



08/05/2024

Kelly Violette
Executive Director
Tomball Economic Development Corporation
29201 Quinn Rd. , suite B
Tomball, Texas 77375

Subject: Tomball Economic Development Commission-Request Letter for Project Grant

Dear Kelly,

This letter is a request for funding assistance from the Tomball Economic Development Corporation through a project grant to Walsh & Albert Company for relocation of our business operations from the unincorporated Harris County into the City of Tomball.

Christmas Interests, LLC is wholly owned by the Walsh Family who have lived in Harris County since 1976. The company was formed in 2023 to develop property in the Tomball Business and Technology Park. In May of 2023, the company purchased Lot 308 in the Business Park consisting of 17.67 acres. The purchase price of the land was approximately \$ 3 million dollars. Christmas Interests has been working with the City of Tomball, CDA Architects, and Ludlow & Associates the general contractor to construct a 194,600 square foot manufacturing building on the site. Site clearing began 08/08/2024 with building construction schedule to begin 09/01/24 and complete by 03/01/25. The estimated value of the capital improvements is approximately \$18 million.

The building will be leased to two related family owned companies. The Walsh & Albert Company which is a sheetmetal manufacturing company fabricating and installing commercial HVAC ductwork will occupy approximately 69,000 square feet of manufacturing area including 6,500 square feet of office space. Metal Zinc which is a manufacturer of light gauge metal products for sale through distributors will occupy 132,200 square feet of manufacturing space including 6,710 square feet of office space.

Walsh & Albert Company has been in business since 1982. Walsh & Albert Company currently has 230 employees and anticipates adding an additional 30 full time employees prior to moving into the new facility in March of 2025. The annual payroll is in excess of \$ 10,000,000. We anticipate adding 10 to 20 additional employees each year for the next several years. The relocation to the new facility will involve moving our office and

manufacturing equipment to the new facility. We are seeking to utilize suppliers and service providers in the Tomball area and to grow our work force from the Tomball area.

Very truly yours,



Peter F. Walsh
President