

## CHURCH HOLDINGS, INC.

2810 WASHINGTON DRIVE

HOUSTON, TX 77038

(832) 429-4526

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December 13, 2022

To the Tomball Economic Development Board of Directors:

Church Holdings, Inc. appreciates all the time and effort the TEDC team has spent supporting us on our Hufsmith-Khorville project. Church Holdings requests grant funding from the TEDC to complete the Tomball Commerce Center. We have enlisted the services of Venturi Engineering and Hammonds Construction to work alongside us to complete this project.

Located near the intersection of Hufsmith-Khorville and Spell Rd., Tomball Commerce Center is adjacent to The Tomball Business & Technology Park. The project will complement the Business & Technology Park allowing supporting and stand-alone businesses, both regional and national, to benefit from the great proximity to 249 and The Grand Parkway. The park will consist of 6 buildings built in 4 phases. Sizes will range from 10,500 square feet to 20,000+ square feet, with a new public right of way, city drainage, and city utilities delivered throughout the project.

Groundbreaking will commence in the first quarter of 2023 and be completed in the third quarter of 2023. The first development phase includes two 10,500-square-foot buildings with completion to coincide with the site construction. Phase two will add two additional buildings (+/- 11,250 sq. ft. to +/-13,500 sq. ft.) with two different 20,000+/- sq. ft. buildings to follow.

Church Holdings, inc. is seeking grant funding for approved installations at our project, including infrastructure, landscaping, and signage improvements. Working with our general contractor and engineer, our estimated budget for the Tomball Commerce Center is **\$10.5 million** (budgets for each section provided). The project cost is higher than we typically deal with due to the additional requirements and costs associated with the site improvement and infrastructure costs. The costliness is due to the public right of way we are bringing into the property, as well as public drainage and public utilities to better serve the property and Tomball business owners.

Based on market research from our brokerage firm and initial inquiries on the project, demand is high for this business park in Tomball. The center will complement the Tomball Business & Technology Park and the surrounding area with increased economic activity in the city limits of Tomball, TX. The commerce center fits businesses' needs and will bring economic benefits to Tomball and the surrounding area. We are in current discussions with several companies located out of the area and the state looking to relocate.

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This letter contains project plans and supporting documents submitted through the TEDC web portal. If any further information is needed on the Tomball Commerce Center, don't hesitate to contact me at (713) 614-7694 or [JoshuaMueller@ChurchHoldings.com](mailto:JoshuaMueller@ChurchHoldings.com), and I will respond promptly. I appreciate your consideration.

We look forward to working with TEDC to deliver a significant development that will benefit Tomball and its residents.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Mueller', with a long horizontal flourish extending to the right.

Joshua C. Mueller  
Church Holdings, Inc  
CFO