

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



**Tuesday, March 04, 2025  
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, March 04, 2025 at 5:30 PM, City Hall, 401 Market Street, Tomball, TX 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tomball Economic Development Corporation reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

**THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF TOMBALL, TEXAS, WILL CONDUCT THE MEETING SCHEDULED FOR MARCH 4, 2025, 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: 829 3193 3060 Passcode: 817596. 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*

## Regular Tomball Economic Development Corporation Meeting

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*on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*

E. Reports and Announcements

F. Reports by TEDC Staff:

1. 2024 TEDC Mix & Jingle – December 12, 2024
2. 2024 Winter Newsletter
3. New TEDC Office Grand Opening and Ribbon Cutting
4. 2025-2026 TEDC Strategic Planning Workshops – March 25th – 12:00 p.m. – 5:00 p.m. – March 26th – 9:00 a.m. – 4:00 p.m. – 501 James Street, Tomball, Texas 77375
5. Career Fair – April 16, 2025 – 10:00 a.m. – 2:00 p.m. – Beckendorf Conference Center – 30555 Tomball Parkway, Tomball, Texas 77375
6. Summer Youth Employment Program Update

G. Approval of Minutes

7. Regular Tomball EDC Meeting of November 12, 2024

H. New Business

8. Presentation by Bragg Farmer, Finance Director, regarding the Tomball EDC 2024-2025 Fiscal Year financial statements.
9. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Longhorn Realty Investments, LLC to make direct incentives to, or expenditures for, assistance with infrastructure costs required or suitable for the promotion of new or expanded business enterprise related to the expansion of a medical office facility to be located at 308 Holderrieth Blvd., Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$91,835.00.

- Public Hearing

10. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Houston Poly Bag I, Ltd to make direct incentives to, or expenditures for, equipment expansion for the creation and retention of primary jobs for Houston Poly Bag I, Ltd, located at 11726 Holderrieth Rd., Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$48,601.00.

- Public Hearing

11. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Material and Design Solutions, LLC to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the development of a corporate headquarters facility, located at 1515 S. Persimmon Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$85,902.00.

- Public Hearing

12. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Theis Lane and South Cherry Street, LLC to make direct incentives to, or expenditures for, assistance with infrastructure costs required or suitable for the promotion of new or expanded business enterprise related to the development and construction of a retail development to be located at the corner of Theis Lane and Cherry Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$83,615.00.

- Public Hearing

13. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Innersculpt Studio, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 1417 Graham Drive, Suite 600, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$10,000.00.

- Public Hearing

14. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with the City of Tomball to make direct incentives to, or expenditures for, the upsizing of street trees in conjunction with the FM 2920/Main Street Rebuild Project located in the City of Tomball, Texas. The estimated amount of expenditures for such Project is \$1,500,000.00.

- Public Hearing

15. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with the City of Tomball to make direct incentives to, or expenditures for, the relocation of city utilities in conjunction with the FM 2920/Main Street Rebuild project located in the City of Tomball, Texas. The estimated amount of expenditures for such Project is \$1,000,000.00.

- Public Hearing

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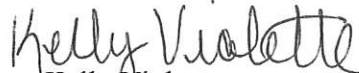
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16. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with the City of Tomball to make direct incentives to, or expenditures for, improvements to the South Wastewater Treatment Plant Expansion project located in the City of Tomball, Texas. The estimated amount of expenditures for such Project is \$20,000,000.00.
  - Public Hearing
17. Discussion regarding design options for Old Town Tomball Billboard Signs.
18. 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.
19. Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.
20. TEDC Quarterly update on 2024-2025 Strategic Work Plan.

### I. Adjournment

### CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 28th day of FEBRUARY 2025 by 5:30 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

  
Kelly Violette  
Executive Director

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

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





**ECONOMIC DEVELOPMENT CORP.**

**NOTICE OF POSSIBLE QUORUM**

**TOMBALL CITY COUNCIL**

**TOMBALL EDC REGULAR BOARD MEETING – MARCH 4, 2025**

**TUESDAY, MARCH 4, 2025**

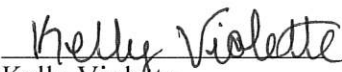
**5:30 P.M.**

Notice is hereby given that a quorum of the Tomball City Council, may attend the TEDC Regular Board Meeting to be held at 401 Market Street, Tomball, Texas 77375.

A quorum of the Tomball City Council may or may not be in attendance at the above referenced meeting. No action will be taken by the Tomball City Council. This notice is being posted to meet the requirement of the Chapter 551, Texas Government Code.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 28<sup>th</sup> day of February 2025, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

  
Kelly Violette  
Executive Director, TEDC

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 feel free to contact the TEDC office at (281) 401-4086 or FAX (281) 351-7223 for further information.