

# TOMBALL

ECONOMIC DEVELOPMENT CORP.

**TO:** Honorable Mayor and City Council

**FROM:** Kelly Violette  
Executive Director

**MEETING DATE:** August 16, 2021

**SUBJECT:** Dicar, Inc.

**ITEM TYPE:** Action

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Dicar, Inc. designs, manufactures, and supplies urethane products to the corrugated packaging industry. The company was founded in 1969 and maintains manufacturing facilities in Tomball, TX and Pine Brook, NJ, as well as a technical center in Pittsburgh, Pennsylvania and a sales distribution center in Drachten, Netherlands.

Mr. Steve San Filippo, Chairman and COO of Dicar, Inc., has submitted a request for grant funding for assistance with the company's relocation and expansion in Tomball. Dicar's existing Tomball facility is located at 1302 South Cherry Street.

The company proposes to relocate to a 5-acre tract of land located at 0 Hufsmith-Kohrville Road, Tomball, Texas 77375. The development will consist of an approximately 49,223 square-foot corporate headquarters and manufacturing facility. The estimated capital investment for the project is \$7.5 million.

Dicar, Inc. currently has 47 employees at its Tomball location. Upon relocation to the new facility, the company anticipates hiring an additional 40 employees over the next twenty-four months.

An economic impact analysis is included with the agreement to show the impact of this project on Tomball's economy. Per the analysis, the estimated 5-year net benefit of this project is \$237,270.00. The proposed incentive is \$71,181.00, based upon 30% of the 5-year net benefit. The anticipated rate of return on the incentive is 60.5%.