

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 Tara Builders, 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 development of a multibuilding office/warehouse park to be located at 1711, 1721 and 1801 South Persimmon Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$61,336.00.

- Public Hearing

Background:

The Tomball Economic Development Corporation has received a request from Matthew Nickson, Project Manager of Tara Builders, LLC, for assistance with infrastructure costs related to the development of a proposed multibuilding office/warehouse development.

Tara Builders, LLC proposes to develop approximately 9.56 acres located 1711, 1721 and 1801 South Persimmon Street. The development will consist of three 25,125 square foot tilt wall office/warehouses. The estimated capital investment for the project is approximately \$10.7 million.

The eligible infrastructure improvements include water, sanitary sewer, storm drainage, detention, electric utilities and related site improvements totaling approximately \$765,000.00.

Targeted infrastructure that will promote the development and expansion of business enterprise is a permissible project as outlined in Texas Economic Development Legislation. If this project is approved, it will go to the Tomball City Council for final approval by resolution at two separate readings.

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 Tomball's economy is \$204,452.00.

If the agreement between the TEDC and Tara Builders, LLC is approved as a Project of the Corporation, the grant funding amount will not exceed \$61,336.00, based on 8% of the actual expenditures for the eligible infrastructure improvements.

Origination: Matthew Nickson, Project Manager, Tara Builders, LLC

Recommendation: Staff recommends approval of the proposed Performance Agreement with Tara Builders, LLC.

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		Approved by	
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	Staff Member-TEDC Date		Executive Director-TEDC Date