

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



**Tuesday, August 19, 2025
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, August 19, 2025 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 AUGUST 19, 2025, 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: 822 2404 1776 Passcode: 704206. 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 6:10 p.m.

PRESENT

President Lisa Covington

Vice President Danny Hudson

Secretary Bill Sumner (via Zoom)

Treasurer Latrell Shannon
Member Brock Hendrickson
Member Wayne Hall
Member Becky Clepper

OTHERS PRESENT

Kelly Violette
Tiffani Wooten
Tori Gleason
McKayley Dannelley
Paul Garcia
Bragg Farmer
David Esquivel
Tom Condon
Kyle Bertrand
Ross Winkler
Patrick Rummel
Eric Lunsford
Johnathan Sullers
Trevor Hudson
Richard Gilbert
Ali Khan
Maribel Paree
Andrea Ameen
Matthew Nickson (via Zoom)
Warren Bueler (via Zoom)
Jennifer LeMaster (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. Summer 2025 Quarterly Newsletter
2. Summer Youth Employment Program Update
3. Tomball Legacy Square Update
4. Parking & Mobility Study Update
5. REDnews Houston Real Estate Awards – August 7, 2025 – Executive Director, Kelly Violette named Economic Developer of the Year
6. Texas EDC Sales Tax Workshop – November 14, 2025 – 8:00 a.m. – 4:00 p.m. – Sheraton Houston Brookhollow Hotel

G. Approval of Minutes

Motion made by Vice President Hudson, Seconded by Treasurer Shannon.

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

The motion carried unanimously.

7. Special Tomball EDC Meeting of July 8, 2025
8. Special Joint Tomball EDC & Tomball City Council Meeting of August 4, 2025

H. New Business

9. Presentation by Bragg Farmer, Finance Director, regarding the Tomball EDC 2024-2025 Fiscal Year financial statements.

Presentation item only; no Board action required.

10. Consideration and possible action by Tomball EDC to approve a request by GK Hospitality Development LLC, for a one-year extension of time in order to complete the construction of a 6,530 square-foot commercial building and gasoline facility located near the northwest corner of FM 2920 and State Highway 249, Tomball, Texas 77375.

Motion made by Vice President Hudson, Seconded by Member Clepper.

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

The motion carried unanimously.

11. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Muddy's Buddies Daycare, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 22525 Hufsmith Kohrville Rd., Ste 4-B, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$10,000.00.

Public Hearing

President Covington opened the public hearing at 6:57 p.m. No comments were received. Public hearing was closed at 6:58 p.m.

Motion made by Vice President Hudson, Seconded by Member Clepper.

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

The motion carried unanimously.

12. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with LeMaster Law Firm, PLLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 203 Raymond Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$10,000.00.

Public Hearing

President Covington opened the public hearing at 7:03 p.m. No comments were received. Public hearing was closed at 7:03 p.m.

Motion made by Member Clepper, Seconded by Member Hall.

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

The motion carried unanimously.

13. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with HOTWORX–Tomball, LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 1417 Graham Dr., Suite 300, Tomball,

Texas 77375. The estimated amount of expenditures for such Project is \$10,000.00.

Public Hearing

President Covington opened the public hearing at 7:07 p.m. No comments were received. Public hearing was closed at 7:07 p.m.

Motion made by Vice President Hudson, Seconded by Treasurer Shannon.

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

The motion carried unanimously.

14. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Lunsford Enterprises, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 823 East Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$10,000.00.

Public Hearing

President Covington opened the public hearing at 7:10 p.m. No comments were received. Public hearing was closed at 7:10 p.m.

Motion made by Member Clepper, Seconded by Member Hall.

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

The motion carried unanimously.

15. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Yuna Holdings, LLC to make direct incentives to, or expenditures for, assistance with infrastructure costs required or suitable for the promotion of new or expanded business enterprise related to the construction of a retail center to be located at 28159 HWY 249, Tomball, Texas 77377. The estimated amount of expenditures for such Project is \$174,061.00.

Public Hearing

President Covington opened the public hearing at 7:14 p.m. No comments were received. Public hearing was closed at 7:14 p.m.

Motion made by Secretary Sumner, Seconded by Vice President Hudson.

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

The motion carried unanimously.

16. Consideration and possible action by Tomball EDC, to approve, as a Project of the Corporation, an agreement with Everwood Reserve Properties, LLC to make direct incentives to, or expenditures for, assistance with infrastructure costs to be required or suitable for the promotion of new or expanded business enterprise related to the construction of assisted living and memory care facility to be located at 13011 Medical Complex Dr., Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$54,102.00.

Public Hearing

President Covington opened the public hearing at 7:20 p.m. No comments were received. Public hearing was closed at 7:21 p.m.

Motion made by Member Hendrickson, Seconded by Vice President Hudson.

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

The motion carried unanimously.

17. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Republic Business Park, LP to make direct incentives to, or expenditures for, assistance with infrastructure costs to be required or suitable for the promotion of new or expanded business development related to construction of a multibuilding office/warehouse park to be located at 920 S. Persimmon Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$227,152.00.

Public Hearing

President Covington opened the public hearing at 7:26 p.m. No comments were received. Public hearing was closed at 7:26 p.m.

Motion made by Member Hall, Seconded by Secretary Sumner.

Voting Yea: Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

Vice President Hudson Abstained from vote due to conflict of interest.

The motion carried unanimously.

18. The Tomball Economic Development Corporation will enter into a Workshop Session to discuss the Fiscal Year 2025-2026 Tomball Economic Development Corporation Budget.

Workshop item only; no Board action required.

19. 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.

- Section 551.074, - To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Executive Director and Staff.

The Tomball Economic Development Corporation Board of Directors recessed at 8:28 p.m.

20. 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 10:34 p.m.

21. Consideration and possible action by Tomball EDC to approve the Tomball Economic Development Corporation Fiscal Year 2025-2026 Budget.

Public Hearing

President Covington opened the public hearing at 10:34 p.m. No comments were received. Public hearing was closed at 10:34 p.m.

Motion made by Vice President Hudson, Seconded by Member Clepper.

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

The motion carried unanimously.

22. Consideration and possible action by Tomball EDC to approve out-of-state travel for FY 2025-2026 for TEDC Staff to attend conferences and trainings for professional and business development purposes.

Motion made by Member Hall, Seconded by Member Hendrickson.

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

The motion carried unanimously.

I. Adjournment

Motion made by Member Hall, Seconded by Vice President Hudson.

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

The motion carried unanimously. Meeting adjourned at 10:37 p.m.

C E R T I F I C A T I O N

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 15th day of AUGUST 2025 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 18th day of November 2025.

President, Tomball EDC Board

Secretary, Tomball EDC Board