

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: March 4, 2025

Topic:

Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Material and Design Solutions, LLC to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the development of a corporate headquarters facility, located at 1515 S. Persimmon Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$85,902.00.

- Public Hearing

Background:

Material and Design Solutions, LLC (MDS) is a leading provider of thermoplastics and elastomeric sealing components with over 100 years of experience. They manufacture engineered plastic backup seal rings for the Oil & Gas Industry.

The company currently has two leased locations, one at 701 S. Persimmon Street in Tomball (manufacturing line), and the other at 6431 Cunningham Rd. in Houston (Corporate Headquarter). The company intends to purchase 8 acres of land at 1515 South Persimmon Street to combine both facilities into one. The proposed facility will be a 30,000 square-foot manufacturing and Corporate Headquarters facility for MDS.

Per the attached request letter, Tom Drye, Project Manager for MDS, is proposing to retain the twenty-five (25) Tomball employees, relocate the twenty-four (24) full time employees from the Houston location and plans to create an additional twelve (12) full time employees over the next 1-2 years.

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 the Tomball economy is \$286,339.00. The proposed incentive is \$85,902.00, based upon 30% of the 5-year net benefit.

Origination: Andy Jorgensen, Owner, Material and Design Solutions, LLC

Recommendation: Staff recommends approval of the proposed Performance Agreement with Material and Design Solutions, 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

Staff Member-TEDC

Date

Approved by

Executive Director-TEDC

Date