



TO: Honorable Mayor and City Council

FROM: Kelly Violette
Executive Director

MEETING DATE: February 6, 2023

SUBJECT: Della Casa Pasta, LLC

ITEM TYPE: Action

Della Casa Pasta is a food manufacturing wholesale company that was established in Tomball in 2011. The company makes and distributes fresh pasta products to over 100 food facilities in Texas. The company currently operates out of a 2,400 square foot lease space located at 1599 Hicks Street, Suite 3, Tomball, TX. Their increased growth and investment in new industrial pasta machines have forced the company to acquire additional space.

Per the attached request letter, Luisa Obando, CEO & Owner of Della Casa Pasta is proposing to purchase the 7,872 square foot building where she is currently leasing. The company currently operates out of 30% of the building and would like to expand into another 1,927 square-foot adjacent space that has been vacant for several years. The remainder of the building is currently leased to a car collision company and will remain leased to provide rental income for Mrs. Obando.

As you may recall, the TEDC Board of Directors did take formal action to approve a Rental Incentive Agreement with Mrs. Obando to expand her operations into Suite 2 of the building, in July 2022. This was prior to it becoming available on the market. If this project is approved the Rental Incentive Agreement will be voided.

In conjunction with the expansion, Della Casa Pasta will retain five (5) employees at the property and anticipates adding an additional three (3) new employees over the next 2 years.

An economic impact analysis is included with the agreement to show the impact of this project on Tomball's economy. Per the analysis, the 5-year net benefit of this project on Tomball economy is \$23,381.00.

If the agreement between the TEDC and Della Casa Pasta is approved as a Project of the Corporation, the grant funding amount will not exceed \$16,077.00, based upon a 3-year payback period.