



TO: Honorable Mayor and City Council

FROM: Kelly Violette
Executive Director

MEETING DATE: September 2, 2025

SUBJECT: Yuna Holdings, LLC

ITEM TYPE: Action

The Tomball Economic Development Corporation has received a request from Jeffrey M. Yuna, General Manager, Yuna Holdings, LLC, dba Tomball Pawn & Jewelry, for assistance with infrastructure costs related to the construction of a new retail center.

Yuna Holdings, LLC proposes to develop approximately 1.4 acres located at 28159 HWY 249 Tomball, Texas 77375. The development will consist of a 12,000 square foot retail center. Mr. Yuna proposes to relocate Tomball Pawn and Jewelry to the new center and occupy 5,000 sq. ft. The remaining 7,000 sq. ft. would be available for lease to attract high quality tenants. The estimated capital investment for the project is \$4.85 million.

The eligible infrastructure improvements include water, sanitary sewer, storm drainage, electric utilities and related site improvements totaling approximately \$870,081.00.

Targeted infrastructure that will promote the development and expansion of business enterprise is a permissible project as outlined in Texas Economic Development Legislation. If this project is approved, it will go to the Tomball City Council for final approval by resolution at two separate readings.

An economic impact analysis is included with the agreement to show the impact of this project on Tomball's economy. Per the analysis, the five-year net benefit of this project on Tomball's economy is \$601,130.

If the agreement between the TEDC and Yuna Holdings, LLC is approved as a Project of the Corporation, the grant funding amount will not exceed \$174,016, based on 20% of the actual expenditures for the eligible infrastructure improvements.