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## GET IN TOUCH

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29201 Quinn Road, Suite B  
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CELEBRATING

30

YEARS

ANNUAL

**2023-2024**

REPORT



# ABOUT TOMBALL ECONOMIC DEVELOPMENT CORPORATION








The TEDC utilizes multiple tools to attract and retain businesses, such as developed infrastructure, tax incentives, and improvement grants. The Corporation collaborates with existing companies and local partners on key initiatives to address critical business and community needs.

Tomball's premier location and business-friendly mindset make it an ideal place for economic investment and ensures Tomball is a place where corporate industry and family-owned businesses prosper.

The Tomball Economic Development Corporation (TEDC) is governed by a seven-member Board of Directors appointed by Tomball City Council. Focused on attracting new businesses and industry, promoting business retention and expansion, and coordinating economic development efforts in Tomball, the TEDC strengthens the overall economic environment of Tomball and helps the community thrive through measured growth generating jobs, boosting revenue, and enhancing the quality of life in Tomball.

*The TEDC was formed in November 1994 as a Type B Corporation after the citizens of Tomball voted to pass a ½ cent sales tax dedicated to economic development.*

# BOARD OF DIRECTORS

	<b>Gretchen Fagan</b> PRESIDENT		<b>Chad Degges</b> VICE PRESIDENT		<b>William E. Sumner</b> SECRETARY
	<b>Richard Bruce</b> TREASURER		<b>Lisa Covington</b> BOARD MEMBER		<b>Jim Engelke</b> BOARD MEMBER
			<b>Brock Hendrickson</b> BOARD MEMBER		

*Since its founding in 1994, the TEDC Board of Directors has consisted of seven members appointed by Tomball City Council. Directors serve a two year term and may be reappointed by City Council at the end of each term.*





## Mission

To promote economic development in the City of Tomball through the attraction of new business and industry and the retention of existing businesses by providing the resources that enhance the general well-being of the community.

## Vision

Tomball is the community of choice for businesses, residents, and visitors, offering a dynamic economy, strong labor force, and unmatched living and working environment.

# TEDC STAFF

	<b>Kelly Violette,</b> CEcD, PCED, AICP EXECUTIVE DIRECTOR		<b>Tiffani Wooten,</b> CEcD ASSISTANT DIRECTOR
	<b>Tori Gleason,</b> PCED ECONOMIC DEVELOPMENT COORDINATOR		<b>McKayley Dannelley</b> ADMINISTRATIVE ASSISTANT

# EXECUTIVE DIRECTOR'S MESSAGE

This year, Tomball Economic Development Corporation (TEDC) celebrates 30 years of smart, measured growth and economic progress for all in Tomball – success founded on collaboration. Collaborative efforts created hundreds of million in capital investment and thousands of new jobs in the last 30 years.

The 2023-2024 annual report showcases successes of the TEDC Board of Directors, TEDC staff, City of Tomball, and our economic and workforce development partners.

TEDC started the fiscal year with a sold out Business & Technology Park, a nationally recognized project. Weeks later we secured the 4.63-acre First Baptist Church property centered in Old Town Tomball for future development.

Throughout the year, we witnessed industrial development along Grand Parkway and Tomball Parkway and the emergence of large and small retail stores, shops, and e-commerce businesses – all creating jobs and expanding our economy.

We are working in partnership with the City of Tomball to implement the Livable Centers Downtown Plan. Together, we are creating a more inviting and accessible downtown with safer walkways and amenities. The first phase of the alleyway project is underway and will provide enhanced lighting, entryway features and stamped concrete to provide more appealing pedestrian connections for visitors and residents. The Old Town Tomball Business Alliance was established by the downtown merchants to promote the rich tapestry of activities and events within the heart of our city.

Workforce partners continue to prepare workers for careers. Tomball ISD students entered their first year of a P-TECH program to develop workers for emerging healthcare careers. The launch of the TEDC Summer Youth Employment Program will further drive career opportunities.

Collaboration with our partners ensures plans are in line with how businesses, residents and visitors want to enjoy Tomball. Working together, Tomball is prepared for the next 30 years!

Sincerely,  
 Kelly Violette, CEcD, PCED, AICP  
 Executive Director

*Kelly Violette*



*Kelly Violette was hired as Executive Director in 2011. Under her leadership, Tomball has recruited hundreds of projects leading to nearly \$500 million in capital investment and more than 5,000 jobs created. The creation and build out of Tomball Business & Technology Park highlights these efforts, with a diverse 815,000 square feet of development spanning the 99.5-acre park. Violette is a Certified Economic Developer (CEcD), Professional Community and Economic Developer (PCED), and Certified Planner (AICP).*

# STRATEGIC WORK PLAN

The 2023-2024 Strategic Work Plan detailed goals for the TEDC staff and board to achieve through collaboration with local businesses, strategic partners, and key stakeholders. Developed from the 2020-2024 Strategic Plan, the areas of focus were designed to maintain Tomball's robust economic success. Execution of the goals has created stronger business partnerships, new workforce initiatives, and a heightened demand for development in Tomball.

## BUSINESS RETENTION & EXPANSION (BRE)

Continually Engage and Assist in the Success of Tomball Businesses

## ATTRACTION AND RECRUITMENT

Recruit and Secure New Businesses and Industry Suitable for Tomball

## DEVELOPMENT/REDEVELOPMENT OF OLD TOWN

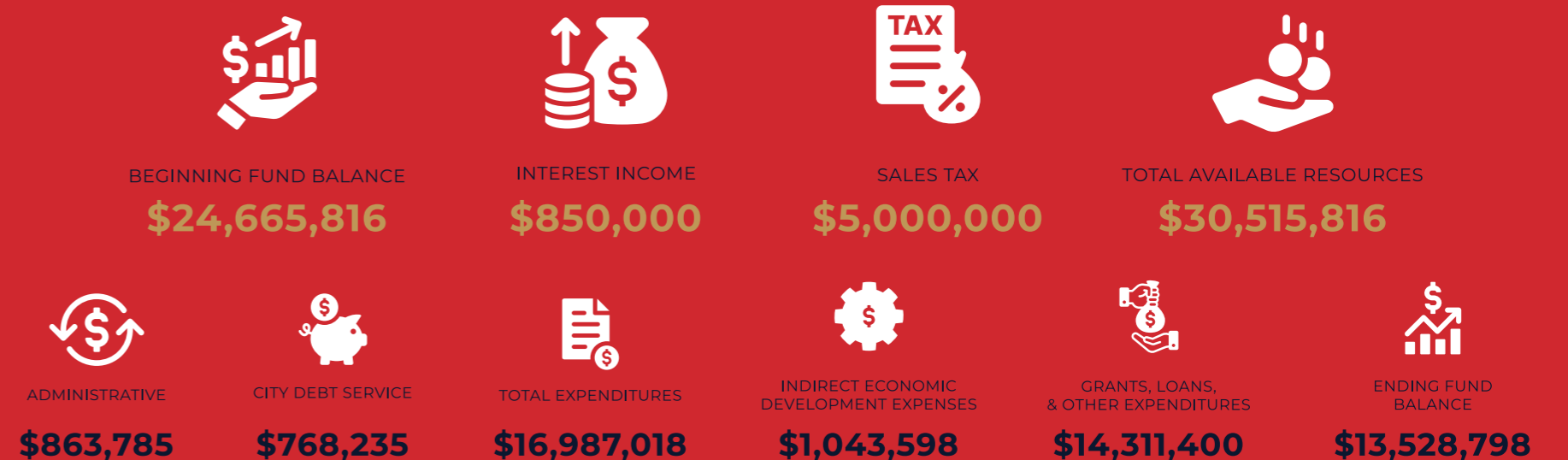
Encourage Quality Investment in Tomball's Old Town

## EDUCATION AND WORKFORCE DEVELOPMENT

Partner With Local and Regional Education Institutions, City of Tomball, Greater Tomball Area Chamber of Commerce, and Local Industries to Further Develop Youth Workforce Programs and Workforce Initiatives

# OPERATING REVENUE

FY 2024 ADOPTED



# BUSINESSES IMPROVEMENT GRANTS (BIG)

2023-2024



**61**

660 SINCE 2010  
BUSINESSES ASSISTED



**\$259,539.16**

\$10,289,692.17 SINCE 2010  
PROPERTY IMPROVEMENTS



**\$322,880.85**

\$2,321,883.31 SINCE 2010  
LANDSCAPING IMPROVEMENTS



**\$288,858.81**

\$3,262,226.08 SINCE 2010  
FAÇADE IMPROVEMENTS



**\$172,607.78**

\$1,587,325.59 SINCE 2010  
SIGNAGE IMPROVEMENTS



**\$205,390.19**

\$1,152,945.05 SINCE 2010  
MEGA IMPROVEMENTS



**\$350,029.04**

\$3,663,275.75 SINCE 2010  
TEDC INVESTMENT



**\$1,249,276.79**

\$18,614,072.20 SINCE 2010  
TOTAL PROJECT CAPITAL INVESTMENT

The Livable Centers Downtown Plan was adopted in 2009 to preserve, promote, and enhance Old Town Tomball. The plan focuses on infrastructure improvements in Old Town Tomball to improve walkability and boost commerce. The plan details enhancements needed to improve Old Town, while maintaining the charm and character of the district.

## ALLEYWAY ENHANCEMENTS

Partnering with the City of Tomball, TEDC is redeveloping commercial alleyways throughout Old Town to foster a livable, walkable, and connected community. An amenities package funded by the TEDC will beautify the alleyways. These amenities include entry arch gateways; decorative string lights; masonry seat walls; lighted entry markers; planter pots, soil, flowers and drip irrigation; and lighting and electrical.

Phase 1 of the project is nearing completion. Enhanced lighting and larger outdoor spaces provide larger, more appealing areas for visitors and residents to gather, increasing Old Town's viability as a food, retail, and entertainment destination.



BEFORE - NORTH 100 BLOCK



CURRENT PROGRESS - NORTH 100 BLOCK



RENDERING - NORTH 100 BLOCK



THE WEIRD SISTER - BEFORE



THE WEIRD SISTER - AFTER

The Business Improvement Grant Program was created in 2010 to help commercial property owners and businesses make high-quality improvements in Tomball. TEDC has approved more than \$3.6 million in matching grant funds for projects totaling nearly \$19 million. During the past 12 months, 61 businesses have received BIG assistance leading to more than \$1.2 million in capital investment.

### ESTABLISHED 2011

Tomball Business & Technology Park was established in 2011 when TEDC purchased 99.5 acres, with the first project commencing in 2015.

### AUGUST 2016

In 2016 GE Betz, Inc. purchased 5.5 acres to develop a 42,718 square foot state-of-the-art research and development facility that has since been sold to Veolia Water.

### NOVEMBER 2018

In 2018 Dkota Investments, Inc. (Bimbo Bakeries) purchased 4 acres for a 20,402 square foot distribution facility.

### JANUARY 2021

In 2021 CCJ Collaborations (Paradigm Brewing Company) purchased 4.65 acres to develop a 10,500 square foot brewery.



**99.5** TOTAL ACRES  
**90 MILLION** PRIVATE CAPEX  
**815K** TOTAL SQUARE FEET  
**718+** JOBS CREATED

### JULY 2022

In 2022 West Woodland Business Park, LLC purchased 2.36 acres to develop a 27,375 square foot spec office warehouse space.

### JULY 2015

In 2015 Packers Plus Energy Services (USA), Inc. purchased 17.36 acres to develop a 50,000 square foot US headquarters facility that has since been sold to ThisCar.

### MAY 2018

In 2018 Nickson Industrial, Ltd. initially purchased 6.1 acres to develop a spec building and has since purchased an additional 12.45 acres and developed a total of 181,246 square feet of spec building space.

### DECEMBER 2018

In 2018 Hoelscher Properties (Hoelscher Weatherstrip) purchased 16.78 acres to develop a 194,195 square foot headquarter distribution facility.



### DECEMBER 2021

In 2021 KTB Properties, LLC (Techsico) purchased 2.52 acres to develop a 16,100 square foot corporate headquarters facility.

### MARCH 2022

In 2022 Ralco Houston, Ltd. (Billiard Factory) purchased 4.70 acres to develop a 69,720 square foot corporate headquarters facility.

### MAY 2023

In 2023 Chrismas Interests, LLC (Metal Zinc Manufacturing & Walsh Albert) purchased 17.67 acres to develop an approximately 200,000 square foot office warehouse corporate headquarters facility.

## TOMBALL BUSINESS & TECHNOLOGY PARK

2023 marked a milestone year for TEDC-owned Tomball Business & Technology Park, as the final available lot in the Park was sold. Tomball Business & Technology Park witnessed its first project in 2016 and has experienced tremendous growth ever since.

The 99.5-acre Park, a top 10 industrial park in the United States according to Business Facilities, is responsible for more than \$90 million in capital investment and the creation of more than 700 jobs. Nearly 815,000 square feet of development is spread throughout the Park, housing a diverse collection of domestic and international businesses.

Conveniently located near Grand Parkway and Tomball Parkway, the Park has thrived on location and its quick access to Tomball's amenities. The success of the Tomball Business & Technology Park has spurred industrial, commercial, and residential development in and around Tomball.

# OLD TOWN FACADE IMPROVEMENT GRANTS

The Old Town Facade Improvement Grant Program launched in 2020 to promote the renovation, rehabilitation, restoration, and enhancement of facades in Old Town Tomball.



**\$95,105.97**  
PROJECT TOTALS

\$1,236,052.96 SINCE 2020



**\$47,552.98**  
TEDC GRANT TOTALS

\$369,877.04 SINCE 2020

TEDC's strategic objective to encourage quality investment in Old Town Tomball has manifested via a successful Old Town Facade Improvement Grant (FIG) Program. Ten FIG projects have commenced since the program was initiated, generating more than \$1.2 million in capital investment in Tomball's cultural hub. TEDC has approved nearly \$370,000 in matching grant funds since 2020, including more than \$47,000 in 2023-24 alone to implement façade improvement projects in Old Town Tomball.



SYLVIA'S WOOD FIRE PIZZA GRANT RECIPIENT



SYLVIA'S KITCHEN

# PROJECT GRANTS

2023-2024

ECONOMIC DEVELOPMENT BY THE NUMBERS



**10**

PROJECTS



**485,980**

SQFT



**391**

JOBS CREATED



**50**

JOBS RELOCATED



**\$41,719,698**

CAPITAL INVESTMENT



**\$844,861**

TEDC INVESTMENT

Since 2006, the TEDC has approved 134 project grants totaling more than \$15 million to deliver economic growth in Tomball.

**PROJECTS:**

- THE GARZA AGENCY
- T & R HARMON, LLC DBA CRAVING KERNELS
- FIRST COMMUNITY CREDIT UNION
- IC STAR SOLAR (USA), LLC

- DELLA CASA PASTA
- LOMA HEALTH & WELLNESS, PLLC
- HEADQUARTERS TOO, LLC
- BILLIARD FACTORY
- WR TRANSFORMERS, INC.
- SYLVIA'S WOOD FIRE PIZZA, LLC

# GROW TOMBALL

Grow Tomball, an initiative launched by the TEDC to promote local businesses, continued its momentum in 2023-2024. As part of the TEDC's robust business retention and expansion (BRE) efforts, Grow Tomball shares the unique stories of Tomball businesses through written content, video testimonials, and podcasts.

The TEDC was honored by the International Economic Development Council (IEDC) with a 2023 Gold Excellence Award in the Multimedia/Video Promotion division for its "Success Stories" campaign showcasing Tomball businesses. The award was announced at IEDC's Annual Conference in Dallas.

The videos and articles feature Kinsley Armelle, Veolia Water Technologies, and Tejas Chocolate + Barbecue, highlighting their unique stories and reasons for calling Tomball home. TEDC is continuing the Grow Tomball efforts by authoring new success stories every quarter and incorporating video storytelling with select features.

Success Stories began in 2020 as an effort to highlight local businesses finding unique ways to succeed during the Covid-19 pandemic. Video was introduced to the campaign in 2022.



Kinsley Armelle Success Story



Veolia Success Story



Tejas Success Story

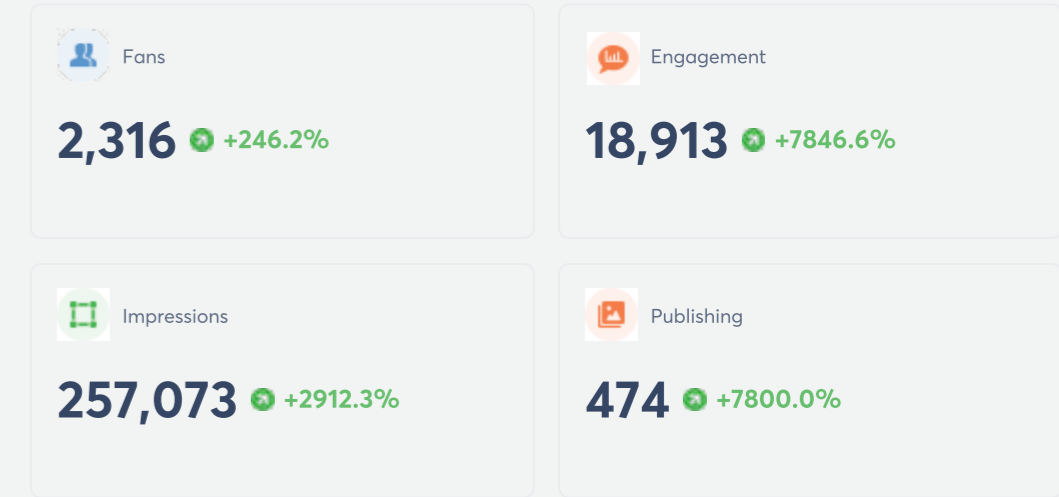
# THE IMPACT OF SOCIAL MEDIA

A goal outlined in the TEDC's 2023-2024 strategic work plan was to expand social media reach. Social media is one of the top ways to connect with constituents and stakeholders, therefore, an active and robust social media presence helps economic development efforts. At the direction of marketing partner Beefy Marketing, TEDC utilizes Facebook, X (formerly Twitter), Instagram and LinkedIn to amplify its message to reach new audiences.

Social media posts include infographics, photos, videos, statistics, links, tips, and testimonials to help drive traffic and increase engagement. Since May 2023, TEDC's social media channels have generated more than 274,245 impressions and 14,511 engagements. This represents a 99% increase from the twelve months prior.

The expanded awareness of the TEDC's efforts is leading to a more prominent message of economic success in Tomball. Social media helps us tell our story and we are doing that better than ever.

TEDC revamped its social media efforts in November 2022 leading to extensive increases in publishing, engagement, and followers.



Social Media	New fans/followers	Engagement	Impressions
Facebook Tomball Economic Development	266	15K	179K
Instagram Tomball Economic Development	363	2.4K	58K
LinkedIn Tomball Economic Development	159	1.8K	20K



## PROJECTS & DEVELOPMENTS



### Lone Star Development (Hufsmith-Kohrville Business Park)

Hufsmith-Kohrville Business Park, developed by Lone Star Development, is a 3.79-acre flex project that opened in March 2024. The 44,000 square-foot business park is designed to offer retail, warehouse, and office space. Retail will occupy 11,000 square feet with the remaining 33,000 square feet spread among 22 suites within three flex warehouse buildings.

Lone Star Development expects the project to create 135 new or relocated jobs and deliver more than \$7.4 million in capital investment. The company received a \$122,722 grant from the TEDC to assist with infrastructure costs.



### Church Holdings, Inc.

Houston-based Church Holdings, Inc. is developing Tomball Commerce Center, a 6.93-acre project located near the intersection of Hufsmith-Kohrville Road and Spell Road. The commerce center, which is being constructed in four phases, will consist of six buildings totaling more than 86,000 square feet.

The project is responsible for \$10.1 million in capital investment and is expected to create approximately 135 new jobs. Church Holdings received a \$426,639 incentive from TEDC.



### BCS Tomball Main, LLC

BCS Tomball Main, LLC is redeveloping property at the corner of Highway 249 and FM 2920 into a multi-use retail development. Phase I of the project, which covers 0.43-acres, has an estimated \$2 million capital investment and expects to create 38 jobs.

TEDC approved a \$123,094 grant to BCS Tomball Main to assist with infrastructure costs on Phase I. Salad and Go, occupying 783 square feet, will be located on the redeveloped site.



### Headquarters TOO, LLC (The Field- Retail Center)

Headquarters TOO, LLC, owners and developers of The Field, shared office space in Tomball, developed an adjacent retail center to attract commercial tenants. The 1.7-acre project offers 15,500 square feet of space constructed along Graham Drive, near the heart of Tomball.

The project expects to generate 74 new jobs and is responsible for \$3.1 million in capital investment. A \$102,459 infrastructure grant was approved by the TEDC.

## P-TECH PROGRAM LAUNCHED, RECOGNIZED

TEDC continues to evolve and initiate acclaimed workforce development programs that meet the growing needs of business and industry in Tomball. Completing its first year and already recognized with a Texas Economic Development Council Workforce Excellence Award, Tomball ISD's Pathways in Technology Early College High School (P-TECH) initiative focuses on developing skilled professionals to meet the high demand of healthcare related jobs.

Approved by the Texas Education Agency, the P-TECH program is a unique collaboration between industry partner HCA Houston Healthcare Tomball, Tomball ISD, and Lone Star College-Tomball. The TEDC worked closely with these partners to design and launch the program that is training its first class of 25 high school students and providing students immediate access to healthcare jobs upon graduation.



*The Tomball Economic Development Corporation (TEDC) has been at the forefront of workforce innovation since 2018, emphasizing strategic community partnerships to bolster local economic growth. With a commitment to fostering a skilled workforce, this innovative P-TECH program represents a pioneering approach in Texas, being the first concentrating on healthcare as a vital sector. This program is a testament to TEDC's broader agenda to nurture talent and create direct pathways to employment, setting a statewide example of workforce development that is responsive to industry trends and community needs.*

## SUMMER YOUTH PROGRAM

A strategic initiative of the TEDC, the Summer Youth Employment Program aims to enhance career awareness and readiness among young adults in Tomball. Offering paid summer employment across various industries, the program provides hands-on experience and exposure to real-world work environments.

Businesses within the City of Tomball can receive up to \$4,000 in grant funds to hire two summer interns over a seven-week period. Significantly, within the first few weeks of launch, a dozen businesses applied for nineteen of the twenty available internship spots.

This innovative initiative is complemented by ongoing TEDC workforce programs, including Teacher Externship Programs that integrate industry strategies into the classroom. Additionally, partnerships such as the new Teen Space with Lone Star College-Tomball, the Youth Job Board on the TEDC Website, and Career Fairs serve to introduce Tomball students to a wide array of career opportunities.



The Tomball EDC, educational institutions, local businesses, and community leaders, all play key roles in developing the talent pipeline. The TEDC invites you to scan the QR code to view the featured youth employment opportunities on our website as we work together to build and sustain a robust, well-trained, and highly skilled workforce.



## TEDC BRINGS HOME THREE IEDC AWARDS

The TEDC earned a gold and two silver awards from International Economic Development Council's (IEDC) Excellence in Economic Development program. TEDC received a prestigious Gold Excellence Award in the Multimedia/Video Promotion division for its "Success Stories" campaign showcasing Tomball businesses. A pair of Silver Excellence Awards were presented to TEDC in the categories of Annual Report and General Purpose Print Promotion. The awards were announced in September at IEDC's Annual Conference in Dallas.



TORI, TIFFANI, AND KELLY AT ANNUAL IEDC EVENT



TORI ACCEPTING IEDC AWARDS

## TEXAS EDC HONORS TOMBALL EDC ACCOMPLISHMENTS

The Tomball EDC was recognized for economic excellence by the Texas Economic Development Council in June for exceptional contribution to community workforce programs. The Workforce Excellence Award recognized Tomball Independent School District's P-TECH initiative focused on developing health professionals. Texas EDC also honored Tomball EDC as a recipient of its annual Economic Excellence Recognition at the 2024 Winter Conference in San Antonio. The Economic Excellence Recognition program acknowledges economic development organizations that meet a desired threshold of professionalism.



TORI, KARLA, TIFFANI + KELLY



KARLA + TIFFANI ACCEPT WORKFORCE AWARD

Over the years, the Tomball Economic Development Corporation (TEDC) has been distinguished with over 10 prestigious awards from the International Economic Development Council (IEDC) and has proudly received more than 20 accolades from the Texas Economic Development Council. These honors underscore the TEDC's unwavering commitment to excellence and their enduring success in driving impactful projects that stimulate economic growth and prosperity.

## PARTNER WITH US

The TEDC is eager to help existing Tomball businesses expand and new businesses locate in Tomball. You can access information on available properties, resources, incentives, and more by scanning the QR codes below.

For additional assistance and to learn what the TEDC can do for your business, please contact the TEDC staff at 281-401-4086.

### BUSINESS IMPROVEMENT GRANT

The Business Improvement Grant (BIG) is a grant program designed to help commercial property owners and businesses make high quality exterior improvements to buildings and property in Tomball.



### OLD TOWN FAÇADE IMPROVEMENT GRANT

The Old Town Façade Improvement Grant (FIG) program promotes economic development by offering economic incentives for renovation, rehabilitation, restoration, and enhancement of facades and structures in Old Town Tomball.



### AVAILABLE PROPERTIES

Utilize our property search tool to find the perfect home for your business. A wide range of sites and buildings, from retail to industrial, can be filtered and sorted to your desire. If you cannot find what you are looking for using the search tool, contact the TEDC staff for more property information.



### INCENTIVES

Tomball offers competitive incentive programs for existing companies looking to expand and new businesses looking to locate in the city. The City of Tomball has an attractive tax abatement program and the TEDC provides performance-based cash incentives for job creation, targeted infrastructure, and other improvements. The State of Texas also has programs for new and existing businesses.



### WORKFORCE

The TEDC has a strategic commitment to develop and maintain a talented workforce in Tomball. Working with business, education, and community partners, the TEDC provides opportunities to develop and attract premium talent to Tomball.



### TOMBALL JOB SEARCH

The Tomball EDC, through a unique partnership with LinkedIn, offers job seekers an easy way to search for jobs in Tomball. Job seekers can search by experience level or by industry. Click on the links below to begin your search today.



### E-NEWSLETTER

The TEDC keeps you updated on the latest happening around economic development in Tomball. Sign up for the TEDC's quarterly newsletter to learn about new projects, workforce development initiatives, and staff updates.

