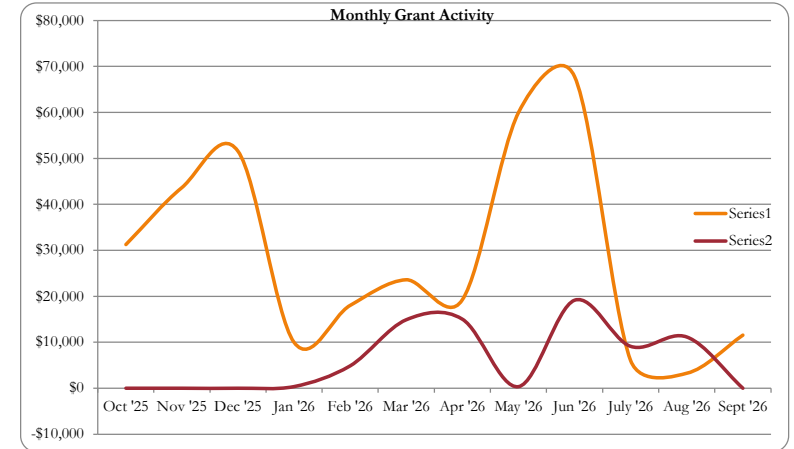
Grant % of Investment
13.8%

PROJECT TYPE BREAKDOWN

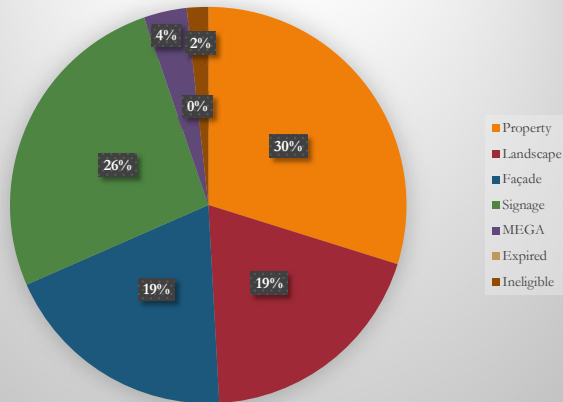
Project Type	Projects	Grant Dollars
Property	17	\$104,648
Landscape	11	\$60,145
Façade	11	\$60,246
Signage	15	\$20,962
MEGA	2	\$100,000
Expired	0	\$0
Ineligible	1	

MONTHLY GRANT ACTIVITY

Month	Approved	Funded
Oct '25	\$31,250	\$0
Nov '25	\$43,676	\$0
Dec '25	\$51,613	\$0
Jan '26	\$10,000	\$375
Feb '26	\$18,045	\$4,899
Mar '26	\$23,569	\$14,907
Apr '26	\$19,191	\$15,030
May '26	\$60,000	\$325
Jun '26	\$67,831	\$19,145
July '26	\$6,065	\$9,085
Aug '26	\$3,235	\$11,157
Sept '26	\$11,526	\$0
Oct '26		
Nov '26		
Dec '26		



Project Breakdown



Old Town Façade Improvement Grant Program

Fiscal 2025-2026	Project Amount	Score	TEDC Grant	BR&E Conditional Approval	Date Final Approved	Date Funded	Amount Funded	\$250,000.00
Tomball Group, LLC	\$227,398.06	52	\$50,000.00		11/18/2025			\$200,000.00
Tomball Social Haus	\$53,015.00	45	\$26,507.50		1/6/2026			\$173,492.50
Tejas Dragon Companies, LLC	\$107,571.00	30	\$40,000.00		2/3/2026			\$133,492.50
Sno Angels Sno Balls	\$117,057.50	40	\$40,000.00		8/18/2026			\$93,492.50

Regular Tomball EDC

Agenda Item

Data Sheet

Meeting Date: September 15, 2026

Topic:

Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an Old Town Façade Improvement Grant for Sno Angels Sno Balls to make direct incentives to, or expenditures for, building improvements for new or expanded business enterprise to be located at 525 W. Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$40,000.00.

- Public Hearing

Background:

The Tomball Economic Development Corporation has received a request from Andrea and David Marquez, Owner, of Sno Angels Sno Balls for funding assistance through the TEDC's Old Town Façade Improvement Grant (FIG) Program for improvements to an approximately 600 square foot building located at 525 W. Main Street.

Their current business Sno Ball and Treat Trailer will expand to a larger permanent space at 525 W. Main Street. The business will also undergo a rebrand and introduce a new menu concept as Sno Angels Sno Balls – Louisiana Style Sno balls made with soft shaved ice with kosher, fresh fruit, dye free, and sugar free syrups and toppings. This expansion is expected to maintain 2 full-time positions and create 2 new part-time positions.

The proposed project includes remodeling the main lobby area of the existing space to incorporate a service counter, along with interior table seating. The remodel also includes the addition of an ADA compliant bathroom, as well as bringing the rest of the building up to ADA compliance. Eligible improvements include the installation of drive-thru window, kitchen and storage room, outdoor porch, new doors, new signage, upgrades to electrical and plumbing systems as well as exterior/interior painting, façade repairs, parking lot and landscaping.

The goal of the TEDC's Old Town Façade Improvement Grant is to promote and assist with renovation, rehabilitation, restoration, and enhancements to commercial buildings within the Old Town Mixed Use zoning district. In accordance with the Old Town Façade Improvement Grant Program Guidelines & Criteria, the proposed performance agreement is for 50% of the eligible improvement costs, not to exceed \$40,000.00.

The project and application were reviewed and conditionally approved by the Business Retention & Expansion (BRE) Committee on August 18, 2026. While this conditional approval enables the applicant to move forward with their project and avoid significant approval delays, it does not guarantee funding. Final approval is still required from both the TEDC Board and Tomball City Council. Applicants proceed at their own risk until those approvals are secured.

Once approved, the applicant will have nine months to complete the improvements. All grants are reimbursement grants and will only be funded after completion of the project, and after the applicant

submits final paid itemized invoices/receipts for all applicable labor and materials, proof of payment, and digital photographs of the completed work.

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

Origination: Andrea and David Marquez, Owner, Sno Angels Sno Balls

Recommendation: Staff recommends approval of the Old Town Façade Improvement Grant for Sno Angels Sno Balls

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: #Old Town Façade Improvement Grants

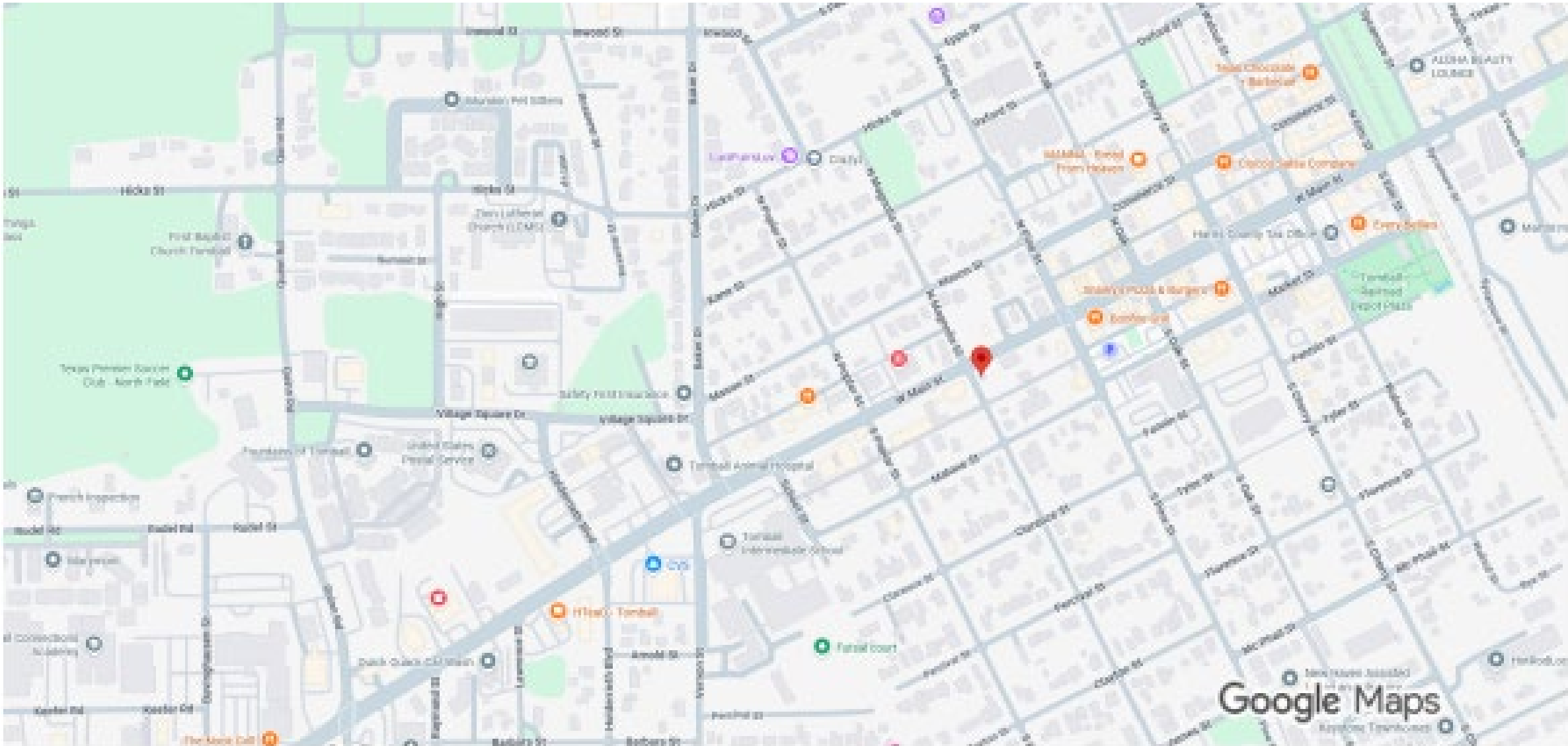
If no, funds will be transferred from account # _____ To account # _____

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

OLD TOWN FAÇADE IMPROVEMENT GRANT

Business Name:
Sno Angels Sno Balls

Address:
525 W Main Street
Tomball, Texas 77375





REQUEST LETTER

D&A Sno LLC

20818 Highet Place Tomball, TX 77375

August 9, 2026

Item 9.

Dear Tomball Economic Development Corporation,

We are writing to you today seeking to be a part of the beautification and economic development of the city of Tomball.

We have acquired a lease with Mr. Paul Michna, the owner of 525 W. Main Street Tomball, 77375.

Our company has operated as a Sno Ball and Treat Trailer since March 2026. Since we have grown rapidly, we are encouraged to build something permanent in down town Tomball. Our Products are Louisiana Style Sno balls. We have a gourmet product, made with soft shaved ice with kosher, fresh fruit, dye free, sugar free syrups and toppings.

We have a huge community and following in such a short time that we are so excited to start our remodel and beautification of the building. Our customers are already very excited as well. We believe we will do a great job with the design and becoming a landmark in our community.

Because the building is older and has lots of construction need such as new signage, façade improvement, property improvement and landscaping, we are seeking to apply for financial aids such as grants that your company has available to the community such as The Business Improvement Grant Program. With this money we will bring more community and help the economy of our little down town Tomball.

We would greatly appreciate your approval for our small, veteran-family owned business.

Thank you for your consideration.

Sincerely,

D&A Sno LLC D.B.A Sno Angels Sno Balls,

David Marquez and Andrea Marquez

Owners and Operators

ESTIMATE

RHEMA BUILDING MAINTENANCE

EXTERIOR BUILDING RENOVATION & PAINTING PROPOSAL

Commercial Exterior Renovation • Painting • Surface Repair

Project: Exterior Building Repair, Preparation & Painting

Date: August 11, 2026



PROJECT DESCRIPTION

Rhema Building Maintenance proposes to perform exterior preparation, repairs, sealing, and painting of the existing commercial building shown in the provided photographs. The work is intended to give the property a clean, professional appearance while repairing deteriorated areas and protecting the exterior from weather.

PROPOSED COLOR SCHEME

Main Exterior: Bright white exterior paint, commercial-grade, satin finish. The white will be used on the primary wood siding and masonry walls to create a clean, refreshed appearance.

Trim & Accents: Black exterior paint, semi-gloss finish, for fascia, soffits, door and window trim, selected canopy/metal trim, and other architectural accents.

Signage: Existing red branding/signage will remain unless the owner requests removal, repainting, or replacement. Black and white building colors will be coordinated around the existing signage.

ITEMIZED SCOPE OF WORK

1	Mobilization & Site Preparation	Protect sidewalks, doors, windows, landscaping and surrounding areas; set up work area and safety equipment.	\$750
2	Exterior Surface Preparation	Pressure wash/clean exterior surfaces; remove dirt, mildew and loose paint; scrape and sand deteriorated areas.	\$1,250
3	Wood Siding Repairs	Repair or replace damaged/loose exterior siding as needed; includes minor carpentry repairs.	\$1,200
4	Brick/Masonry Repairs	Clean masonry and repair minor cracks, holes and deteriorated areas prior to coating.	\$650
5	Caulking & Weather Sealing	Remove failed caulking and reveal applicable joints around windows, doors, siding, trim and penetrations.	\$650
6	Primer/Sealer	Apply appropriate bonding/wood/masonry primer to prepared surfaces and repaired areas.	\$1,100
7	Exterior Building Painting	Apply two finish coats of commercial-grade white exterior paint to wood siding and masonry surfaces.	\$2,750
8	Fascia, Soffits & Metal Surfaces	Prepare and paint fascia, soffits, metal trim and exposed exterior surfaces in black.	\$1,150
9	Exterior Doors & Trim	Prepare, prime as needed, and paint exterior doors, frames and associated trim in black.	\$650
10	Sign/Canopy Areas	Prepare and paint exposed portions of sign/canopy support structures while protecting existing signage.	\$850
11	Final Touch-Up & Cleanup	Final inspection, touch-ups, removal of masking/protection and cleanup of work area.	\$650

ESTIMATED PROJECT TOTAL	\$11,650.00
30% DEPOSIT	\$3,495.00
40% PROGRESS PAYMENT	\$4,660.00
30% FINAL PAYMENT	\$3,495.00

ADDITIONAL REPAIR NOTES

The photographs show weathering of the wood siding, fascia/canopy areas and exterior finishes. These areas will be cleaned and prepared before painting. Loose or damaged siding will be repaired where reasonably accessible. Cracks and openings around doors, windows, siding joints and penetrations will be sealed to improve the finished appearance and weather resistance.

IMPORTANT EXCLUSIONS

This estimate does not include major structural repairs, roof replacement, electrical repairs, plumbing repairs, HVAC repairs, replacement of large sections of siding, replacement of windows or doors, or complete replacement of existing signage. The apparent canopy/sign structure and roof-area damage should be inspected before work begins. Major structural, roofing or water-damage repairs discovered after preparation will be quoted separately.

ESTIMATE

ESTIMATE / PROPOSAL

Exterior Painting & Canvas Sign Coating

Date: August 13, 2025
Proposal ID: EST-2025-0813
Prepared For: Property Owner / Business Manager

1. DETAILED SCOPE OF WORK

A. Surface Preparation

- **Pressure Washing:** Thorough high-pressure wash on exterior siding, masonry walls, doors, trim, soffits, and canvas sign structure to eliminate dirt, mildew, chalking, and grime.
- **Scraping & Sanding:** Hand-scrape peeling/flaking paint from siding, doors, and trim; feather-sand edges smooth for optimum paint adhesion.
- **Caulking & Sealing:** Seal gaps around window frames, exterior door casings, and siding joints using high-performance exterior acrylic-silicone sealant.
- **Priming:** Apply multi-surface bond primer to exposed raw wood, patched masonry areas, and metal fixtures.

B. Exterior Building Painting

- **Siding & Trim:** Apply two (2) coats of premium 100% acrylic exterior paint (semi-gloss or satin) to all exterior wood/masonry siding, soffits, and fascia.
- **Doors & Windows:** Paint front glass-door frame trim, side entry door, and window casings.
- **Pole Sign Frame Structure:** Prep and paint the raised pole sign frame and structural supports adjacent to the building.

C. Canvas Awning & Sign Refinishing

- **Preparation:** Gentle detergent hand-wash and low-pressure rinse of canvas awning structure to preserve material integrity.
- **Coating Application:** Apply two (2) coats of flexible, weather-resistant acrylic fabric/awning paint designed to cover existing lettering/logos completely while preventing cracking or peeling.

2. RECOMMENDED MATERIALS & EQUIPMENT

- **Building Exterior Paint:** Premium 100% Acrylic Exterior Latex (e.g., Sherwin-Williams Duration / Benjamin Moore MoorGard).
- **Canvas Sign Paint:** Flexible Exterior Acrylic / Specialty Vinyl & Canvas Coating.
- **Sealants & Primers:** Premium elastomeric exterior sealant and multi-surface masonry/wood primer.
- **Equipment & Rigging:** Commercial pressure washer, extension ladders, safety rigging, drop cloths, and spray/roller equipment.

3. ESTIMATED COST BREAKDOWN

DESCRIPTION	CATEGORY	ESTIMATED TOTAL
Surface Prep & Repairs <i>Pressure washing, scraping, caulking, spot priming</i>	Labor & Prep Supplies	\$450 – \$650
Building Exterior Painting <i>Siding, masonry back wall, trim, doors, soffits</i>	Paints, Primers, Labor	\$1,200 – \$1,600
Canvas Awning Sign Refinishing <i>Specialty coating & labor for awning fascia</i>	Canvas Paint, Labor	\$350 – \$550
Pole Sign Frame / Structure <i>Prep & paint metal/frame elements</i>	Metal Primer, Paint, Labor	\$200 – \$350
Total Estimated Project Range		\$2,200 – \$3,150

4. PROJECT TERMS & SCHEDULE

- **Estimated Timeline:** 2 to 3 consecutive dry days (weather permitting).
- **Payment Terms:** 30% deposit required upon contract signing; remaining 70% final balance due upon satisfactory project completion.
- **Warranty:** Includes a 2-year warranty against peeling, blistering, or flaking resulting from workmanship defects.

Note: Final color selections, sheen preferences, and specific paint brand choices can be customized prior to signing the final agreement.

RENOVATION PROPOSAL & ESTIMATE

Front Entrance Relocation & Storefront Window Installation

PROJECT

Entrance Relocation & Windows

PROPERTY TYPE

Commercial Building

PROPOSAL DATE

August 14, 2026

1. PROJECT OVERVIEW

This proposal outlines the labor, materials, structural modifications, and finishing required to modify the main building exterior. The scope includes removing the current double-door glass entrance at the front, framing and installing a single glass entrance door on the side wall, replacing the original front entrance with a matching storefront window, and installing additional front window units.

2. SCOPE OF WORK

Phase 1: Demolition & Site Preparation

- **Front Door Demolition:** Carefully remove the existing front glass entrance door assembly and aluminum frame.
- **Side Wall Opening Preparation:** Measure, mark, and cut the structural side wall section to prepare the rough opening for the relocated door.
- **Debris Removal:** Dispose of non-reusable structural framing materials and construction debris per local code requirements.

Phase 2: Framing & Structural Modifications

- **Side Entrance Framing:** Construct new load-bearing header, king studs, and jack studs on the side wall to support the single commercial glass entry door.
- **Front Window Framing:** Reframe the former front entrance opening to receive a full-height matching commercial storefront window unit.
- **Siding & Envelope Repairs:** Patch, seal, flash, and weather-proof exterior siding surrounding all modified openings to maintain weather tightness.

Phase 3: Door & Window Installation

- **Side Door Unit:** Install a commercial-grade single glass aluminum-frame entry door on the side wall, including threshold, heavy-duty weather stripping, commercial lockset, and automatic door closer.
- **Front Replacement Window:** Install a fixed commercial glass storefront window unit in place of the former front entrance.
- **Additional Front Window Units:** Supply and install extra storefront window units along the front wall as designated.

Phase 4: Exterior & Interior Finishing

- **Exterior Trim & Paint:** Install matching exterior siding trim around new window and door perimeters; touch up exterior paint to blend seamlessly with existing siding.
- **Interior Trim & Drywall:** Repair interior drywall, tape, float, texture, and install interior trim around all newly installed openings.
- **Final Inspection & Site Cleanup:** Clean all glass surfaces, power-vacuum work area, and haul away all remaining job site debris.

3. ESTIMATED COST BREAKDOWN

ITEM / DESCRIPTION	LABOR & MATERIALS SCOPE	ESTIMATED COST (USD)
Demolition & Site Prep	Removal of existing door, cutting side opening, waste removal	\$1,200 – \$1,800 E
Framing & Structural	Header installation, rough framing, exterior sheath & waterproofing	\$2,500 – \$3,800 E
Side Door Unit & Hardware	Single aluminum commercial glass door kit, lockset & installation	\$2,200 – \$3,500 I
Commercial Window Units	Replacement window (former door spot) + additional front windows	\$4,500 – \$7,000 I
Siding, Drywall & Paint	Interior drywall patch, exterior siding repair, trim, paint touch-up	\$1,800 – \$2,800 I
Permits & Inspection	Local commercial building permits and municipal inspection fees	\$400 – \$800 X
Total Estimated Budget		\$12,600 – \$19,700 18900

4. Terms & Project Timeline

- **Estimated Duration:** 5 to 8 working days (subject to glass and custom door material lead times).
- **Permitting:** Work to commence immediately upon approval of necessary municipal commercial alteration permits.
- **Payment Terms:** 40% deposit upon contract signing, 40% upon rough framing inspection, and 20% upon final completion and customer sign-off.

ESTIMATE

PRELIMINARY CONSTRUCTION ESTIMATE	
ADA-Compliant Outdoor Bathroom Addition	
Project	ADA Outdoor Bathroom Addition
Existing Building	Existing masonry/block commercial building
Proposed Location	Approximately one-half of the right side of the existing building
Purpose	Construct a new enclosed outdoor bathroom with plumbing, electrical, insulation, HVAC, finishes, and ADA accessibility
ESTIMATED PROJECT COST	
SCOPE OF WORK	ESTIMATED COST
Site preparation, layout & excavation	\$1,500
Concrete/slab and ADA approach	\$2,500
Wood framing and structural materials	\$3,200
Exterior/interior wall construction	\$1,000
Insulation	\$850
Roofing and weatherproofing	\$1,400
Plumbing rough-in	\$3,200
ADA toilet, sink & plumbing fixtures	\$1,000
Electrical wiring, outlets & lighting	\$2,100
Electrical panel/circuit modifications	\$1,000
ADA exterior door, frame & hardware	\$1,400
Electronic/keypad access system	\$850
HVAC ductwork and HVAC connection	\$1,000
Bathroom exhaust ventilation	\$500
Drywall/appropriate wall finish	\$1,100
Interior/exterior painting	\$1,400
Flooring and base	\$1,000
Grab bars and ADA accessories	\$700
Water heater allowance	\$1,000

SCOPE OF WORK	ESTIMATED COST
Appliances/equipment allowance	\$700
Permits, inspections & miscellaneous	\$1,000
Cleanup and construction disposal	\$700
ESTIMATED TOTAL	\$32,000
Recommended Proposal Price: \$33,700	
The recommended proposal amount provides a reasonable allowance for the project while recognizing that final costs depend on field measurements, existing utility locations, permitting, and code requirements.	

ESTIMATE

PROPOSED WORK ESTIMATE

Commercial Drive-Thru Window Retrofit & Interior Modifications

Estimate #: EST-2025-8842

Date: August 11, 2025

Site Ref: Left-Side Exterior Wall

Valid Through: 30 Days

I. EXECUTIVE SUMMARY & SITE ASSESSMENT

This scope of work and itemized estimate covers the structural, exterior, and interior alterations required to convert the left-side section of the building into a commercial drive-thru service window. Based on the site evaluation, the project utilizes the left exterior wall opening, reconfigures the carpeted service pit, and connects seamlessly with the existing LVP lobby area.

Existing Site Conditions Analysis

- **Left Wall Opening:** Fixed glass unit removed; opening expanded with structural steel header.
- **Interior Flooring:** Commercial carpet area converted into staff service station.
- **Lobby Zone:** LVP flooring retained for public counter & customer flow.
- **Power & Data:** Left wall utility outlets integrated into new service counter casework.

Proposed Solution & Technology Spec

- **Service Window:** Heavy-duty auto-sliding aluminum window with security locking & tempered glass.
- **Air Barrier:** Ceiling-integrated dynamic positive-pressure air curtain to reject vehicle exhaust.
- **Service Station:** Custom L-shaped quartz service counter with POS & headset integration.
- **Civil / Exterior:** Concrete lane approach pad, heavy steel bollards & menu board setup.

2. ITEMIZED SCOPE OF WORK & COST BREAKDOWN (PART 1)

Ref	Task & Materials Description	Category	Est. Cost (\$)
Phase 1: Architecture, Permitting & Engineering			
1.1	Architectural elevation drawings, structural engineer seal, permit filings	Professional Services	3,850.00
1.2	Traffic flow, vehicle ingress/egress safety study & code review	Consulting	1,200.00
Phase 2: Demolition & Structural Wall Opening Modification			
2.1	Remove existing left window, interior drywall, trim, & exterior cladding	Demolition	1,000.00
2.2	Install structural steel lintel header, double wall studs & sill pan	Structural Framing	4,900.00
Phase 3: Drive-Thru Window Unit & HVAC Air Curtain System			
3.1	36" x 36" Auto-sliding commercial aluminum window w/ optical sensor & security glass	Glazing / Materials	6,450.00
3.2	Commercial positive-pressure air curtain (17y fan) & ceiling duct integration	HVAC Mechanical	3,200.00
3.3	Window anchoring, flashing, weatherproofing sealant & stainless sill threshold	Specialized Labor	1,850.00

2. ITEMIZED SCOPE OF WORK & COST BREAKDOWN (PART 2)

Ref	Task & Materials Description	Category	Est. Cost (\$)
Phase 4: Interior Fit-Out, Electrical & POS Integration			
4.1	Custom quartz L-shaped service counter, lower cabinets & wire management	Milwork / Casework	5,800.00
4.2	Dedicated 20A circuits for air curtain, window motor, POS terminals & outlets	Licensed Electrical	2,750.00
4.3	Low-voltage data cabling, intercom system, headset basestation setup	Low-Voltage Systems	1,450.00
Phase 5: Exterior Drive Lane, Paving, Security & Signage			
5.1	Concrete pad approach, saw cutting, vehicle induction loop detector setup	Civil / Paving	4,500.00
5.2	Heavy-duty 6" steel protective bollards (concrete-filled) adjacent to lane	Site Safety	1,250.00
5.3	Illuminated exterior menu board structure, clearance bar, directional arrows & striping	Signage & Painting	3,900.00
Phase 6: Project Management, Finishes & Final Cleanup			
6.1	Wall patching, commercial paint match on left wall, floor transition strips & trim	Interior Finishes	1,150.00
6.2	General contractor management, safety supervision, final inspections & clean-up	GC Oversight	3,800.00
SUBTOTAL ITEMIZED WORK:			\$48,150.00
ESTIMATED CONTINGENCY (5%):			\$2,407.50
TOTAL PROPOSED ESTIMATE:			\$50,557.50

3. PROPOSED IMPLEMENTATION SCHEDULE

Period	Milestones & Major Work Tasks	Target Stage
Weeks 1 – 2	Architectural engineering plans, zoning permits & material procurement	Pre-Construction
Week 3	Demolition, left wall header installation, framing & rough exterior opening	Structural Modifications
Week 4	Drive-thru window mounting, HVAC air curtain ducting, electrical/data wiring	Systems Integration
Week 5	Concrete lane extension, loop detectors, bollards, menu board & counter casework	Civil & Milwork
Week 6	System testing/commissioning, final inspection signoff & client handover	Project Handover

Terms & Assumptions: Pricing based on normal working hours. Standard warranty applies (1-year contractor labor, manufacturer equipment warranties). Excludes hazardous material remediation or major unseen structural masonry defects.

4. AUTHORIZATION & ACCEPTANCE

Client Acceptance

AUTHORIZED SIGNATURE

PRINTED NAME & TITLE

DATE

Contractor Approval

AUTHORIZED REPRESENTATIVE

COMMERCIAL CONTRACTING DIVISION

DATE

22350

60

BEFORE

Property & Building Photos



PROPOSED - EXTERIOR

Item 9.

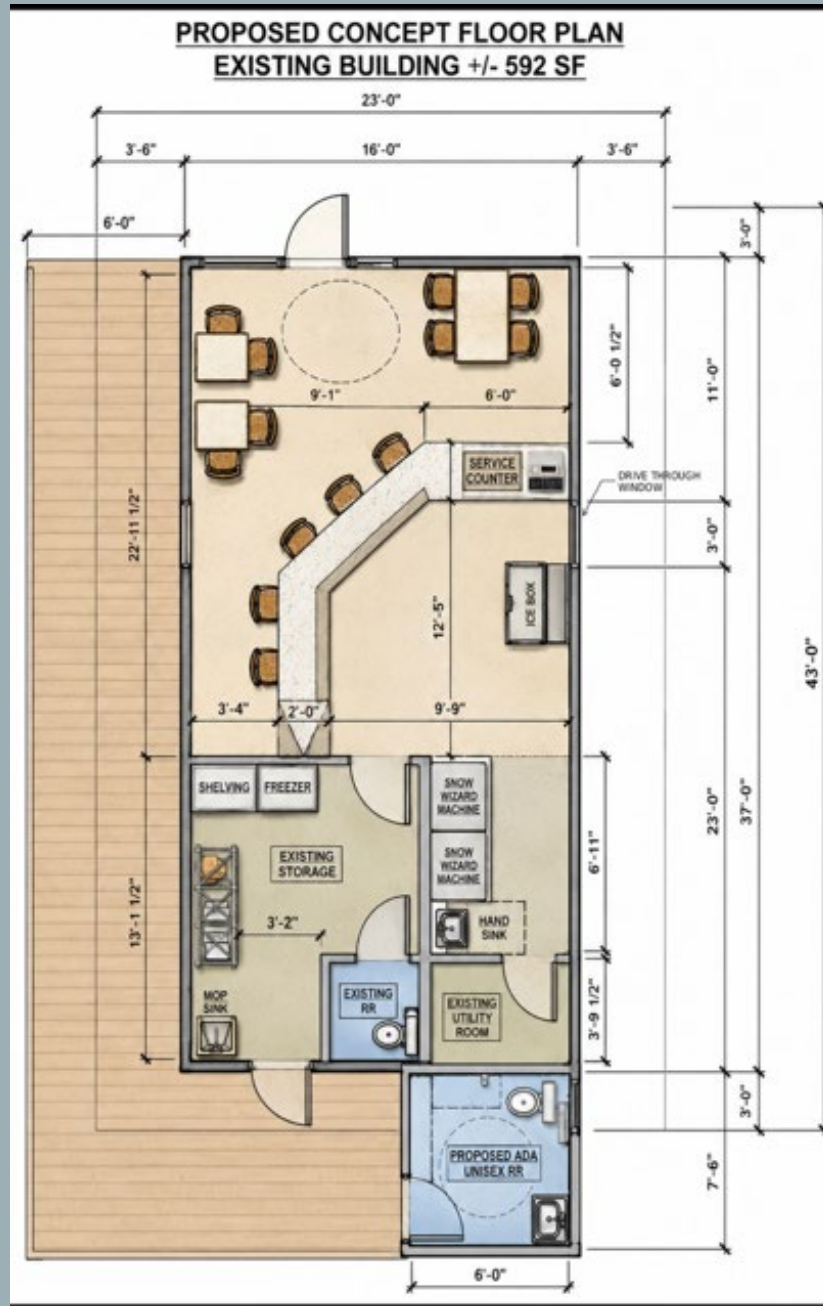


PROPOSED - EXTERIOR

Item 9.



PROPOSED - INTERIOR



D&A Sno LLC

20818 Highet Place Tomball, TX 77375

August 9, 2026

Dear Tomball Economic Development Corporation,

We are writing to you today seeking to be a part of the beautification and economic development of the city of Tomball.

We have acquired a lease with Mr. Paul Michna, the owner of 525 W. Main Street Tomball, 77375.

Our company has operated as a Sno Ball and Treat Trailer since March 2026. Since we have grown rapidly, we are encouraged to build something permanent in down town Tomball. Our Products are Louisiana Style Sno balls. We have a gourmet product, made with soft shaved ice with kosher, fresh fruit, dye free, sugar free syrups and toppings.

We have a huge community and following in such a short time that we are so excited to start our remodel and beautification of the building. Our customers are already very excited as well. We believe we will do a great job with the design and becoming a landmark in our community.

Because the building is older and has lots of construction need such as new signage, façade improvement, property improvement and landscaping, we are seeking to apply for financial aids such as grants that your company has available to the community such as The Business Improvement Grant Program. With this money we will bring more community and help the economy of our little down town Tomball.

We would greatly appreciate your approval for our small, veteran-family owned business.

Thank you for your consideration.

Sincerely,

D&A Sno LLC D.B.A Sno Angels Sno Balls,

David Marquez and Andrea Marquez

Owners and Operators

TOMBALL

ECONOMIC DEVELOPMENT CORP.

Old Town Façade Improvement Grant Program Guidelines & Criteria



Overview/Goals

The Old Town Façade Improvement Grant (FIG) Program promotes economic development and stimulates business in the City through public-private partnerships by offering economic incentives for renovation, rehabilitation, restoration, and enhancement of facades in Old Town Tomball.

Goals: Tomball's Old Town has been identified as a key focus area for economic development. This program is intended to serve as a tool to build upon the strengths of the area and maintain its unique character. Goals include:

- (A) To preserve Old Town as a unique and historic resource for the community;
- (B) To stimulate compatible reinvestment to the area;
- (C) To attract new customers, tourists, and businesses to Old Town Tomball.



Program Description

The grant program is a 50% match of all approved project costs in an amount up to \$50,000 for eligible commercial property and business owners in the Old Town Tomball District (See Figure 1). **A minimum investment of \$10,000.00 in façade improvements is required to be eligible for funding through this program.** These grants are intended to encourage high quality, lasting building improvements which respect the unique Old Town character of the building and surrounding area.

Priority will be given to projects that are making substantial façade improvements as well as improvements to the structural integrity of the building to sustain the building stock in Old Town Tomball. **Grants are not available for general or deferred maintenance.**

Applications will be evaluated and funded in accordance with the attached Evaluation Scoring System.

NOTE: Properties located outside of the Old Town Tomball District or not zones Old Town Mixed Use **WILL NOT** be considered for funding through this Program (see Business Improvement Grant Guidelines and Criteria for more funding opportunities).

Figure 1:

 Old Town District



Criteria

Eligible Reimbursements: Exterior Façade Improvements eligible for funding include, but are not limited to, the following items:

- Complete façade rehabilitation
- Exterior painting that incorporates a major visual change (maintenance painting does not apply)
- Significant masonry cleaning and/or restoration
- Exterior treatments such as brick, tile, stucco, stone, wood, or siding
- Removal/replacement of inappropriate or incompatible exterior finishes or materials
- New or enhanced exterior building lighting that creates a noticeably enhanced appearance (replacement of current lighting that is simply repair does not enhance the appearance of the building, such as replacement of inoperable fixtures and is not eligible)
- Door/window/storefront system/trim replacement or repair (if part of overall rehabilitation project; general building maintenance repairs do not qualify)
- New or restored façade elements, such as cornices, soffits, canopies, and other detail elements
- Awnings as part of a rehabilitation project
- Signs (new, repairs, replacement, removal) as part of a rehabilitation project

- Roofing (when in conjunction with other improvements)

Eligible Interior Reimbursements: Interior Improvements may be eligible for funding **only** when being made in conjunction with significant exterior façade improvements. Interior improvements may include, but are not limited to, the following items:

- ADA compliance improvements
- Architectural/structural repairs or upgrades
- Asbestos removal
- HVAC, electrical or plumbing improvements

Ineligible Reimbursements:

- Construction that has commenced or been completed prior to approval of the project application
- **Interior improvements alone are not eligible for funding**
- Buildings that are not located within the Old Town District (Figure 1)
- New building construction
- Routine maintenance
- Security Bars
- Personal property, furniture, racks, shelves or counter space
- Interior furnishings or enhancements that are not permanently affixed to the building
- Permit or capital recovery fees
- Financing costs
- In-kind, donations, or "sweat equity" contributions

Before



After





Program Eligibility

1. Commercial and mixed-use buildings and structures located within the Old Town District (See Figure 1) shall be eligible for this program.
2. Any new business planning to locate within the Old Town District, or any business currently located within the Old Town District, shall be eligible for this program.
3. A business is defined as an occupation, profession, or trade in the purchase or sale of goods or services in an attempt to make profit.
4. The proposed project must comply with applicable zoning regulations, city-approved planning studies, comprehensive plan designations, City Ordinances, Building Codes, and Americans with Disabilities Act (ADA) Guidelines.
5. If the property is not in compliance with any of the abovementioned items in (4) these violations must be mitigated by the project. The grant recipient will be deemed ineligible for funding if any of these are not met at the time in which the applicant submits documentation for grant reimbursement.
6. Grants may not be used for refinancing existing loans, working capital, inventory, permits, inspections, security fencing or gates, home occupations, roof repair or replacement (by-itself), interior remodeling or improvements that are not permanent fixtures of the building, new construction, and routine maintenance.



Guidelines

1. Proof of the applicant's ownership of the subject facility or facilities, or proof that the owner of such facility has approved the application for such grant funds, shall be required.
2. The owner of a business to be operated within a leased facility, and the owner of such lease facility, must apply jointly for the program. Copies of a lease agreement and proof of ownership of the leased facility shall be required.
3. A business or property owner will be ineligible for the program if the proposed property has received funds from the Old Town Façade Improvement Grant Program within the last five fiscal (5) years.
4. A business or property owner may apply for one (1) Old Town Façade Improvement Grant per physical location (address) set forth herein within five (5) fiscal years (October 1 to September 30) from the approval date of the grant. A business that receives grant funding during a fiscal year through the Old Town Façade Improvement Grant Program shall be ineligible to make subsequent applications for the Business Improvement Grant Program until the next fiscal year.
5. The maximum amount of funding available to any one applicant, business establishment, or property owner at one physical location (address) shall be \$50,000.00 per five (5) fiscal years unless applying and receiving funds under the Business Improvement Grant Program.
6. All grants are reimbursement grants and will only be funded after completion of the project in accordance with drawings and specifications approved by the

TEDC, and after the applicant submits to the TEDC final paid itemized invoices/receipts for all applicable labor and materials, proof of payment (cleared check, credit card statement/transaction, etc.) that match the amounts reflected on the itemized receipts/invoices for all applicable labor and materials along with quality digital photographs of the completed work shall also be required to be submitted by email to: tgleason@tomballtxedc.org

7. Reimbursement grants are a cash payment of up to the approved percentage of funds expended by the applicant on the improvements and are not to exceed the limits set forth in paragraph (5) hereof. In-kind contributions to the project costs are not eligible reimbursements.
8. The TEDC may award grant funds to an applicant, with certain provisions, conditions, or other requirements that the TEDC deems necessary or appropriate. The applicant shall be obligated to make the improvements in accordance with the application submitted to and approved by the TEDC. Thereafter, any modifications must first receive written approval by the TEDC Executive Director. Failure to obtain such written approval prior to making any such modifications shall render the applicant ineligible to receive grant funding.
9. The applicant shall be responsible for obtaining all applicable permits related to the improvement project, and failure to do so will render the applicant ineligible to receive grant funding.
10. The improvements, as presented in the application, must be completed in their entirety. Failure to complete all stated improvements shall render the applicant ineligible to receive grant funding.
11. Upon approval of a grant application, and during the construction of the improvements, a representative or representatives of the TEDC shall have the right, at all reasonable times, to have access to and inspect the work in progress.
12. The applicant shall not begin any improvements prior to receiving written approval of grant funding from the TEDC.
13. The applicant must complete the improvement project within nine (9) months of receiving written approval therefore from the TEDC. Failure to complete the improvements within the required time period shall result in the loss of the grant funds allocated for the project. Time extensions may be granted at the discretion of the TEDC.
14. Approval of all applications shall be with the understanding and agreement that, in the event the business (applicant) fails to remain open, or the business or property is sold or transferred and subsequently closes, within twelve (12) months after the funding of the grant, the applicant shall be considered in default of its obligations under the grant, and shall be required to reimburse the TEDC the grant money received.
15. The applicant must agree that, in the event of default of its obligations, the applicant shall repay to the TEDC the amount of grant funds it has received, with interest, at the rate of 10% per annum, within thirty (30) days after the TEDC notifies the applicant of the default. The form of such payment shall be a cashier's check or money order, made payable to the Tomball Economic Development Corporation.

16. The applicant must certify that the applicant does not employ nor will it employ any undocumented workers (an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States). The applicant must agree that if, after receiving grant funds, it is convicted of a violation under 8 U.S.C. Section 1324a(f), the applicant shall repay the amount of the grant funds received by the applicant, with interest, at the rate of 10% per annum, within thirty (30) days after the TEDC notifies the applicant of the violation.
17. The TEDC shall have the authority to bring a civil action to recover any amounts that the applicant must repay to the TEDC under paragraphs 14, 15, and 16, and in such action may recover court costs and reasonable attorney's fees.



Funding

The TEDC has budgeted \$200,000.00 per fiscal year (October 1 to September 30) to fund this grant program. Grant applications received after the available funding has been exhausted may be accepted and held until the following fiscal year. The TEDC retains sole discretion to accept or reject applications received after available funding has been exhausted.

1. Upon notification to the TEDC by the applicant that a project has been completed, an inspection by a TEDC representative or representatives shall be made to confirm that such project has been completed in accordance with the application or any approved modifications thereto. Such notification shall include, but not be limited to, documentation of paid receipts for materials, labor, permits, inspection reports, an affidavit stating that all contractors and subcontractors providing work and/or materials in the construction of the project improvements have been paid and any and all liens and claims regarding such work have been released, or any other item that the TEDC may reasonably deem necessary for determining the project's completion.
2. The TEDC agrees to distribute such funds to the applicant within thirty (30) days following the inspection required in paragraph (1) hereof, and confirmation of completion of the project in accordance with the application or any approved modifications thereto. The Executive Director of the TEDC shall issue a letter to the TEDC Board of Directors notifying them of the funding action to be taken. A copy of such letter shall also be provided to the applicant.
3. Within ten (10) business days following an inspection and the presentation of the receipts as provided in paragraph (1) above, and after a determination is made by the TEDC's representative that the project has not been completed in accordance with the application, or any approved modifications thereof, the Executive Director shall issue a letter to the applicant indicating any and all areas of non-compliance. The applicant shall then have sixty (60) days, from the date of such letter, to make the modifications necessary to bring the project into compliance. Failure to complete such modifications within said sixty-day period

shall be deemed a default of applicant's obligations under the grant, and the applicant shall be ineligible to receive grant funding.



Miscellaneous

The Tomball Economic Development Corporation shall deliver a copy of these guidelines to any applicant for his/her review and the delivery hereof does not constitute an offer of an Old Town Façade Improvement Grant to the applicant.

The laws of the state of Texas shall govern the interpretation, validity, performance and enforcement of this Old Town Façade Improvement Grant Program. If any provision of this Old Town Façade Improvement Grant Program is held to be invalid or unenforceable, the validity and enforceability of the remaining provisions shall not be affected hereby.

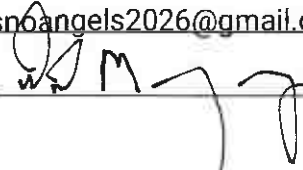
ACKNOWLEDGMENT OF RECEIPT OF AND AGREE TO COMPLY WITH THE GUIDELINES AND CRITERIA FOR THE OLD TOWN FAÇADE IMPROVEMENT GRANT PROGRAM BY THE TOMBALL ECONOMIC DEVELOPEMNT CORPORATION

APPLICANT: David Marquez

ADDRESS: 20818 Highet Place Tomball TX 77375

PHONE: 916-533-6983

EMAIL: snoangels2026@gmail.com

Signature: 

PROPERTY OWNER/LANDLORD: Paul Michna

ADDRESS: 525 W. Main Street Tomball TX 77375

PHONE: 713-376-8250

EMAIL: cpmichna@msk.com

Signature: 

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

Promotional Rights.

By accepting grant funds, the APPLICANT authorizes the TEDC to promote the project and property including, but not limited to, displaying a sign at the site indicating participation in the Program and using photographs and descriptions of the project and property in TEDC promotional materials, press releases, social media and websites.

Applicant Information.

Applicant is: ☐ Owner ☒ Tenant Applicant

Business Entity Name: D&A Sno LLC

Mailing Address: 20818 Hight Place

Phone Number: 346-225-5407

Email: snoangels2026@gmail.com

Street Address: 20818 Hight Place

Home Address: 20818 Hight Place

Street Address: _____

City/State/Zip: Tomball TX 77375

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

Company Name: _____

Street Address: _____

City/State/Zip: _____

Building Owner Information. (NOTE: if applicant is a tenant, building owner must apply as a co-applicant)

Business Owner Name: Paul Michna

Building Owner Address: 1325 Virgie Community Magnolia, TX 77354

Phone Number: 713-376-8250

Email: _____

6. Please attach a separate document providing a legal description of the property upon which the contemplated improvements will be located as *Exhibit A*.
7. Please attach a vicinity map locating the property within the City of Tomball as *Exhibit B*.

8. Please furnish detailed drawings, plans, specifications, color schemes, or any other available supporting documents for the proposed improvements and cost estimates as Exhibit C.
9. Please attach a letter describing the overall project and addressing the need for the TEDC grant funds.
10. Description of proposed improvements:

Description	Estimated Repair	Estimated Start Date	Completion Date
ADA Outdoor Bathroom	\$32,000	August 24, 2026	Sept 30, 2026
Exterior paint	\$11,650 \$3,150		
Front Entrance	\$19,700		
Commercial Drive thru	\$50 \$50,557.50		

11. New or existing business: _____ New X Existing

_____ has been in operation for _____ years.

Existing # of jobs: 4 (If applicable) Full-time 2 Part-time 2

New jobs (full-time): _____ New jobs (part-time): _____

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

17. Before submitting an application to the TEDC, the APPLICANT must meet with the Development Review Committee (DRC) of the City of Tomball for a review of the proposed project improvements in order to fulfill paragraph (16) project eligibility requirement in the TEDC "Guidelines and Criteria." The APPLICANT can make an appointment by calling 281-290-1405.

VERIFICATION

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

Signed and submitted to Tomball Economic Development Corporation on this, the 13 day of August, 2026.

Applicant: David Marquez

Signature: _____

Phone: 346-225-5407 Email: snoangels2026@gmail.com

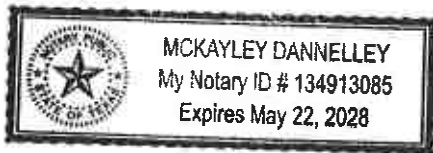
Property Owner/Landlord: Paul Michna

Signature: Paul Michna

Phone: 713-376-8250 Email: cpmichna@MSN.COM

The State of Texas
County of Harris

Before me, the undersigned authority, on this 13 day of August, 2026, personally appeared David Marquez known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me and that they executed the same for the purposes therein expressed.



Mckayley Dannelley

Notary Public in and for the State of Texas
My Commission Expires: 05/22/28

The State of Texas
County of Harris

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

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



ECONOMIC DEVELOPMENT CORP.

OLD TOWN FAÇADE IMPROVEMENT GRANT PROGRAM

Amanda

Evaluation Scoring System

The Old Town Façade Improvement Grant Program (FIG) evaluation scoring system is based on the standards and criteria of the Program. Applications will be evaluated by each Committee member using this scoring system and funding of eligible improvements will be based upon a project's score and the following requirements.

- Projects must meet the applicable FIG standards and criteria, receive a score of 30 points or more, and meet all other program requirements to be considered for funding.
- Projects with a score between 46-60 will be eligible for funding up to \$50,000.00. **43**
- Projects with a score between 30-45 will be eligible for funding up to \$40,000.00.

Evaluation Categories - Sno Angels

Visibility	Points Available
Building located off of 2920 or highly visible from 2920	5 5
Building located on predominantly commercial streets	4
Building located on residential or minor street	3

Existing Condition	Points Available
Poor: The existing appearance and condition of the property is structurally unstable or dilapidated	5 5
Fair: The existing appearance and condition of the property is structurally stable but needs substantial renovations	3
Good: The existing appearance and condition of the property is in need of little to no structural or substantial renovations	1

Impact of Improvement	Points Available (can be combined)
The project includes major/complete façade work and site redevelopment	5 5
The building façade is predominately brick/stone (excluding windows/doors)	5
The project includes moderate façade work and site redevelopment	4
The building includes a creative design that is an appropriate fit for the proposed location and is consistent with the downtown character	4 4
The building façade improvements along the alley are of the same quality as the street facing facades	4
The building preserves or restores historical features or characteristics	3
The project significantly improves the streetscape or alleyscape adjacent to the building	2 2

Importance to the Area	Points Available (points can be combined for mixed use project up to 15 points)
Restaurant	7 7
Entertainment	6
Retail – desired retail uses (determined by Committee)	6
Office	5
Primary Employment	4
Retail – general retail uses	3
Other uses	Point value determined by the Committee

Owner vs TEDC Contribution Ratio	Points Available
Greater than 7:1	5
Greater than 4:1 but less than 7:1	3 3
1:1 up to 4:1	1 1

Readiness ^{missing only}	Points Available
Applicant has architect's renderings, quotes, proof of ownership/lease and 100% of grant checklist requirements	5 4
Applicant has quotes and proof of ownership/lease and 50% of grant checklist requirements	3
Applicant has quotes and only 25% of grant checklist requirements	1

Local Owner/Occupant	Points Available
Building is owned by a local landlord/owner and the business is locally owned and operated	5 5
Building is owned by an absent landlord, but the business is locally owned and operated	3
Building is owned by an absent landlord, and the business is not locally owned	1

Utilization of Local Businesses	Points Available
Applicant is using mostly local businesses to make improvements	5
Applicant is using half local businesses to make improvements	3 3
Applicant is using no local businesses to make improvements	1

Total Points	41
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 ECONOMIC DEVELOPMENT CORP.
**OLD TOWN FAÇADE IMPROVEMENT GRANT
PROGRAM**

Evaluation Scoring System

The Old Town Façade Improvement Grant Program (FIG) evaluation scoring system is based on the standards and criteria of the Program. Applications will be evaluated by each Committee member using this scoring system and funding of eligible improvements will be based upon a project's score and the following requirements.

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- Projects with a score between 30-45 will be eligible for funding up to \$40,000.00.

Project:

Sno Angels Sno Balls
525 W Main Street
Tomball, Texas 77375

Total Eligible Interior Cost:

\$63,350.00

Total Eligible Exterior Cost:

\$69,100.00

Total Project Investment:

\$117,057.50

Evaluation Categories

Visibility	Points Available
Building located off of 2920 or highly visible from 2920	5
Building located on predominantly commercial streets	4
Building located on residential or minor street	3

Existing Condition	Points Available
Poor: The existing appearance and condition of the property is structurally unstable or dilapidated	5
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The building includes a creative design that is an appropriate fit for the proposed location and is consistent with the downtown character	4
The building façade improvements along the alley are of the same quality as the street facing facades	4
The building preserves or restores historical features or characteristics	3
The project significantly improves the streetscape or alleyscape adjacent to the building	2

Importance to the Area	Points Available (points can be combined for mixed use project up to 15 points)
Restaurant	7
Entertainment	6
Retail – desired retail uses (determined by Committee)	6
Office	5
Primary Employment	4
Retail – general retail uses	3
Other uses	Point value determined by the Committee

Owner vs TEDC Contribution Ratio	Points Available
Greater than 7:1	5
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1:1 up to 4:1	0

Readiness	Points Available
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Utilization of Local Businesses	Points Available
Applicant is using mostly local businesses to make improvements	5
Applicant is using half local businesses to make improvements	3
Applicant is using no local businesses to make improvements	1

Total Points	11 49
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McKayley Dannelley

Kelly

Item 9.

TOMBALL
ECONOMIC DEVELOPMENT CORP.
**OLD TOWN FAÇADE IMPROVEMENT GRANT
PROGRAM**

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TOMBALL

ECONOMIC DEVELOPMENT CORP.

OLD TOWN FAÇADE IMPROVEMENT GRANT PROGRAM

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Use C.



ECONOMIC DEVELOPMENT CORP.

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Total Points	41
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August 18, 2026

Andrea and David Marquez
D&A Sno, LLC dba Sno Angels Sno Balls
525 W. Main Street
Tomball, Texas 77375

RE: CONDITIONAL APPROVAL - Old Town Façade Improvement Grant Program

Dear Mr. and Mrs. Marquez:

Thank you for your recent application to the Old Town Façade Improvement Grant Program. We are pleased to inform you that your application for the proposed improvements at **525 W. Main Street, Tomball, Texas 77375**, has received **conditional approval** from the Business Retention & Expansion (BR&E) Review Committee.

This conditional approval is based on the preliminary review of your application materials, including your project description, cost estimates, and proposed design concept. The BR&E Committee met on August 18, 2026, to review your submittal and found that based on the Evaluation Scoring System your project received a score of **40** which is eligible for funding up to **\$40,000.00**.

Conditional Approval

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

1. Final Approval Pending

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

2. No Guarantee of Funding

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

3. Proceeding at Your Own Risk

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

Process for Final Approval

Your application will be presented at the next available Tomball Economic Development Corporation Board of Directors Meeting for approval. It will then proceed to the next two available Tomball City Council Meetings for final approval via two separate readings of a resolution.

Once all approvals are obtained and legal notice requirements fulfilled, TEDC staff will reach out to initiate execution of the grant agreement.

Project Work and Reimbursement Guidelines

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

Upon project completion, you must submit:

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

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

Financial Summary

Description	Your Investment	TEDC Grant
Eligible Improvements	\$117,057.50	\$40,000.00
Total Amount Available from TEDC:		\$40,000.00

We sincerely appreciate your dedication to preserving and enhancing the character of Old Town Tomball. If you have any questions or need further assistance, please do not hesitate to contact our office.

Sincerely,



Amanda Gleason, PMP

Project Manager
Tomball Economic Development Corporation

Regular Tomball EDC

Agenda Item

Data Sheet

Meeting Date: September 15, 2026

Topic:

Discussion Regarding Future City Debt Service Obligations and Potential TEDC Participation.

Background:

At the request of Board Member Becky Clepper, this item has been placed on the agenda to allow the Board to discuss the TEDC's anticipated future debt service obligations. The discussion may include projected debt service requirements, potential future financing needs, and the effect of these obligations on the TEDC's long-term financial capacity.

Origination: Becky Clepper, TEDC Board of Directors

Recommendation:

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

FUNDING (IF APPLICABLE)

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

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

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

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

Tomball Economic Development Corporation
FY 2027 Adopted 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 Approved 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

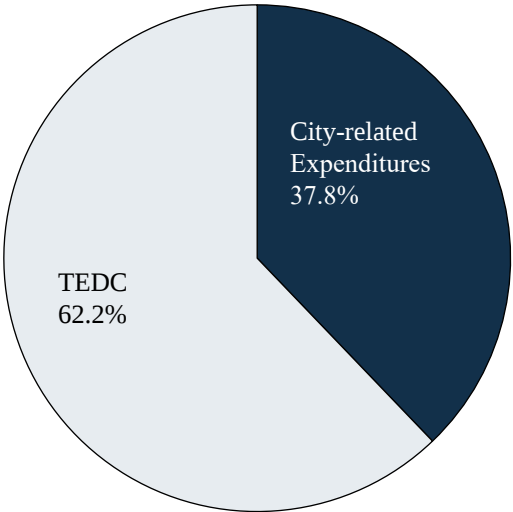
	FY 2024 Actuals	FY 2025 Actuals	FY 2026 Approved Budget	FY 2026 Year End Projections	FY 2027 Approved Budget
City Debt Service					
Business Park Infrastructure (Series 2013)	\$ 546,013	\$ 547,313	\$ 548,413	\$ 548,413	\$ 548,738
Medical Complex/Persimmon (Series 2016)	\$ 222,222	\$ 222,222	\$ 222,222	\$ 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)

FY2027 TEDC Funding Supporting City of Tomball



FY2027 City-related funding

\$6,792,331.75

37.8% of the \$17.95M adopted expenditure budget

Includes City debt service, administrative services agreement, alleyways, and identified City project grants/commitments within the FY2027 budget.

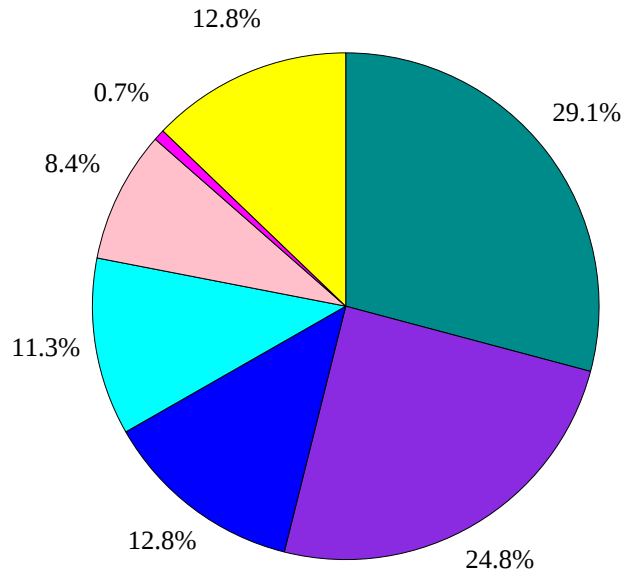
Remaining TEDC expenditures after City-related items are separated	Amount	% of Total Budget
Administrative	\$1,216,100	6.8%
Indirect Economic Development	\$1,129,134	6.3%
Grants, Loans & Other	\$8,813,973.25	49.1%
Total Other TEDC Expenditures	\$11,159,207.25	62.2%

Future context: TEDC has verbally agreed to an additional **\$2.0 million** for FM 2920 Utility Relocation, anticipated for request in the FY2027-2028 budget. This amount is not included in the FY2027 percentages above.

Breakdown of Identified City-Related Funding & Commitments

Item 10.

FY2027 items plus the separate \$1.0 million FM 2920 Utility Upsizing allocation made in 2025.



City-related item	Amount	Share of \$7.79M
City Debt Service	\$2,270,960	29.1%
Public Safety Facility Grant	\$1,929,320.75	24.8%
FM 2920 Utility Upsizing - FY2027	\$1,000,000	12.8%
Tree Upsizing - Remaining Commitment	\$881,706	11.3%
Old Town Projects - alleyways	\$655,000	8.4%
Contracted Administrative Services	\$55,345	0.7%
FM 2920 Utility Upsizing - 2025	\$1,000,000	12.8%
Current identified City-related funding/commitments	\$7,792,331.75	100.0%

Future anticipated commitment: An additional **\$2.0 million** for FM 2920 Utility Relocation is anticipated to be requested in the FY2027-2028 budget. It is shown separately because it is not part of the FY2027 adopted budget or the \$7.79 million current identified total.

Note: The \$7.79 million current identified total includes the separate \$1.0 million FM 2920 allocation made in 2025. For that reason, the \$7.79 million should not be presented as a percentage of the FY2027 adopted expenditure budget.

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%	Tax=3%; Interest=1%; Expenses=5%
Beginning Fund Balances	\$ 25,352,256	\$ 29,208,378	\$ 27,187,380	\$ 26,396,049	\$ 23,928,382	\$ 16,916,199	\$ 15,221,456	\$ 12,410,093	
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	\$ 6,271,802	\$ 276,638	\$ 281,000	\$ 285,000	
Total Estimated Revenues	\$ 32,856,431	\$ 36,921,691	\$ 35,109,796	\$ 34,792,110	\$ 38,643,854	\$ 25,947,118	\$ 23,342,462	\$ 20,754,124	
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	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	
Business Improvement Grants	\$ 278,457	\$ 151,478	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	
Old Town Façade Grants	\$ 47,553	\$ 13,160	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	
Rental Incentive				\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	
Old Town Projects (alleys, billboards/signage, parking)	\$ -	\$ 267,023	\$ 255,000	\$ 705,000	\$ 1,850,000	\$ 250,000	\$ 250,000	\$ 250,000	
South Live Oak Redevelopment (50 acres)	\$ 97,609	\$ 83,749	\$ 150,000	\$ 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	\$ 6,000,000	\$ 250,000	\$ 250,000	\$ 250,000	
Summer Youth Employment Program	\$ -	\$ 81,490	\$ 260,000	\$ 260,000	\$ 260,000	\$ 260,000	\$ 260,000	\$ 260,000	
Total Grants/Loans/Other	\$ 832,107	\$ 6,274,773	\$ 4,550,000	\$ 6,605,000	\$ 17,370,000	\$ 5,610,000	\$ 5,710,000	\$ 5,810,000	
ENDING FUND BALANCE	\$ 29,924,948	\$ 27,187,380	\$ 26,396,049	\$ 23,928,382	\$ 16,916,199	\$ 15,221,456	\$ 12,410,093	\$ 9,606,157	

Regular Tomball EDC

Agenda Item

Data Sheet

Meeting Date: September 15, 2026

Topic:

Discussion Regarding Whether the Tomball Legacy Square Project Aligns with the TEDC's Statutory Purpose and Organizational Objectives.

Background:

At the request of Board Member Danny Hudson, this item has been placed on the agenda to allow the Board to discuss whether the Tomball Legacy Square project aligns with the TEDC's statutory purpose and organizational objectives. The discussion may include the project's anticipated economic and community benefits, its relationship to the TEDC's strategic priorities, and the statutory authority applicable to the project.

Origination: Danny Hudson, Vice President, TEDC Board of Directors

Recommendation:

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

FUNDING (IF APPLICABLE)

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

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

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

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

SITE AREAS

204,600SF Total on 8 Lots as Shown
4.63 acres

PRIMARY BUILDINGS

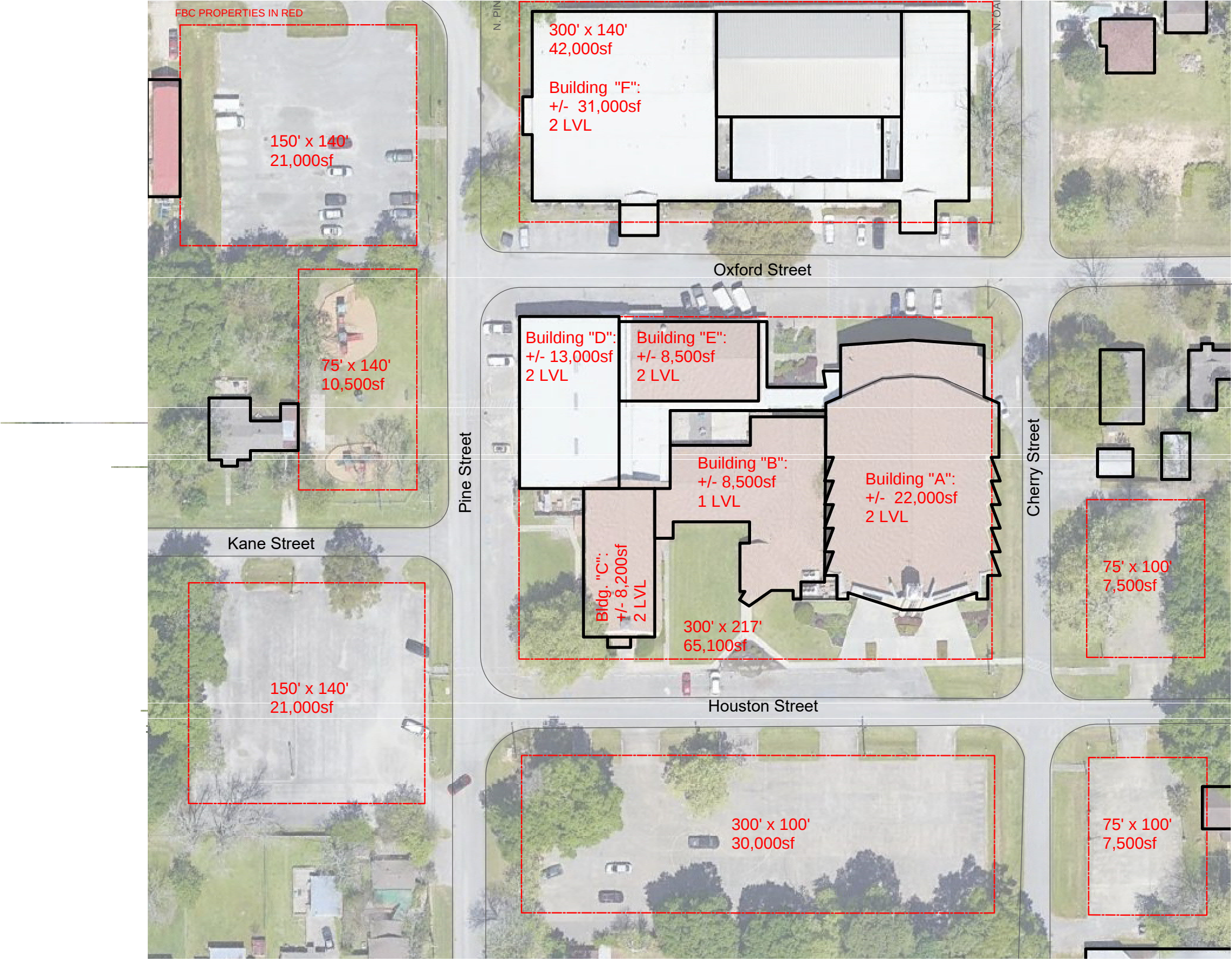
Building A: Main Sanctuary
+/- 22,000sf on 2 Levels
+/- 12,000sf Auditorium



Building C: 1949 Sanctuary
+/- 5,000sf on 1+ Levels
+/- 4,000sf Ground Level



Building F: Fellowship Hall
+/- 31,000sf on 2 Levels
+/- 27,000sf Ground Level



Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: September 15, 2026

Topic:

Discussion Regarding Estimated Renovation and Remodeling Costs for buildings A, C, and F at Tomball Legacy Square.

Background:

At the request of Board Member Danny Hudson, this item has been placed on the agenda to allow the Board to discuss whether the Tomball Legacy Square project aligns with the TEDC's statutory purpose and organizational objectives. The discussion may include the project's anticipated economic and community benefits, its relationship to the TEDC's strategic priorities, and the statutory authority applicable to the project.

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

Recommendation:

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

FUNDING (IF APPLICABLE)

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

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

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

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

Project Site - Areas

SITE AREAS

204,600SF Total on 8 Lots as Shown
4.63 acres

PRIMARY BUILDINGS

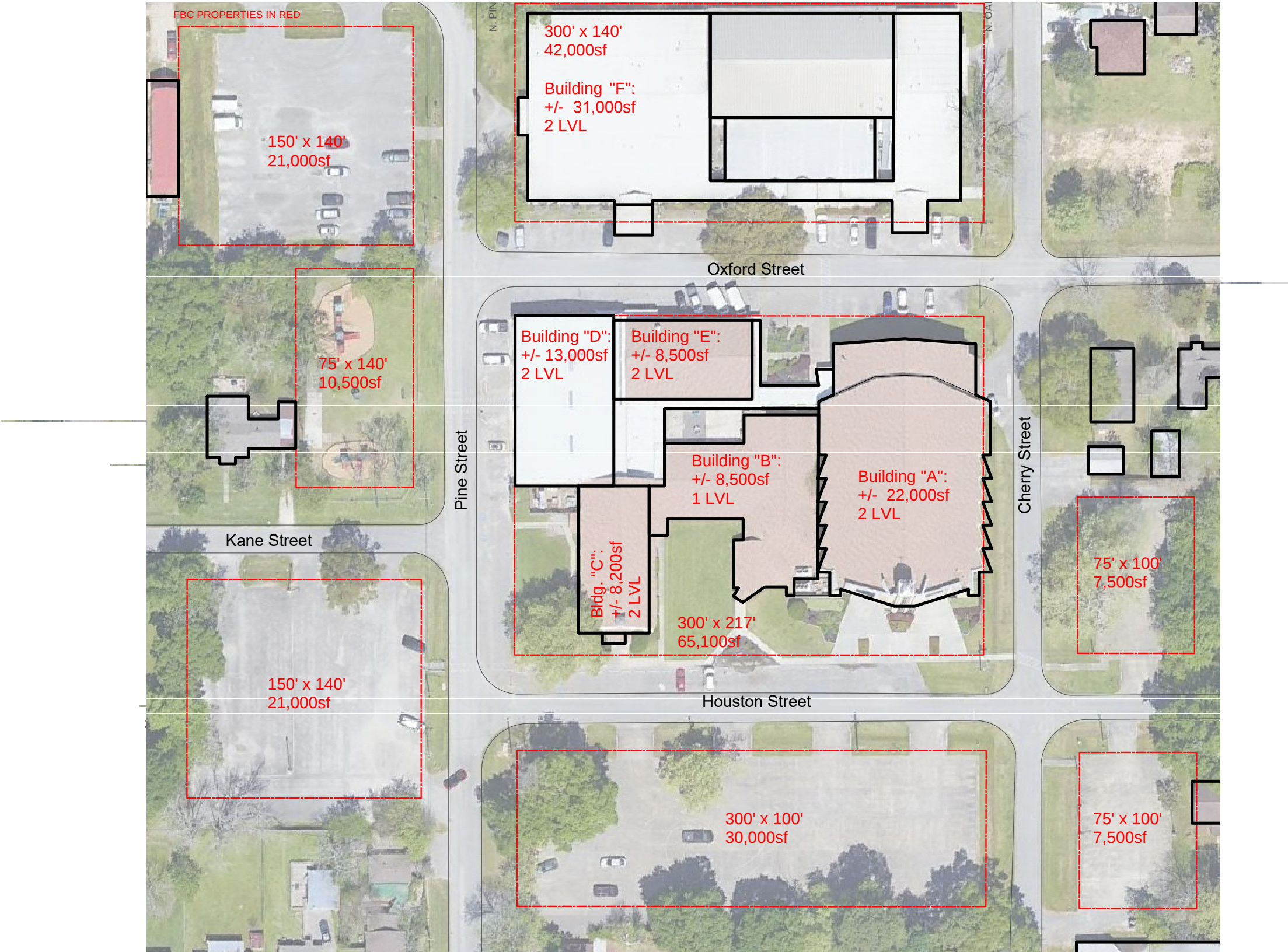
Building A: Main Sanctuary
+/- 22,000sf on 2 Levels
+/- 12,000sf Auditorium



Building C: 1949 Sanctuary
+/- 5,000sf on 1+ Levels
+/- 4,000sf Ground Level



Building F: Fellowship Hall
+/- 31,000sf on 2 Levels
+/- 27,000sf Ground Level



Regular Tomball EDC

Agenda Item

Data Sheet

Meeting Date: September 15, 2026

Topic:

EXECUTIVE SESSION: The Tomball Economic Development Corporation Board will meet in Executive Session as authorized by Title 5, Chapter 551, Texas Government Code, The Texas Open Meetings Act, for the following purpose:

- Section 551.072, - Deliberations regarding real property: Deliberate the purchase, exchange, sale, lease, or value of real property.
- Section 551.087, - Deliberation regarding Economic Development negotiations.

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 _____	Executive Director-TEDC _____
Date _____	Date _____

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: September 15, 2026

Topic:

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

Background:

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

Recommendation:

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

FUNDING (IF APPLICABLE)

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

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

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

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