

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



**Tuesday, November 18, 2025
5:00 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, November 18, 2025 at 5:00 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 NOVEMBER 18, 2025, 5:00 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>

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: 859 9355 5855 Passcode: 018849. 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

President Covington called the meeting to order at 5:01 p.m.

PRESENT:

President Lisa Covington

Vice President Danny Hudson

Secretary Bill Sumner

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Treasurer Latrell Shannon
Member Brock Hendrickson
Member Wayne Hall
Member Becky Clepper

TEDC STAFF PRESENT:

Kelly Violette
Tiffani Wooten
Tori Gleason
McKayley Dannelley

OTHERS PRESENT:

Bragg Farmer – City Finance Director
Tom Condon
Derek Hoelscher
Mark Hoelscher
Cheryl Murchison
Amanda Kelly
Bryan Hutson
Matt Davis
Hal Aber
Paul Michna
Delphine Michna
Kay Glasscock
James Mohrfeld
Eric Sundin
Lorel Hohl
Scott Nixdorf
Michael Pierce
John Reed
Ro Rueda
Florine Ellis
Ester Mera
Jennifer Moorehead
Patrick Howard
Sarah Skinner
Stephanie Skinner
Kayla Thompson
Lauren Thompson
Javier Ramirez
Cody Miller
Gene Reyes
Lisa Daniels
Colleen Pye

Rosalie Dillon
Angelle Farrell
Lisa Morales
Ella Farrell
Bruce Deckard (via Zoom)
Kaela Olson (via Zoom)

B. Invocation

Board Member Clepper led the invocation.

C. Pledges

Kelly Violette led the pledge of allegiance to both flags.

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 on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*

President Covington opened the public hearing at 5:02 p.m.

The following comments were received:

Hal Aber, 6905 Tournament Dr., Houston, Texas 77069 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Patrick Howard, 13602 Country Pine Ct., Tomball, Texas 77375 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Loel Hohl, 13607 Lost Creek Rd., Tomball, Texas 77375 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Javier Ramirez, 18302 Sessile Oak Dr., Tomball, Texas 77377 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Paul Michna, 1325 Virgie Community, Magnolia, Texas 77354 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Scott Moore, 404 S Pine St., Tomball, Texas 77375 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Gene Reyes, 515 Pecan St., Tomball, Texas 77375 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

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Michael Pierce, 13607 Arcott Bend, Tomball, Texas 77377 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Amanda Kelly, 19710 Rippling Brook Ln., Tomball, Texas 77375 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Matt Davis, 111 West Main St., Tomball, Texas 77375 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

John Reed, 515 Kane St., Tomball, Texas 77375 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Lisa Daniels, 403 Epps St., Tomball, Texas 77375 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Colleen Pye, 411 Fannin St., Unit A, Tomball, Texas 77375 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Kay Glasscock, 616 S Walnut St., Tomball, Texas 77375 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Florine Ellis, 415 Baker Dr., Tomball, Texas 77375 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Ester Mera, 515 Kane St., Tomball, Texas 77375 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Rosalie Dillon, 14166 Turnervine, Tomball, Texas 77375 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Cody Miller, 13311 Pine Lake Bend, Tomball, Texas 77375 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Stephanie Skinner, 22410 Willow Creek Bridge Ln., Tomball, Texas 77375 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

James Mohrfeld, 14406 Spring Mountain Dr., Tomball, Texas 77377 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Eric Sundin, 15303 Parkville Dr., Houston, Texas 77068 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Angelle Farrell, 15414 Winterhaven Dr., Tomball, Texas 77377 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Jennifer Moorehead, 6623 Greencreek Meadows Dr., Spring, Texas 77379 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Lisa Morales, 18631 Summercliff Ln., Tomball, Texas 77377 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Kayla Thompson, 418 Cherry Springs Ln., Spring, Texas 77373 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Sarah Skinner, 22410 Willow Creek Bridge Ln., Tomball, Texas 77375 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

Ella Farrell, 15414 Winterhaven Dr., Tomball, Texas 77377 – Expressed interest in serving on the Tomball Legacy Square Advisory Committee.

President Covington closed the public hearing at 5:59 p.m.

E. Approval of Minutes

Motion made by Treasurer Shannon, Seconded by Secretary Sumner.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

1. Regular Tomball EDC Meeting of August 19, 2025
2. Special Joint Tomball EDC & Tomball City Council Meeting of September 2, 2025
3. Special Tomball EDC Meeting of September 23, 2025
4. Special Joint Tomball EDC and Tomball City Council Meeting of October 2, 2025

F. New Business

5. Consideration and possible action to appoint members to the Tomball Legacy Square Advisory Committee.

Motion made by Vice President Hudson to amend the Tomball Legacy Square Advisory Committee composition from two student positions to one student position, seconded by Board Member Clepper. The motion carried unanimously.

Motion made by Vice President Hudson to appoint the following resident positions, Bill Hightower (2-year term), Belinda Abbott-Shaw (1-year term), Lorel Hall (2-year term), and Florine Ellis (1-year term), seconded by Board Member Hall. The motion carried unanimously.

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Motion made by Board Member Hall to appoint the following business owner positions, Matt Davis (2-year term), Bryan Hutson (1-year term), and Patrick Howard (1-year term), seconded by Vice President Hudson. The motion carried unanimously.

Motion made by Board Member Hendrickson to appoint the following other positions, Esther Mera (2-year term), Hal Aber (2-year term), and Lisa Morales (2-year term), seconded by Vice President Hudson. The motion carried unanimously.

Motion was made by Board Member Hendrickson to appoint Kayla Thompson (1-year term) to the student position, seconded by Vice President Hudson. The motion carried unanimously.

Motion was made by Board Member Hendrickson to appoint the following to alternate positions, Ella Farrell, Kay Glasscock, and Michael Dean Pierce, seconded by Secretary Sumner. The motion carried unanimously.

NAME	TERM
1. Belinda Abbott-Shaw	1 – Year Term
2. Benjamin Sedberry	1 – Year Term
3. Bryan Hutson	1 – Year Term
4. Florine Ellis	1 – Year Term
5. Kayla Thompson	1 – Year Term
6. Patrick Howard	1 – Year Term
7. Bill Hightower	2 – Year Term
8. Esther Mera	2 – Year Term
9. Hal Aber	2 – Year Term
10. Lisa Morales	2 – Year Term
11. Lorel Hohl	2 – Year Term
12. Matt Davis	2 – Year Term
Ella Farrell	Alternate
Kay Glasscock	Alternate
Michael Dean Pierce	Alternate

6. Consideration and possible action regarding changes to the New Business Rental Incentive Program Guidelines and Criteria.

Motion made by Secretary Sumner, Seconded by Member Hendrickson, to delegate application review and approval authority to the Business Retention & Expansion (BR&E) Committee.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

7. Consideration and possible action regarding changes to the Summer Youth Employment Program.

Motion made by Member Clepper, Seconded by Secretary Sumner, to extend the age limit for SYEP Participants from 20 to 22 years old.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

8. Consideration and possible action to appoint Legal Counsel for the Tomball Economic Development Corporation.

Motion made by Vice President Hudson, Seconded by Secretary Sumner, to appoint Messer Fort to serve as TEDC's Legal Counsel.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

9. Consideration and possible action by Tomball EDC to approve, a Resolution of which the caption reads:

"A RESOLUTION OF THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION PROVIDING THE TIME AND PLACE OF THE REGULAR MEETINGS OF THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION IN THE CITY OF TOMBALL, TEXAS FOR THE YEAR 2026."

Motion made by Member Hendrickson, Seconded by Member Hall.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

10. Presentation by Bragg Farmer, Finance Director, regarding the Tomball EDC 2025-2026 Fiscal Year financial statements.

Presentation item only; no Board action required.

11. Consideration and possible action by Tomball EDC, to approve, as a Project of the Corporation, an agreement with Hoelscher Weatherstrip Manufacturing Co., Inc., to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the expansion of a corporate headquarters facility, located at 2400 S. Persimmon St, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$30,000.00.

Public Hearing

President Covington opened the public hearing at 7:45 p.m. No comments were received. Public hearing was closed at 7:46 p.m.

Motion made by Treasurer Shannon, Seconded by Member Hall.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

12. Consideration and possible action by Tomball EDC, to approve, as a Project of the Corporation, an agreement with Tara Builders, LLC to make direct incentives to, or expenditures for, assistance with infrastructure costs to be required or suitable for the promotion of new or expanded business enterprise related to the development of a multibuilding office/warehouse park to be located at 1711, 1721 and 1801 South Persimmon Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$61,336.00.

Public Hearing

President Covington opened the public hearing at 7:49 p.m. No comments were received. Public hearing was closed at 7:49 p.m.

Motion made by Vice President Hudson, Seconded by Secretary Sumner.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

13. Consideration and possible action by Tomball EDC, to approve, as a Project of the Corporation, an agreement with Maria Jordan MD PA to make direct incentives to, or expenditures for, assistance with infrastructure costs to be required or suitable for the promotion of new or expanded business development related to the development and construction of a medical office building to be located at 0 Alma Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$8,577.00.

Public Hearing

President Covington opened the public hearing at 7:52 p.m. No comments were received. Public hearing was closed at 7:52 p.m.

Motion made by Vice President Hudson, Seconded by Member Clepper.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

14. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Murchison Spice Company to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 1710 S. Cherry Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$10,000.00.

Public Hearing

President Covington opened the public hearing at 7:57 p.m. No comments were received. Public hearing was closed at 7:57 p.m.

Motion made by Secretary Sumner, Seconded by Member Hendrickson.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

15. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with CKM Property Management, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 14011 Park Drive, Suite 112, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$7,299.00.

Public Hearing

President Covington opened the public hearing at 8:01 p.m.

The following comment was received:

James Mohrfeld, 14406 Spring Mountain Dr., Tomball, Texas 77377 – In favor of this project.

President Covington closed the public hearing at 8:02 p.m.

Motion made by Treasurer Shannon, Seconded by Member Hendrickson Hudson.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

16. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Sassy Whiskers Cat Café to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 412 W Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$9,000.00.

Public Hearing

President Covington opened the public hearing at 8:04 p.m. No comments were received. Public hearing was closed at 8:05 p.m.

Motion made by Member Hendrickson, Seconded by Secretary Sumner.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

17. TEDC Quarterly update on 2025-2026 Strategic Work Plan.

Tiffani Wooten provided an overview.

Presentation item only; no Board action required.

18. Consideration and possible action by Tomball EDC to approve an amendment to the Commercial Real Estate Listing Agreement with Colliers International for the sale of EDC owned property.

Motion made by Vice President Hudson, Seconded by Member Hall.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

19. Consideration and possible action by Tomball EDC to approve an amendment to the Exclusive Representation Agreement with Colliers International for real estate services related to the acquisition of property within the city limits of or ETJ of Tomball.

Motion made by Member Hall, Seconded by Member Hendrickson.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

20. Consideration and possible action to approve a Request for Qualifications for Strategic Planning Consultant Services for the Tomball Economic Development Corporation.

Motion made by Secretary Sumner, Seconded by Treasurer Shannon.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

G. Adjournment

Motion made by Member Hendrickson, Seconded by Member Clepper.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously. Meeting adjourned at 8:17 p.m.

C E R T I F I C A T I O N

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 13th day of NOVEMBER 2025 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kelly Violette
Executive Director

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 contact the City Secretary's office at (281) 290-1019 for further information.

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

PASSED AND APPROVED this the 13th day of January 2026.

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President, Tomball EDC Board

Secretary, Tomball EDC Board