

Regular Tomball EDC

Agenda Item

Data Sheet

Meeting Date: November 18, 2025

Topic:

Consideration and possible action by Tomball EDC, to approve, as a Project of the Corporation, an agreement with Hoelscher Weatherstrip Manufacturing Co., Inc., to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the expansion of a corporate headquarters facility, located at 2400 S. Persimmon St, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$30,000.00.

- Public Hearing

Background:

Hoelscher Weatherstrip Manufacturing is a custom manufacturer of weatherstripping, and doors used for commercial and residential applications. Hoelscher Weatherstrip has been in business since 1958 and is located within a 191,239 square foot facility at 2400 S. Persimmon St., Tomball, Texas 77375.

Hoelscher Weatherstrip purchased the 16.9-acre site in the Tomball Business & Technology Park in 2019 and completed construction in April of 2020. Through their continued success they are needing to expand their facility with the addition of 45,375 SF of warehouse and shipping space. The company will also install (2) door pre-hanging machines, one for exterior doors and one for interior doors. These machines will help produce hundreds of door units per day which are necessary to supply doors for multi-family projects. The company currently employs 167 people and plans to add 10 new positions in conjunction with this expansion.

The estimated capital investment of this project is \$5.1 Million

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 the City of Tomball is \$230,826.00. The proposed incentive is \$30,000.00, based upon \$3,000.00 per job created.

Origination: Derek Hoelscher, President, Hoelscher Weatherstrip Manufacturing Co., Inc.

Recommendation: Staff recommends approval of the proposed Performance Agreement with Hoelscher Weatherstrip Manufacturing Co., Inc.

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: X No: _____

If yes, specify Account Number: # Project Grants

If no, funds will be transferred from account # _____

To account # _____

Signed

Staff Member-TEDC

Date

Approved by

Executive Director-TEDC

Date