

**NOTICE OF REGULAR TOMBALL ECONOMIC DEVELOPMENT
CORPORATION MEETING**



**Tuesday, January 13, 2026
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, January 13, 2026 at 5:30 PM, City Hall, 401 Market Street, Tomball, TX 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tomball Economic Development Corporation reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF TOMBALL, TEXAS, WILL CONDUCT THE MEETING SCHEDULED FOR JANUARY 13, 2026, 5:30 PM, AT 401 MARKET STREET, TOMBALL, TEXAS, 77375. THIS MEETING AGENDA AND THE AGENDA PACKET ARE POSTED ONLINE AT:

<HTTPS://TOMBALLTX.GOV/ARCHIVE.ASPX?AMID=38>

A RECORDING OF THE MEETING WILL BE MADE AND WILL BE AVAILABLE TO THE PUBLIC IN ACCORDANCE WITH THE OPEN MEETINGS ACT UPON WRITTEN REQUEST.

The public toll-free dial-in numbers to participate in the telephonic meeting are any one of the following (dial by your location): +1 312 626 6799 US (Chicago); +1 646 876 9923 US (New York); +1 301 715 8592 US; +1 346 248 7799 US (Houston); +1 408 638 0968 US (San Jose); +1 669 900 6833 US (San Jose); or +1 253 215 8782 US (Tahoma) - Meeting ID: 860 3726 9051 Passcode: 555962. The public will be permitted to offer public comments telephonically, as provided by the agenda and as permitted by the presiding officer during the meeting.

A. Call to Order

President Covington called the meeting to order at 5:33 p.m.

PRESENT

President Lisa Covington

Vice President Danny Hudson

Secretary Bill Sumner

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Treasurer Latrell Shannon
Member Brock Hendrickson (via Zoom)
Member Becky Clepper

EXCUSED ABSENT
Member Wayne Hall

OTHERS PRESENT
Kelly Violette
Tiffani Wooten
Tori Gleason
Paul Garcia
Sakura Moten
Tom Condon
Peter Werner
Travis James
Troy Jacobson
Bruce Hillegeist
Teresa Latsis
Benjamin Sedberry
McKayley Dannelley (via Zoom)
Kyle Bertrand (via Zoom)
Mark Weilenman (Via Zoom)
Ray Methvin (via Zoom)
Kaela Olson (via Zoom)

B. Invocation

Vice President Hudson led the invocation.

C. Pledges

Kelly Violette led the pledge of allegiance to both flags.

D. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*

No public comments were received.

E. Reports and Announcements

F. Reports by TEDC Staff:

Tiffani Wooten provided an overview of the following:

1. Winter 2025 Newsletter
2. Tomball Legacy Square Advisory Committee Meeting #1 – January 15, 2026 – 10:00 a.m.
3. TEDC Webinar #3 – Andrew Brockenbush – AI for Small Business: A Deep Dive Into ChatGPT, Prompt Tricks & Emerging AI Tools – February 17, 2026

E. Approval of Minutes

4. Regular Tomball EDC Meeting of November 18, 2025

Motion made by Treasurer Shannon, Seconded by Member Clepper to approve the minutes of the November 18, 2025 TEDC Board Meeting.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Clepper.

The motion carried unanimously.

F. New Business

5. Presentation by Ray Methvin of Insyteful regarding the Target Industry Analysis Report prepared for the Tomball Economic Development Corporation.

Presentation item only; no Board action required.

6. Consideration and possible action to approve the Tomball Economic Development Corporation Incentive Policy.

Motion made by Vice President Hudson, Seconded by Secretary Sumner to approve the Tomball Economic Development Corporation Incentive Policy with a correction to the Project Eligibility section to remove the ETJ boundary.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Clepper.

The motion carried unanimously.

7. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with the City of Tomball to make direct incentives to, or expenditures for property acquisition for the future development of a public safety complex to be located at or near 810 W Main

Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$2,300,000.00.

Public Hearing

President Covington opened the public hearing at 6:41 p.m. No comments were received. Public hearing was closed at 6:41 p.m.

Motion made by Member Clepper, Seconded by Vice President Hudson to approve an agreement with the City of Tomball for property acquisition as mentioned above in an amount to exceed \$2,300,000.00.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Clepper.

The motion carried unanimously.

8. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an Old Town Façade Improvement Grant for Tomball Group, LLC to make direct incentives to, or expenditures for, building improvements for new or expanded business enterprise to be located at 209 Market Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$50,000.00.

Public Hearing

President Covington opened the public hearing at 6:47 p.m. No comments were received. Public hearing was closed at 6:47 p.m.

Motion made by Vice President Hudson, Seconded by Secretary Sumner to approve the Old Town Façade Improvement Grant with Tomball Group, LLC as mentioned above in an amount not to exceed \$50,000.00.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Clepper.

The motion carried unanimously.

9. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an Old Town Façade Improvement Grant for Tomball Social Haus to make direct incentives to, or expenditures for, building improvements for new or expanded business enterprise to be located at 209 Fannin Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$26,507.50.

Public Hearing

President Covington opened the public hearing at 6:54 p.m. No comments were received. Public hearing was closed at 6:55 p.m.

Motion made by Treasurer Shannon, Seconded by Secretary Sumner to approve an Old Town Façade Improvement Grant with Tomball Social Haus, LLC as mentioned above in an amount not to exceed \$26,507.50.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Clepper.

The motion carried unanimously.

10. EXECUTIVE SESSION: The Tomball Economic Development Corporation Board will meet in Executive Session as authorized by Title 5, Chapter 551, Texas Government Code, The Texas Open Meetings Act, for the following purpose:

- Section 551.072, - Deliberations regarding real property: Deliberate the purchase, exchange, sale, lease, or value of real property.

- Section 551.087, - Deliberation regarding Economic Development negotiations.

The Tomball Economic Development Corporation Board of Directors recessed at 6:55 p.m.

11. Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.

The Tomball Economic Development Corporation Board of Directors reconvened at 7:14 p.m.

G. Adjournment

Motion made by Secretary Sumner, Seconded by Member Clepper to adjourn the meeting.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Clepper.

The motion carried unanimously. Meeting adjourned at 7:14 p.m.

CERTIFICATION

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I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 7th day of JANUARY 2026 by 5:30 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kelly Violette
Executive Director

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1019 for further information.

AGENDAS MAY BE VIEWED ONLINE AT www.ci.tomball.tx.us.

PASSED AND APPROVED this the 10th day of February 2026.

President, Tomball EDC Board

Secretary, Tomball EDC Board