

# Regular Tomball EDC

## Agenda Item

### Data Sheet

Meeting Date: June 9, 2026

#### Topic:

Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, a Business Improvement (MEGA) Grant for Black Forest Flex Park, LLC to make direct incentives to, or expenditures for, building and site improvements for new or expanded business enterprise to be located at 27210 Hwy 249, Bldg. B, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$50,000.00.

- Public Hearing

#### Background:

The Tomball Economic Development Corporation has received a request from Mark Redlingshafer, Owner, Black Forest Flex Park, LLC, for funding assistance through the TEDC's Business Improvement (MEGA) Grant Program for improvements to an approximately 7,400 square foot building located at 27210 Hwy 249, Bldg. A, Tomball, Texas 77375.

Black Forest Flex Park, LLC has purchased approximately 4-acres near the intersection of SH 249 and SH BUS-249. The site currently has three existing buildings ranging from 3,100 – 10,000 square-feet. Building A is the former location of Yes! Resale, Building B is an existing vacant warehouse space, and Building C is currently being leased to North Central Storage (Tow Yard).

The proposed project includes a complete remodel of the existing façade and expansion of Building B into up to 5 office/warehouse flex spaces. The spaces will be divisible by 1,805 square-feet and the building expansion will bring the space to 10,000 square-feet. Eligible improvements include the demolition and replacement of the existing front façade, addition of space to the side of the building for expansion space, metal framing for exterior storefronts, exterior canopies, exterior doors, exterior lighting, exterior painting, curb stops, bollards, and landscaping.

The goal of the TEDC's Business Improvement (MEGA) Grant is to promote and assist with improvement projects that encompass a multi-tenant retail, commercial, or service center. In accordance with the Business Improvement (MEGA) Grant Program Guidelines & Criteria, the proposed performance agreement is for 50% of the eligible improvement costs, not to exceed \$50,000.00.

The project and application were reviewed and conditionally approved by the Business Retention & Expansion (BR&E) Committee on June 2, 2026. While this conditional approval enables the applicant to move forward with their project and avoid significant approval delays, it does not guarantee funding. Final approval is still required from both the TEDC Board and Tomball City Council. Applicants proceed at their own risk until those approvals are secured.

Once approved, the applicant will have nine months to complete the improvements. All grants are reimbursement grants and will only be funded after completion of the project, and after the applicant submits final paid itemized invoices/receipts for all applicable labor and materials, proof of payment, and digital photographs of the completed work.

Although this project does not create primary jobs, it does promote the development and expansion of business enterprise, which is considered 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.

**Origination:** Mark Redlingshafer, Owner, Black Forest Flex Park, LLC

**Recommendation:** Staff recommends approval of the Business Improvement Grant (MEGA) Grant for Black Forest Flex Park, 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:  No:  If yes, specify Account Number: #Business Improvement Grants

If no, funds will be transferred from account # \_\_\_\_\_ To account # \_\_\_\_\_

Signed \_\_\_\_\_ Approved by \_\_\_\_\_  
Staff Member-TEDC Date Executive Director-TEDC Date