



281.401.4086 • 29201 QUINN ROAD, SUITE B
TOMBALL, TX 77375 • TOMBALLTXEDC.ORG

Shaped by Culture.
Driven by Commerce.
Connected by Community.



2021-2022
ANNUAL REPORT

ABOUT **TEDC**

Formed in 1994 as a Type B corporation, the **Tomball Economic Development Corporation (TEDC)** is governed by a seven-member Board of Directors appointed by Tomball City Council.

The TEDC focuses on attracting new businesses and industry, promoting business retention and expansion, and coordinating economic development efforts in Tomball. These efforts strengthen the overall economic environment of Tomball and help the community thrive through measured growth which generates jobs, boosts revenue, and enhances the quality of life for Tomball.

The TEDC utilizes multiple tools to attract and retain businesses. Developed infrastructure, tax incentives, and grants can defray costs of purchasing land, buildings, equipment, and improvements for relocation or expansion in the City of Tomball. 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 and operated businesses can prosper.



BOARD OF DIRECTORS



Gretchen Fagan, President
Mayor, City of Tomball



Steven Vaughan
Vice-President



William E. Sumner
Secretary



Richard Bruce
Treasurer



Chad Degges
Tomball City Council



Clete Jaeger



Randy Parr

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



Kelly Violette
CEcD, PCED, AICP
Executive Director



Tiffani Wooten
CEcD
Assistant Director



Tori Gleason, PCED
Economic Development Coordinator



Jessica Irwin
Administrative Assistant

EXECUTIVE DIRECTOR'S MESSAGE

The 2021-22 Tomball Economic Development Corporation annual report demonstrates how we achieved our goals to attract companies and help businesses thrive through measured and planned growth that creates jobs, raises revenue, and enhances the quality of life for Tomball. I am proud that our team continues to exhibit the hard work and professionalism required to make Tomball a thriving economic hub.

In 2022, Business Facilities named Tomball Business & Technology Park the 10th best industrial park in the U.S. In addition to international manufacturers, the Park created a “wow” factor when successful start-up Paradigm Brewing opened its venue nestled amid Tomball's trees.

Interchange 249 is our newest mixed retail and industrial park being developed on 240 acres along the Grand Parkway near Highway 249. Macy's, Inc. will move its Houston distribution center into a new 900,000 square-foot space, the anchor for three million square feet of class A industrial and retail space. Grants to restore charming buildings and add cozy new spaces for food venues and local shops fashions Tomball as a “Shop Local” destination, attracting visitors to enjoy Tomball's unique charm.

TEDC partners graciously supplement our economic development work. The city and county continue to add infrastructure, including parks and trails amid some 600 acres of woods and preserve. Schools and colleges, in collaboration with local companies, develop qualified workforce. The fast-growing entrepreneurial market continues to evolve. Retail and healthcare are expanding to serve the population migrating to master-planned, as well as urban and rural communities. It is clear that Tomball is uniquely positioned for lasting success.

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

OPERATING REVENUE

FY2022 ADOPTED



BEGINNING FUND BALANCE
\$20,308,470



INTEREST INCOME
\$350,000



SALES TAX
\$4,100,000



TOTAL AVAILABLE RESOURCES
\$24,766,470

EXPENDITURES



ADMINISTRATIVE
\$663,932



CITY DEBT SERVICE
\$1,129,885



TOTAL EXPENDITURES
\$12,894,631



INDIRECT ECONOMIC DEVELOPMENT EXPENSES
\$689,965



GRANTS, LOANS, & OTHER EXPENDITURES
\$10,410,850



ENDING FUND BALANCE
\$11,871,839

TEDC ANNUAL WORK PLAN

DEVELOPMENT AND EXECUTION OF TEDC GOALS

The TEDC 2021-22 Strategic Work Plan outlines specific actions the organization followed to enhance economic development in Tomball. Formed from the broader 2020-23 Strategic Plan, the annual blueprint presented measurable targets to fulfill larger goals. The TEDC staff executed the plan through engagement with existing businesses, exploration of new opportunities, collaboration with local stakeholders, a commitment to Tomball’s culture, and a vision to develop a talent pipeline.



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

INNOVATION AND ENTREPRENEURSHIP

Create Innovative Solutions to Support Emerging Entrepreneurs



EDUCATION AND WORKFORCE DEVELOPMENT

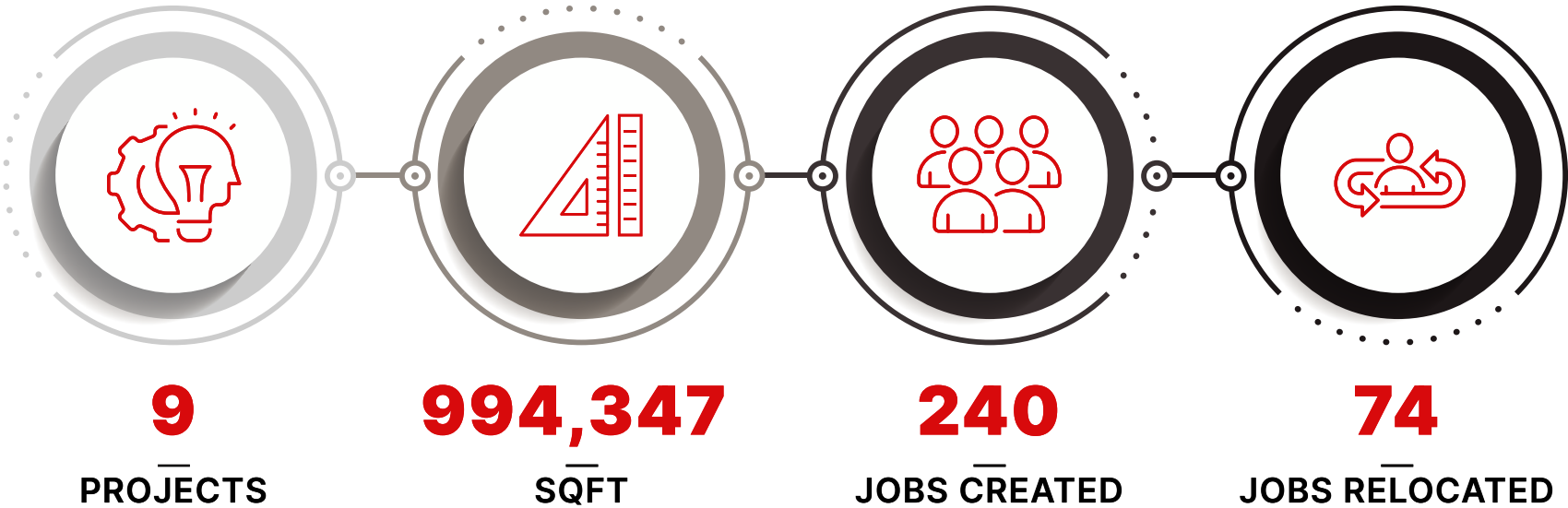
Partner With Local and Regional Education Institutions, City of Tomball, Greater Tomball Area Chamber of Commerce, and Local Industries to Further Develop Workforce Initiatives



PROJECT GRANTS

ECONOMIC DEVELOPMENT BY THE NUMBERS

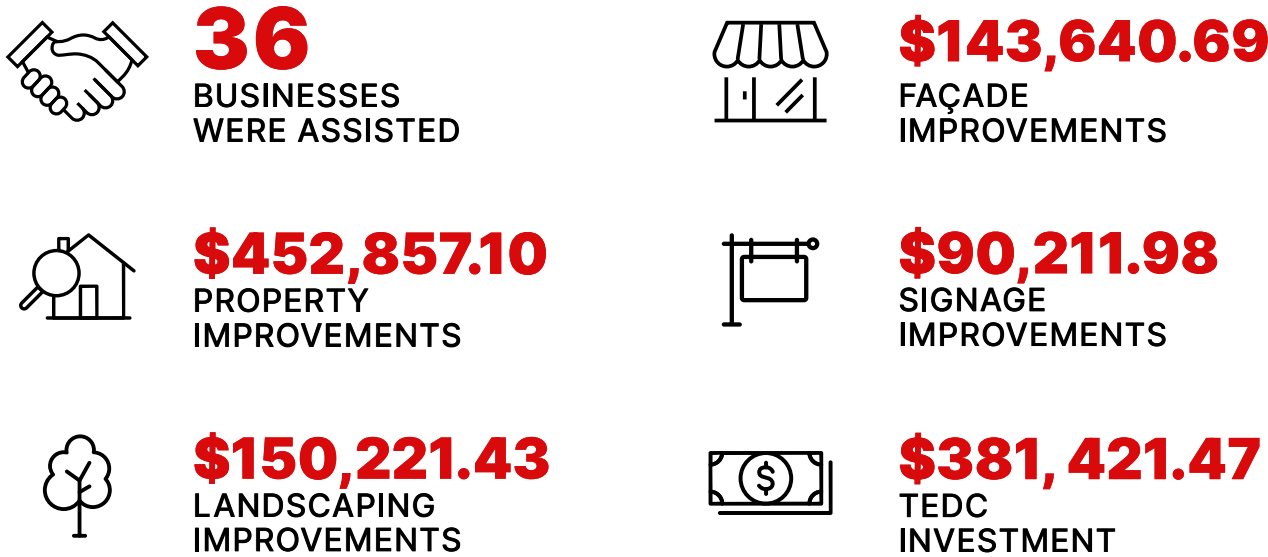
2021-2022



BUSINESS PROJECTS:
DICAR, INC.
JONAH'S MOVERS, LLC
BEEFY MARKETING, LLC
SILVER ACCOUNTING GROUP, LLC

TECHSICO WIRELESS
GK HOSPITALITY DEVELOPMENT, LLC
FRIENDS OF TOMBALL COMMUNITY LIBRARY
DECATUR PROFESSIONAL DEVELOPMENT, LLC
PROJECT HANKS/MACY'S INC.

BUSINESSES IMPROVEMENT GRANTS (BIG)



OLD TOWN FAÇADE IMPROVEMENT GRANTS (FIG)



TOMBALL BUSINESS & TECHNOLOGY PARK

TOP RANKED AND THRIVING

Operated by the TEDC, the Tomball Business & Technology Park received national acclaim in 2021. Ranked as the 10th best industrial park in the nation by Business Facilities, the Park was recognized for its size, growth potential, recent expansions, and unique assets.

The success of the Park is evidenced by the demand for business creation and relocation. As of April 2022, more than **544,000 square-foot** has been constructed or is planned for construction in the 99.5 acre Park. Projects in the Park are responsible for nearly \$47 million in capital investment.

99.5 TOTAL ACRES
47 MILLION CAPITAL INVESTMENT
544K TOTAL SQUARE FEET
362+ JOBS CREATED
414 RELOCATED JOBS



362 new jobs have been created in the Tomball Business & Technology Park, with an additional **414 jobs relocated** to Tomball by companies operating inside the Park.

In order to meet the demand, the TEDC works closely with its partners to manage infrastructure in and around the Park.

The TEDC and the City of Tomball partnered together to extend South Persimmon Street from FM 2920 through the Park. Additionally, the pair partnered to extend Medical Complex Drive from South Persimmon to Hufsmith-Kohrville Road. This extension creates a direct connector from Hufsmith-Kohrville to Highway 249.

BIG IMPROVEMENTS



ALOHA BEAUTY LOUNGE

Via matching grants from the TEDC, the Business Improvement Grant (BIG) Program encourages investments, such as property improvements, signage, facades, and landscaping, that enhance the aesthetics of the Tomball community.

With the assistance of a BIG , Aloha Beauty Lounge opened a 5,000 square- foot salon and training facility at 107 N. Sycamore Street in downtown Tomball. Aloha's new building will help drive commerce to the heart of Tomball.

FIG IMPROVEMENTS



BEFORE



AFTER

THE BOOK ATTIC

The Old Town Façade Improvement Grant (FIG) Program furthers the TEDC's strategic goal to encourage redevelopment in Old Town Tomball by offering matching funds to assist commercial renovations that enhance facades and structures in the Old Town district. Property owner, Renee Leslie-Buckhoff, renovated The Book Attic to match the charm of Old Town. Leslie-Buckhoff worked with the TEDC to obtain a FIG for a new roof, doors, windows, porch, siding, and other outdoor improvements.

BUSINESS RETENTION & EXPANSION



TEDC staff made it a priority to provide business retention and expansion support through structured plans to connect with and promote existing businesses. These connections led to initiatives to enhance workforce development opportunities that assist existing and new businesses in finding skilled employees.

Guided by the strategic plan, the TEDC sent a survey to Tomball businesses to gauge needs and establish initiatives. The survey results showed a need to find and keep skilled workers. The TEDC has made it a priority to work with Tomball businesses and area workforce partners to fill the pipeline, beginning with youth initiatives in the classroom.

The TEDC also hosted several events for existing businesses to network and collaborate on business issues. “Chat & Cheers” for Tomball Business & Technology Park companies and “Tomball Together Mix & Mingle” for the hospitality industry were well attended and highly successful.

The team exceeded its goal for business visits, eclipsing more than 50, and has highlighted nearly a dozen Tomball businesses via Success Stories on the TEDC website.

TOMBALL ISD & YOUTH INITIATIVES

TOMBALL ISD INNOVATION CENTER & WORKFORCE DEVELOPMENT

Tomball Independent School District, a key partner for the TEDC, has transformed the former BJ Services campus into the Tomball ISD Innovation Center. Students learning at the facility will work closely with Tomball business and industry for hands on learning experiences to create a bright future for Tomball.

With education and workforce development being one of the TEDC's key goals, the organization looks forward to continuing opportunities to collaborate with TISD on the initiatives that will be housed at the Innovation Center. TEDC staff serves on TISD's industry focus group and advisory committees to facilitate the important relationship between education and business. With workforce being such a critical need, this collaboration is critical to Tomball's economic success.

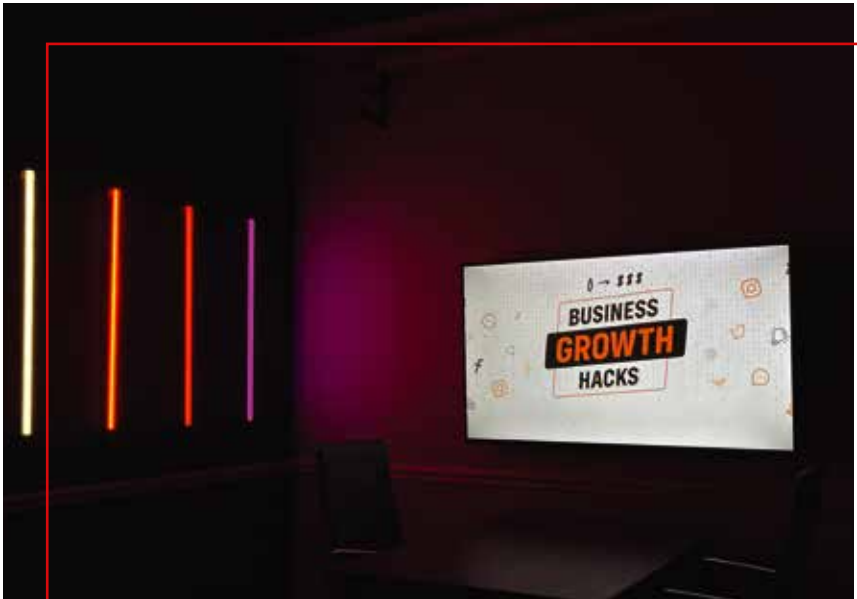


“Adding a large industrial park and cutting-edge laboratory space will enable Tomball ISD to expand our Career and Technical Education programs and provide students with the hands-on training and facilities that are representative of those used in industry, as well as support our goal of ensuring that students have the technical, academic and employability skills that lead to successful careers,”

Tomball ISD CTE Director, Karla Sandoval

PROJECTS & DEVELOPMENTS

BEEFY MARKETING



Beefy Marketing, specializing in web design and development, social media, branding, and other components of digital marketing, made Tomball its new home in 2021.

The six-person team serves a diverse range of clients with its unique relational marketing approach. The Rental Incentive Grant from the TEDC assisted Beefy to build out its 1,400 square-foot space at 994 Village Square Drive. It includes offices, a podcast studio, video studio, and conference room.

LOVETT GROUP (INTERCHANGE 249)



A joint venture between Lovett Industrial and Clarion Partners, Interchange 249 is being developed on 240 acres near Highway 249 and the Grand Parkway.

The development, to be built in phases, is expected to include more than three million square feet of class A industrial and retail space. Macy's, Inc. announced plans to expand operations from its current Houston distribution center into a 900,000 square-foot distribution center in Interchange 249. Construction on the Macy's facility began in March 2022.

SMITTY'S



Smitty's Meat Market and Smokehouse opened for business at their new 8,000 square foot location on Hufsmith-Kohrville Road in March 2022.

Equipped with several refrigerated cases for various meat selections, produce, locally made dry goods, and three times the amount of cooler space to store game for processing, Smitty's can better serve its growing customer base. Smitty's utilized a TEDC grant to help with infrastructure costs and offset the rising cost of construction.

THE FIELD



Located at 1431 Graham Drive, The Field, delivers flexible, coworking space which opened in 2022.

The first floor is traditional office space and the second floor is flex space, with suites and pods to accommodate one person or up to twenty people. The Field also has four conference rooms and a common area kitchen. The TEDC partnered with The Field on a grant for building renovations and has assisted tenants through Rental Incentive Grants.

AWARDS & RECOGNITIONS

The International Economic Development Council (IEDC) awarded two 2021 Excellence in Economic Development Awards to the TEDC at their Annual Conference in October. A Silver Excellence Award was presented to the TEDC for its 2019-2020 Annual Report. The TEDC earned a Bronze Excellence Award for the Tomball Economic Development Update.

The TEDC was also a recipient of the Texas Economic Development Council's 2021 Economic Excellence Recognition. The award was presented in February honoring the TEDC for meeting the desired threshold of professionalism.



Speaking of professionalism, the TEDC was recognized by Trade & Industry Development in Who's Who- Economic Development Leadership. Published in June, the piece highlighted a select number of economic development professionals from around the United States.

Finally, Executive Director, Kelly Violette, and Assistant Director, Tiffani Wooten, were honored for their dedication to Tomball and economic development. The pair were presented with proclamations in September from United States Congressman Michael McCaul, Texas State Representative Tom Oliverson, and Tomball Mayor Gretchen Fagan. Violette celebrated her 10th year as Executive Director of the TEDC, while Wooten marked 20 years as an economic development professional.

STAFF DEVELOPMENT & NEWS

The Tomball Economic Development Corporation staff continued to develop and grow to meet the needs of the community it serves.

Economic Development Coordinator, Tori Gleason, passed the Professional Community and Economic Developer certification exam in November. Gleason trained for the exam by participating in Community Development Institute (CDI) Texas.



The Professional Community and Economic Developer exam measures the understanding of community development content and the ability to apply appropriate methods and tools to specific community situations. Gleason joins Executive Director, Kelly Violette, as a Professional Community and Economic Developer.

Jessica Irwin was hired as Administrative Assistant in November. Magnolia ISD's 2020-21 paraprofessional of the year, Irwin is responsible for administrative, clerical, financial and bookkeeping duties, in addition to supporting the TEDC with reports and tasks that assist in business recruitment and retention efforts.

GIVE US A CALL

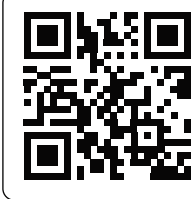
Whether you are looking to make the move to Tomball or you are an existing business trying to expand, the TEDC is eager to help. You can access information on available properties, resources, opportunities, and more by scanning the QR codes below.

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.



TOMBALL BUSINESS & TECHNOLOGY PARK

The Tomball Business & Technology Park, a 99.5 acre master-planned and deed restricted development, is a Business Facilities, top 10 ranked industrial park. The Park is fully served with all utilities and provides off-site detention. The Park is experiencing strong land sales, with companies from across the world choosing the Tomball Business & Technology Park as their next home.



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 ECONOMIC DEVELOPMENT QUARTERLY eNEWSLETTER UPDATE

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.

