

# Special Joint Agenda Item Data Sheet

Meeting Date: May 12, 2026

## Topic:

Presentation by Duncan Webb, Webb Management, regarding the Tomball Legacy Square Feasibility Study.

## Background:

The purpose of this agenda item is to present the findings and recommendations of the Tomball Legacy Square Feasibility Study prepared by Webb Management and facilitate discussion regarding the redevelopment potential of the former First Baptist Church campus as a cultural and community destination.

In the of Fall 2025, the TEDC engaged Webb Management to conduct a two-phase feasibility study evaluating the redevelopment of the approximately 4.6-acre Tomball Legacy Square campus in Old Town. The study examined market demand, operational feasibility, governance, economic impacts, and redevelopment opportunities for the site's three primary buildings: the former sanctuary, 1949 chapel, and fellowship hall.

## STUDY FINDINGS

The study concluded there is a strong case for redeveloping Tomball Legacy Square as a cultural campus that supports economic development, tourism, quality of life, and Old Town revitalization goals. Key findings include:

- Strong regional demand for live entertainment, arts education, and community event space;
- A shortage of high-quality mid-sized performing arts venues in the Tomball market area;
- Opportunities to support tourism, local businesses, and workforce attraction; and
- Significant alignment with TEDC and City strategic planning initiatives.

## RECOMMENDED CAMPUS COMPONENTS

The report recommends redevelopment of the campus into three complementary components:

- **Performing Arts Hall (Former Sanctuary):** An 800–1,000 seat flexible performance venue for concerts, theatre, comedy, dance, speakers, and community events.
- **1949 Chapel / Visual Arts Center:** Exhibition and arts education space featuring local and regional art displays, event rentals, and potential restaurant/café activation.
- **Fellowship Hall / Arts Education Center:** Classroom, rehearsal, dance, music, and support space for educational and community arts programming.

## GOVERNANCE & OPERATIONS

Webb Management recommends TEDC retain ownership of the campus while utilizing a competitive RFP process to recruit qualified operating partners for each facility component. This approach is intended to reduce operational risk while ensuring alignment with community and economic development objectives.

The report outlines a phased implementation strategy that includes:

- Recruitment of operating partners;
- Development of funding and financing strategies;
- Advancement of design and construction planning; and
- Public/private fundraising efforts.

**Origination:** Duncan Webb, Webb Management

**Recommendation:** Presentation item only.

**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: # \_\_\_\_\_

If no, funds will be transferred from account # \_\_\_\_\_ To account # \_\_\_\_\_

Signed \_\_\_\_\_ Approved by \_\_\_\_\_  
Staff Member-TEDC Date Executive Director-TEDC Date