

Regular Tomball EDC

Agenda Item

Data Sheet

Meeting Date: January 13, 2026

Topic:

Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an Old Town Façade Improvement Grant for Tomball Social Haus to make direct incentives to, or expenditures for, building improvements for new or expanded business enterprise to be located at 209 Fannin Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$26,507.50.

- Public Hearing

Background:

The Tomball Economic Development Corporation has received a request from Per Werner, Owner, Tomball Social Haus for funding assistance through the TEDC's Old Town Façade Improvement Grant (FIG) Program for improvements to an approximately 825 square foot building located at 209 Fannin Street.

The proposed project includes the remodel of an existing 200-square-foot existing building near the rear of the property into a private event/meeting space. The space is currently being used for storage. The improvements include interior flooring, new shiplap walls, metal ceiling, and cabinetry. The project also includes improvements to the main building including exterior painting, siding, trim, and deck and column stain. Additionally, a new covered patio area will be constructed between the main building and accessory building.

The goal of the TEDC's Old Town Façade Improvement Grant is to promote and assist with renovation, rehabilitation, restoration, and enhancements to commercial buildings within the Old Town Mixed Use zoning district. In accordance with the Old Town Façade Improvement Grant Program Guidelines & Criteria, the proposed performance agreement is for 50% of the eligible improvement costs, not to exceed \$26,507.50.

The project and application were reviewed and conditionally approved by the Business Retention & Expansion (BRE) Committee on January 6, 2026. While this conditional approval enables the applicant to move forward with their project and avoid significant approval delays, it does not guarantee funding. Final approval is still required from both the TEDC Board and Tomball City Council. Applicants proceed at their own risk until those approvals are secured.

Once approved, the applicant will have nine months to complete the improvements. All grants are reimbursement grants and will only be funded after completion of the project, and after the applicant submits final paid itemized invoices/receipts for all applicable labor and materials, proof of payment, and digital photographs of the completed work.

Although this project does not create primary jobs, it does promote the development and expansion of business enterprise, which is considered 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.

Origination: Per Werner, Owner, Tomball Social Haus

Recommendation: Staff recommends approval of the Old Town Façade Improvement Grant for Tomball Social Haus.

Party(ies) responsible for placing this item on agenda: Kelly Violette

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: No: _____ If yes, specify Account Number: #Old Town Façade Improvement Grants

If no, funds will be transferred from account # _____ To account # _____

Signed _____ Approved by _____
Staff Member-TEDC Date Executive Director-TEDC Date