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January 4, 2021

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

**RE: Grant Request Letter, Houston Street project**

Dear Ms Violette,

The Hutson Group is submitting this request to the Tomball Economic Development Corporation (TEDC) for grant funding assistance to support real estate redevelopment efforts on Houston Street in Old Town Tomball.

The Hutson Group is a small, family-owned real estate development business focused on commercial properties in Old Town Tomball. We acquire, develop, and manage our own properties in an intentional and meaningful manner to support Old Town and the greater Tomball area. Our family established roots in Tomball in the early 1970's and has developed a deeper commitment to the city over the last 50 years.

Project Impact on the City of Tomball

Prior to 2014, Houston Street consisted of residential houses that were primarily rental properties declining in nature and form. Since that time, our family has acquired all properties on both the north and south sides of Houston Street. There are currently seven different commercial properties that we converted from the original residential houses. Two of these properties support food service businesses while the remaining five are retail. Each of these businesses is unique to the Tomball area and employ local residents. With the proposed development per this grant, we expect to draw favorable attention to Houston Street in support of these businesses and Old Town Tomball.

Project Scope

Our project is focused on the 100 block of Houston Street and will be completed in three phases. For purposes of this request, we seek grant funding assistance for sidewalk, parking and street improvements.

**Phase One:** *208 North Elm Street - Sidewalk, Parking and Street Improvements*

This phase has been approved by the City of Tomball (COT). Improvements will impact 150 feet along the south side of Houston Street and 100 feet on the 200 block of North Elm Street. COT approved site plans are provided for your reference. No sidewalk, parking or street improvement construction has been initiated to date. Timing of this work is expected in 2021 Q1 pending approval from TEDC.

**Phase Two:** *South side of Houston Street - Sidewalk, Parking and Street Improvements*

This phase is currently in planning and has not been submitted to the COT. Improvements will impact the remaining 150 feet along the south side of Houston Street. Proposed site plans are in draft form and

provided for your reference. Timing of this project is expected to be in 2021 and will be influenced by TEDC grant support.

**Phase Three: North side of Houston Street - Sidewalk, Parking and Street Improvements**

This phase is in early design and has not been submitted to the COT. Improvements will impact 300 feet along the north side of Houston Street and 100 feet on the 300 block of North Elm Street. No site plans are available at this time. Timing of this project is expected to be in 2021.

Estimated Cost

The total cost for purposes of this grant funding request is estimated at \$97,600. This estimate is based on recent bids for Phase One and prior material invoices for similar Old Town Tomball projects completed in the last five years.

Phase One:	\$31,250
Phase Two:	\$18,750
<u>Phase Three:</u>	<u>\$47,600</u>
Total Cost:	\$97,600

We appreciate your consideration for grants or other incentives you may have available to help absorb costs associated with these sidewalk, parking, and street improvements on Houston Street in Old Town Tomball.

As always, if you have any questions or comments, please feel free to contact me directly.  
Thanks so much,

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