



January 3, 2022

Tomball Economic Development Corporation
Attn: Tiffani Wooten, Assistant Director
29201 Quinn Road, Suite B
Tomball, TX 77375

RE: Infrastructure Grant Application – 28750 SH 249, Tomball, TX 77375

Dear Ms. Wooten,

We are pleased to submit an overview of our proposed retail project at the northeast corner of SH 249 and FM 2920 and appreciate your consideration of our infrastructure grant application.

We plan to develop the site in two Phases: Phase I focuses on redeveloping the existing stormwater detention pond, which fronts FM 2920, into a commercially viable location. The size of the site constrains many retail uses; however, we look forward to redeveloping the underutilized commercial property into a Salad & Go restaurant (<https://www.saladandgo.com/>). Doing so will not only visually improve a major intersection in the City of Tomball but will also deliver a concept to the City that is focused on delivering food that is both convenient, nutritious, and affordable.

Additionally, a major component of Phase I involves redirecting detention volumes of the existing pond into underground infrastructure. The underground infrastructure will maximize the net usable area of the site, increasing available jobs and taxable revenue of the property.

Phase II will focus on redeveloping the remainder of the site from the current vacant Luby's into multi-tenant retail building(s).

The plans for Phase II are largely contingent on the capital requirement of infrastructure to accomplish Phase I, which is why we are focusing solely on a grant for Phase I for the time being. If we were awarded a grant from TEDC, the funds would be applied toward demolishing the existing concrete pond, removing fencing, filling the pond to grade, and constructing the underground detention infrastructure. The site work for Phase I is set to commence in Q3 2023 and completed in Q4, with the store scheduled to open in early Q1 2024.

The estimated site work/infrastructure cost of Phase I for which we are seeking grant funding is \$820,625.00 and is further detailed in the attached cost estimate spreadsheet. Also enclosed with this letter you will find a site plan of the overall proposed project, along with the Salad & Go site plan.

We are grateful to the Board for their consideration of our application and look forward to continuing to work with your team to deliver a value-add development to the City of Tomball. Should you have any questions or require any additional detail, please feel free to contact me by phone at 713-803-9730 or by email at jack.burgher@bcscapitalgroup.com.

Sincerely,

BCS Capital Group LLC

Jack Burgher, Partner