



ECONOMIC DEVELOPMENT CORP.

NOTICE OF POSSIBLE QUORUM

TOMBALL CITY COUNCIL

TOMBALL EDC REGULAR BOARD MEETING – MAY 13, 2025

TUESDAY, MAY 13, 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 9th day of May 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.

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



**Tuesday, May 13, 2025
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, May 13, 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 MAY 13, 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](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: 884 9304 8849 Passcode: 194780. 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*

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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. 2025 Community Career Fair – April 16, 2025
2. Spring 2025 Quarterly Newsletter
3. Baker Hughes STEM Graduation – April 30, 2025
4. Alleyway Project Update
5. 2025 Economic Development Week – May 11-17, 2025

G. Approval of Minutes

6. Regular Tomball EDC Meeting of March 4, 2025
7. Special Joint Tomball EDC and Tomball City Council Meeting of March 25, 2025
8. Special Joint Tomball EDC and Tomball City Council Meeting of March 26, 2025

H. New Business

9. Presentation by Bragg Farmer, Finance Director, regarding the Tomball EDC 2025-2026 Fiscal Year financial statements.
10. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Roll Out, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 22525 Hufsmith Kohrville Rd., Ste 1A, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$10,000.00.

- Public Hearing

11. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Coaches Cigar Lounge, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 414 E Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$10,000.00.

- Public Hearing

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12. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Layla's Barkery, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 22525 Hufsmith Kohrville Rd., Ste 3-C, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$9,000.00.

- Public Hearing
13. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Pegasus Properties 2, 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 construction of a commercial office/retail development to be located at 28310 TX-249, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$260,639.00

- Public Hearing
14. Consideration and possible action to approve the purchase of audio and video equipment from the First Baptist Church of Tomball for an amount not to exceed \$154,100.00.
15. Consideration and possible action by Tomball EDC to approve changes to the Summer Youth Employment Program.
16. Consideration and possible action by Tomball EDC to accept the Tomball Economic Development Corporation 2024-2025 Annual Report.
17. Consideration and possible action by Tomball EDC to approve the Tomball Economic Development Corporation 2025-2026 Strategic Work Plan.
18. Consideration and possible action regarding changes to the Old Town Façade Improvement Grant Program Guidelines and Criteria.
19. Consideration and possible action to approve a Professional Services Agreement with Studio Red Architects in the amount of \$2,272,650.00, plus reimbursables, for Design Services for the First Baptist Church Redevelopment Project, approve the expenditures of funds therefor, and authorize the Executive Director to execute any and all documents related to the agreement.
20. Consideration and possible action to approve a Professional Services Agreement with AIG Technical Services, LLC for professional engineering services related to a comprehensive parking and multimodal mobility and circulation study for Old Town Tomball for an amount not to exceed \$259,900.00.

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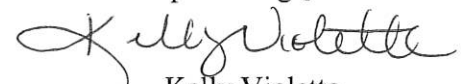
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21. Consideration and possible action to approve a Request for Qualifications for Legal Services for the Tomball Economic Development Corporation.
22. Discussion regarding the TEDC FY 2025-2026 budget process, scheduling, and priorities.
23. EXECUTIVE 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.
24. Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.
25. Consideration and possible action by the Tomball EDC Board of Directors to approve the expenditure of funds and related project costs, and the execution of contracts and documentation by the EDC Executive Director, for the acquisition of approximately 29.5011 acres of vacant land, identified as Lots 1-5, Block 1 of the Martin Marietta 2nd Replat, for the development, retention, or expansion of new business enterprise.

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 9th day of MAY 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

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