

FY 2025 TEDC BUDGET WORKSHOP



Tomball EDC: About

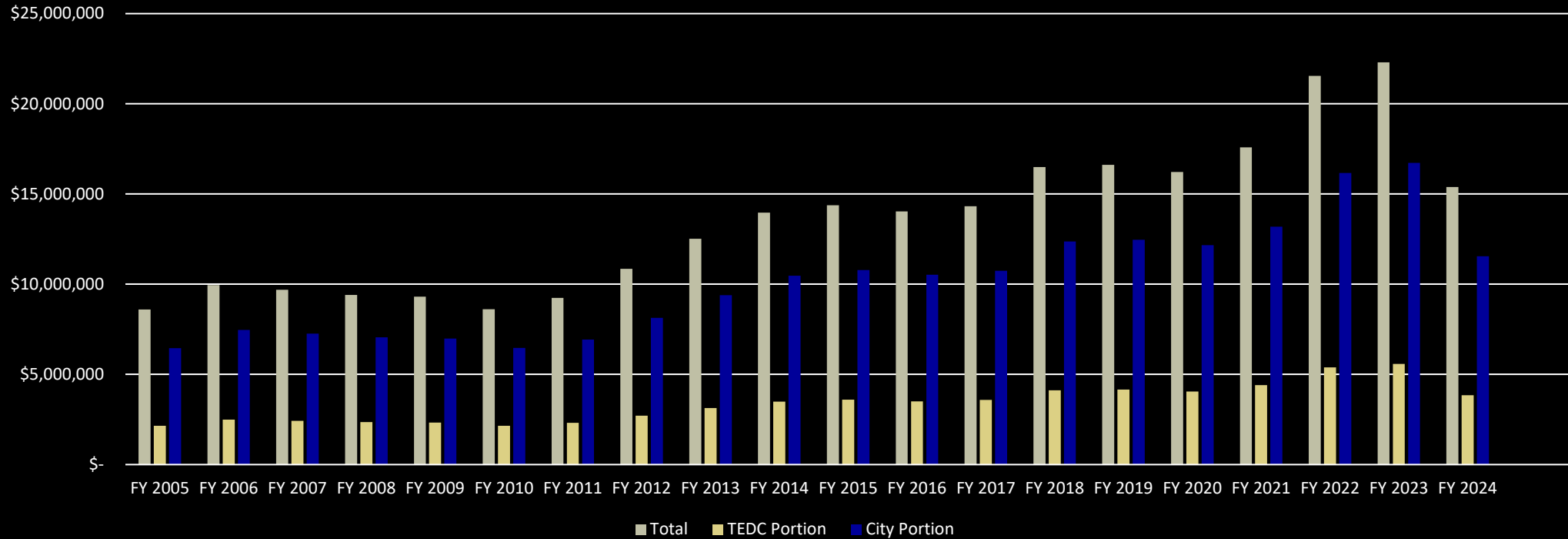
- Development Corporation Act of 1979
 - Governed by Chapters 501, 504 and 505 of the Local Government Code
 - City of Tomball election on January 15, 1994
 - Voters approve the levy of ½ cent sales tax – 66.85% in favor
 - Nonprofit Type B Development corporation
 - Distinct entity from the city with separate staff and budget – CoT Admin Agreement
 - Seven board members appointed by City Council for 2-year terms
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FUNDING SOURCES

- ½¢ SALES TAX COLLECTED WITHIN THE CITY LIMITS OF TOMBALL
- SALES TAX RATE: 8.25%
 - 6.25% - STATE OF TEXAS
 - 1.00% - CITY OF TOMBALL
 - 0.5% - PROPERTY TAX REDUCTION
 - 0.5% -TEDC
- INTEREST REVENUES: SECURITIES & INVESTMENT POOLS
- WE ARE NOT FUNDED BY AN AD-VALOREM (PROPERTY TAX)

SALES TAX REVENUE HISTORY



FY 2005	FY 2010	FY 2015	FY 2020	FY 2023
\$ 2,150,053	\$ 2,153,989	\$ 3,594,141	\$ 4,054,442	\$ 5,575,735

TOMBALL BUSINESS & TECHNOLOGY PARK IMPACT

Total Private Capital
Investment: \$75,678,000

2011 HCAD Valuation:
\$1,368,936

Today's HCAD Valuation:
\$47,849,295

LOT #	SIZE (ACRES)	DATE OF SALE	GROSS	\$ / SF	BUYER
4	17.36	7/8/2015	\$2,106,595	\$2.79	Packers Plus Energy Services (USA), Inc.
2	5.50	8/30/2016	\$778,592	\$3.25	GE Betz, Inc. (Suez) (now Veolia)
14	6.104	5/21/2018	\$771,090	\$2.90	Nickson Tomball Industrial, Ltd.
13	2.90	8/27/2018	\$415,508	\$3.25	Nickson Spell Road 13, LLC
10	4.00	11/13/2018	\$609,987	\$3.50	Dkota Investments, Inc. (Bimbo Bakeries)
5	16.78	12/14/2018	\$2,155,954	\$2.95	Hoelscher Properties, LLC
12	2.87	8/7/2019	\$450,706	\$3.60	Nickson Spell Road Industrial, Ltd.
11	2.76	3/18/2020	\$451,350	\$3.75	PDGL Partners, L.P., now Nickson
4	-10.59	12/18/2020	-\$1,522,065	\$3.30	TEDC from Packers Plus
16	4.65	1/15/2021	\$709,664	\$3.50	CCJ Collaborations LLC (Paradigm Brewery)
4	-1.83	3/26/2021	-\$300,000	\$3.75	TEDC from Packers Plus
9	2.52	12/2/2021	\$411,750	\$3.75	KTB Propoerties, LLC (Techsico)
3	4.70	3/15/2022	\$735,259	\$3.50	Ralco Houston, Ltd (Billiard Factory)
15	3.92	3/28/2022	\$623,172	\$3.65	Nickson Lot 15, LLC
4-1	1.75	7/29/2022	\$400,000	\$5.25	West Woodland Business Park LLC
4-1	0.61	12/16/2022	\$137,891	\$5.15	West Woodland Business Park LLC
308	17.67	5/19/2023	\$3,040,315	\$3.95	Christmas Interests, LLC (Metal Zinc Mfg & Walsh Albert)
1 (Sec 2)	2.67	6/26/2023	\$465,000	\$3.99	Mero Homes
Lot 3 (Sec 2)	1.79	4/5/2023	\$331,568	\$4.25	Moffitt Williams
TOTAL	86.15	Combined Gross Sales Price		\$12,772,336	
		TEDC Investment	TBTP CO 2013	\$8,500,000	
			Land Purchase	\$1,612,499	
			Section 2 Land Purchase	\$417,000	
			Total	\$2,242,837	

GRANTS & DEBT SERVICE

- SINCE 2007 THE TEDC HAS FUNDED \$9.7 MILLION IN PROJECT GRANTS
- OF THAT \$5.1 MILLION FOR CITY PROJECTS
- DEBT SERVICE \$27 MILLION

City Debt Service

Southside Sewer Plant (1999 CO-2/15/2019)	\$ 5,700,000
Utilities Expansion (2002 C.O.- 2/15/2022)	\$ 8,820,000
Business Park Infrastructure (Series 2013 - 2033)	\$ 8,500,000
Medical Complex /S. Persimmon (Series 2016 - 2037)	\$ 4,000,000
	<hr/>
	\$ 27,020,000

TEDC
FUNDED
COT
PROJECTS

PROJECT	YEAR	AMOUNT
Rudolph Road	2007	\$44,354.11
Tom Ball Statue	2008	\$26,000
Conductor Statue	2009	\$25,500
Medical Complex Drive	2010 - 2015	\$1.7 million
MLK Park	2010	\$6,500
Brown Rd. Utility Ext.	2011	\$379,493
Fountain at Depot	2011	\$25,000
Depot Restrooms	2012	\$25,000
Matheson Park	2020 - 2023	\$500,000
Louie's Together Playground	2023	\$200,000
Alleyways (Civil)	2023	\$600,000
SWWTP	2023	\$415,000
Alleyway Amenities	2024	\$1,188,834
	Total	\$5,135,681

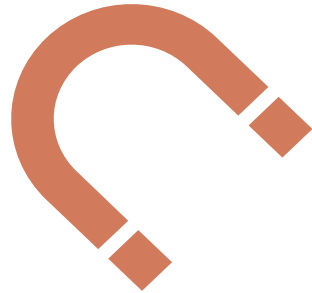
Strategic Focus Areas

Proposed Budget is designed to accomplish the goals outlined in the TEDC's Strategic Plan.



1.

BUSINESS RETENTION &
EXPANSION (BRE)



2.

ATTRACTION &
RECRUITMENT



3.

DEVELOPMENT/
REDEVELOPMENT OF
OLD TOWN

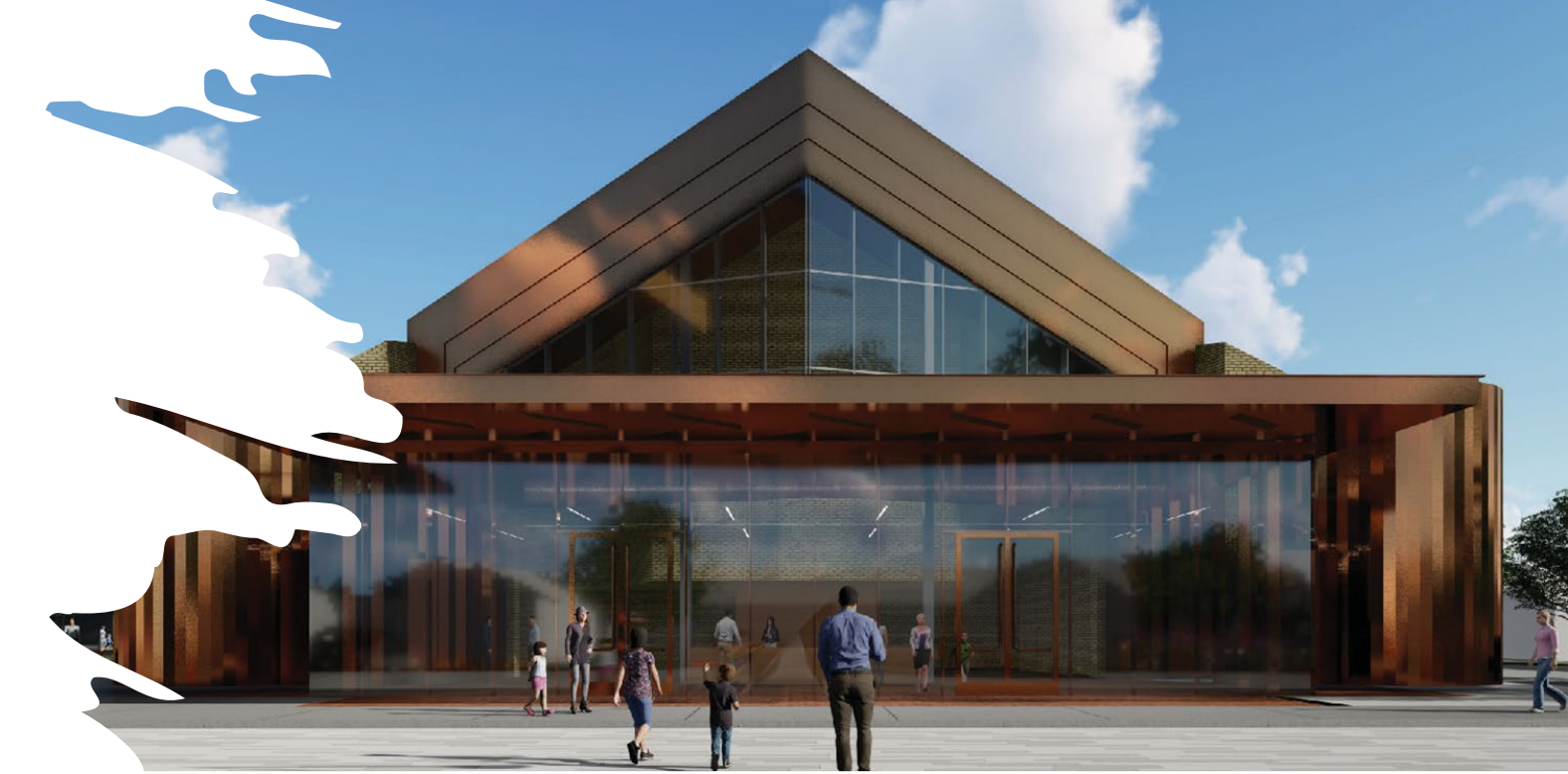


4.

EDUCATION &
WORKFORCE
DEVELOPMENT

TEDC Priority Projects & Initiatives

- Attraction/Retention
- First Baptist Church
- South Live Oak
- Downtown Projects
- BIG/FIG
- SYEP – Youth Initiatives
- Office Relocation



COT Funding Requests

- Reoccurring Debt Service Contribution: \$1 million
- Alley Improvements (Amenity Package and Design, 300 Blk): \$1 million
- Main Street Rebuild (Utility Relocations): \$4 million
- Main Street Rebuild (Upsizing of Trees): \$500,000
- Park Improvements (Shade Structure @ Matheson Park): \$200,000

Total: \$6.7 million



Major Items Proposed in FY 25 Budget

- City Debt Service: CoT 2024 Request: \$1,000,000
 - Southside Sewer Plant Expansion (2025 CO - 2044)
 - 28.6% of total project cost
- Main Street Rebuild (Upsizing of Trees): \$1,500,000
- Project Grants: \$5,000,000
- Sales Tax Reimbursement Grants (380): \$100,000
- Property Acquisition: \$3,000,000
- Old Town Projects: \$1,500,000 (carryover from 2024 alley amenity project)
- South Live Oak Redevelopment: \$3,000,000
- First Baptist Church Redevelopment: \$5,500,000
- SYEP: \$126,000

Major Items Proposed in FY 25 Budget

Administrative

- Proposed 3% Cost of Living Adjustment (total \$13,212)
- 10% Increase in Health Insurance Costs (total \$8,341)
- CoT Administrative Services Agreement Adjustment \$25,000 to \$55,000
- Auto Allowances: Assistant Director and Coordinator
- Office Relocation & Remodel: \$100,500
- Insurance: \$80,000 (surety bonding fees and insurance premiums including General Liability, Errors & Omissions, and Property)
- Lease Expense: \$67,200 (\$1.63/PSF \$4,560/month, plus CAM \$1,040/month)
 - Cleaning: \$1,472.20/month
 - Alarm: \$25/month
 - Total Lease, CAM, Cleaning & Alarm: \$85,166/year, 60-month term

Tomball Economic Development Corporation

FY 2025 Proposed Budget

October 1, 2024 to September 30, 2025

	FY 2022 Actuals	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Year End Projections	FY 2025 Proposed Budget
Beginning Fund Balance	\$ 19,817,793	\$ 24,567,773	\$ 25,348,756	\$25,348,756	\$ 27,382,078
REVENUE					
Sales Tax	\$ 5,386,245	\$ 5,575,735	\$ 5,000,000	\$ 5,800,000	\$ 5,500,000
Interest	446,297	1,051,118	850,000	1,200,000	900,000
Grants	8,000	-	-	-	-
Other - Land Sales and Lease Payments	2,004,772	3,575,138	-	-	-
Total Revenue	\$ 7,845,315	\$ 10,201,990	\$ 5,850,000	\$ 7,000,000	\$ 6,400,000
Total Available Resources	\$ 27,663,108	\$ 34,769,763	\$ 31,198,756	\$32,348,756	\$ 33,782,078

EXPENDITURES

Administrative

Salaries - Administrative	\$	286,262	\$	367,897	\$	396,590	\$	396,590	\$	404,142
Benefits		144,759		174,250		184,808		184,808		203,683
Wages - Full-Time		28,036		44,203		48,087		48,027		49,468
Wages - Overtime										3,567
Wages - Other		21		569		3,000		-		7,500
Total Salaries and Benefits	\$	459,077	\$	586,918	\$	632,485	\$	629,425	\$	668,360

- Proposed 3% Cost of Living Adjustment (total \$13,212)

EXPENDITURES

Other Personnel Expenditures

Auto Allowances	\$ 16,800	\$ 16,800	\$ 16,800	\$ 16,800	\$ 21,600
Phone Allowances	1,800	2,700	2,700	2,700	2,700
Local Travel Expense	90	364	500	600	1,000
Dues and Subscriptions	11,492	12,145	13,100	14,000	15,000
Seminar/Conference Registrations	10,349	11,438	18,000	9,500	18,000
Travel and Training	17,655	12,508	30,000	8,000	30,000
Total Other Personnel Expense	\$ 58,185	\$ 55,954	\$ 81,100	\$ 51,600	\$ 88,300

Service and Supply Expenditures

Contracted Administrative Services	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 55,000
Bank Charges & Postage	2,197.75	82.29	3,500.00	250.00	1,000.00
Insurance	17,952.76	24,898.10	30,000.00	26,000.00	80,000.00
Computer Equipment & Maintenance	4,296.53	9,331.37	10,000.00	10,000.00	12,000.00
Communications Services	4,267.91	4,527.14	5,200.00	5,200.00	6,000.00
Legal Fees	4,690.53	9,228.50	40,000.00	7,500.00	40,000.00
Lease Expense-GTACC	25,055.65	26,170.12	26,500.00	26,500.00	85,166.40
Office Equipment & Supplies	4,259.31	6,826.75	10,000.00	10,000.00	14,000.00
Office Moving/Remodeling Exp.					100,500.00
Total Service and Supply Expense	\$ 87,720	\$ 106,064	\$ 150,200	\$ 110,450	\$ 393,666

EXPENDITURES

Indirect Economic Development Exp.

Chamber Guide	\$ 8,354	\$ 8,354	\$ 8,400	\$ 8,449	\$ 8,500
Area Street Maps	-	3,875	-	-	4,000
Marketing	83,115	93,141	175,000	175,000	175,000
Economic Impact Model License	4,561	4,561	4,698	4,698	4,839
Event Sponsorships	8,038	17,354	29,000	25,000	29,000
Promotional Items	4,715	4,840	10,000	10,000	10,000
Printing	1,122	4,399	6,500	6,500	6,500
Website and GIS	12,100	23,725	25,000	25,000	25,000
Professional Services	306,423	356,208	750,000	285,000	750,000
Grow Tomball Initiative	-	10,450	20,000	20,000	20,000
Miscellaneous	44,914	6,220	15,000	15,000	25,000
Total Indirect Expenditures	\$ 473,342	\$ 533,127	\$ 1,043,598	\$ 574,647	\$ 1,057,839

EXPENDITURES

City Debt Service

Southside Sewer Plant (1999 CO-2/15/2019)	\$	-	\$	-	\$	-	\$	-	\$	-
Utilities Expansion (2002 CO-2/15/2022)		370,000		-		-		-		-
Business Park Infrastructure (Series 2013)		537,663		539,463		546,013		546,013		547,313
Medical Complex/Persimmon (Series 2016)		222,222		222,222		222,222		222,222		222,222
COT 2024 Request										1,000,000
Total Debt Service	\$	1,129,885	\$	761,685	\$	768,235	\$	768,235	\$	1,769,535

EXPENDITURES

Grants, Loans & Other Expenditures

Project Grants	\$ 620,825	\$ 2,051,759	\$ 3,500,000	\$ 500,000	\$ 5,000,000
Sales Tax Reimbursement Grants (380)	66,823	70,130	11,400	11,380	100,000
Property Acquisition	-	4,635,760	3,000,000	1,550,000	3,000,000
Business Improvement Grants- Current Year	121,344	154,501	350,000	253,800	350,000
Business Improvement Grants- Prior Year	197,302	211,882	250,000	187,588	250,000
Old Town Façade Grants- Current Year	-	20,243	250,000	100,000	250,000
Old Town Façade Grants- Prior Year	125,560	33,469	100,000	47,553	100,000
Old Town Projects			1,500,000	2,000	1,500,000
Main Street Rebuild (Upsizing of Trees)	-	-	-	-	1,500,000
South Live Oak Redevelopment	76,553	80,370	5,000,000	65,000	3,000,000
Business Park Expenses	133,985	94,791	350,000	65,000	350,000
First Baptist Church Expenses		3,500	-	50,000	5,500,000
Summer Youth Employment Program				-	126,000
Total Grants/Loans/Other	\$ 1,342,394	\$ 7,356,405	\$ 14,311,400	\$ 2,832,321	\$ 20,900,000


Total All Expenditures	\$ 3,550,602	\$ 9,400,153	\$ 16,987,018	\$ 4,966,678	\$ 24,877,700
Revenues Over (Under) Expenditures	\$ 4,294,712	\$ 801,837	\$ (11,137,018)	\$ 2,033,322	\$ (18,477,700)
Other Income/Losses on Investments	\$ (455,268)	\$ 20,855	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 24,567,773	\$ 25,348,756	\$ 14,211,738	\$ 27,382,078	\$ 8,904,378

TEDC Debt Service Schedule

	Series 1999	Series 2002	Series 2013	Series 2016	Series 2025	Annual Payments
2016	\$ 188,148	\$ 370,000	\$ 528,012.50			\$ 1,086,160.50
2017	\$ 188,148	\$ 370,000	\$ 530,912.50			\$ 1,089,060.50
2018	\$ 188,148	\$ 370,000	\$ 533,612.50			\$ 1,091,760.50
2019	\$ 188,148	\$ 370,000	\$ 536,112.50			\$ 1,094,260.50
2020		\$ 370,000	\$ 533,462.50	\$ 222,222		\$ 1,125,684.50
2021		\$ 370,000	\$ 535,662.50	\$ 222,222		\$ 1,127,884.50
2022		\$ 370,000	\$ 537,662.50	\$ 222,222		\$ 1,129,884.50
2023			\$ 539,462.50	\$ 222,222		\$ 761,684.50
2024			\$ 546,012.50	\$ 222,222		\$ 768,234.50
2025			\$ 547,312.50	\$ 222,222	\$ 1,000,000	\$ 1,769,534.50
2026			\$ 548,412.50	\$ 222,222	\$ 1,000,000	\$ 1,770,634.50
2027			\$ 548,737.50	\$ 222,222	\$ 1,000,000	\$ 1,770,959.50
2028			\$ 548,275.00	\$ 222,222	\$ 1,000,000	\$ 1,770,497.00
2029			\$ 551,925.00	\$ 222,222	\$ 1,000,000	\$ 1,774,147.00
2030			\$ 549,056.25	\$ 222,222	\$ 1,000,000	\$ 1,771,278.25
2031			\$ 549,600.00	\$ 222,222	\$ 1,000,000	\$ 1,771,822.00
2032			\$ 549,075.00	\$ 222,222	\$ 1,000,000	\$ 1,771,297.00
2033			\$ 548,100.00	\$ 222,222	\$ 1,000,000	\$ 1,770,322.00
2034				\$ 222,222	\$ 1,000,000	\$ 1,222,222.00
2035				\$ 222,222	\$ 1,000,000	\$ 1,222,222.00
2036				\$ 222,222	\$ 1,000,000	\$ 1,222,222.00
2037				\$ 222,226	\$ 1,000,000	\$ 1,222,226.00
2038					\$ 1,000,000	\$ 1,000,000.00
2039					\$ 1,000,000	\$ 1,000,000.00
2040					\$ 1,000,000	\$ 1,000,000.00
2041					\$ 1,000,000	\$ 1,000,000.00
2042					\$ 1,000,000	\$ 1,000,000.00
2043					\$ 1,000,000	\$ 1,000,000.00
2044					\$ 1,000,000	\$ 1,000,000.00
Total	\$ 752,592	\$ 2,590,000	\$ 9,761,406.25	\$ 4,000,000.00	\$ 20,000,000	\$ 37,103,998.25



Budget Schedule

- CoT/TEDC Workshop 7/22/2024
 - TEDC Board Meeting (Draft Budget) 8/13/2024
 - CoT/TEDC Workshop & Approval 8/19/2024
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QUESTIONS?