

**TARA BUILDERS, L.L.C.**

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September 30, 2025

Ms. Kelly Violette  
Executive Director  
Ms. Tori Gleason  
Economic Development Coordinator  
TOMBALL ECONOMIC DEVELOPMENT CORPORATION  
29201 Quinn Road, Suite B  
Tomball, Texas 77375

Dear Ms. Violette and Ms. Gleason,

Greetings. I hope that this letter finds you well. First, we wish to take this opportunity to thank you again for your leadership in rendering the City of Tomball an attractive place to work and to live. As developers, my father Charles and I are delighted to continue to construct our signature product on tracts of land near or adjacent to the Tomball Business and Technology Park.

I am writing respectfully to seek all available grants—*without limitation*, for infrastructure, property improvements, façade improvements, landscaping, and/or the \$50,000.00 mega grant—in connection with our next project: the planned development of three side-by-side 25,125 SF concrete tilt-wall office warehouses. We respectfully seek the maximum grant award that is available.

The three buildings are intended to be situated on a 9.565 acre tract of land on Persimmon Road, just north of the business park, particularly on Tomball Outlots 378 and 381. We will be using Orion (TAS) as our concrete and flatwork sub-contractor; our architect is Mr. Greg Walp of Method Construction; and our civil engineer is Mr. Arnold DeAnda. We have ongoing relationships with our design professionals and contractors, ensuring that we are able to produce what we believe is a high-quality steel/tiltwall building with high roofs (28 feet approximately at the eaves), modern office-space, ample parking and concrete aprons, overhead doors (dock and grade), pleasing landscaping, and a smart grey/blue paint scheme. We respectfully believe that our buildings attract quality manufacturers to Tomball, manufacturers which desire an office that they can show off to their clients. Moreover, we are hopeful that the three buildings that we are preparing to construct on Persimmon will have an especially stately appearance. Happily, the new lot is oversized and we intend to leave standing many of the trees which are east of the buildings.<sup>1</sup>

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<sup>1</sup> As we have explained in a separate submission, one of the three buildings will be owned by a separate LLC involving our partner.

We plan to create multiple plats to embrace this new development.

There are several reasons that TEDC grants are helpful to us. The costs of construction and raw materials continue to rise. We think the buildings are a wonderful investment in the future of Tomball but the return on investment under our long-term hold strategy is low/conservative for us. Thus, the grants are greatly appreciated. The grants are also an investment in the future of Tomball.

We are glad to have the following tenants in Tomball:

21609 Hufsmith-Kohrville	Klauer Manufacturing Company
21223 Spell Circle	Houston Motor & Control Inc.
21235 Spell Circle	Wellhead Distributors International (subtenant)
21240 Spell Circle	Nutec Protective Coatings, L.L.C.
21242 Spell Circle	Pyxis-Lab, Inc.
21250 Spell Circle	Cryogenic Industries Service Companies, L.L.C.
21255 Spell Circle	Lions Den Gym
21260 Spell Circle	Kholle 7221, L.L.C.

The following companies have brought an energizing mix of employment and/or sales tax revenue to your community. At least to our knowledge, few if any of the foregoing companies was/were already in Tomball prior to leasing one of our buildings (the owners of the Lions Den Gym operated a different venture at the same location). Our latest lessee, Klauer, is based in Iowa (though the company has had an existing presence of some sort in Texas).

Therefore, we think that our buildings are a good investment in Tomball's economic development.

**We believe that we are eligible for a \$50,000.00 mega-grant because:**

- (1) We are constructing a multi-tenant commercial center;**
- (2) We are making a minimum private investment of \$100,000.00;**
- (3) Quality of improvements and need factors: Our buildings are in high demand. They are distinct from the smaller speculative metal buildings that one observes coming up throughout the community. That is, ours are a unique speculative product that is especially attractive to a medium-sized manufacturer which desires a high-end headquarters or office as part of the package. For example, as I recall, our tenant at Cryogenics has more than one location yet has told us that meetings of a certain sort are held at their Tomball location because the building is nice. What does this mean for Tomball? That we are a good selection for the mega-grant because our speculative product enables the community to "catch" a good manufacturing or similar tenant that needs a good building in a good location and that (like many companies) does not have the time to wait for a build-to-suit (which could take years). (With**

**no disrespect intended, an incubator space would be too small for such a tenant.) In our experience, many companies are looking for office warehouses that they can occupy in relatively short order. That is the often-overlooked advantage of a high-end speculative product.**

I would welcome the opportunity to appear in person to speak in favor of our grant applications.

Thank you, as always, for your consideration of our grant applications.

*Have a winning day.*

Very Respectfully,

/s/ Matthew Paul Nickson

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Matthew Paul Nickson  
General Counsel and Project Mgr.  
*Tara Builders, L.L.C.*