

# Special Tomball EDC Agenda Item Data Sheet

**Meeting Date:** July 8, 2025

**Topic:**

Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Klauer Manufacturing Company to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 21609 Hufsmith Kohrville Rd, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$10,000.00.

- Public Hearing

## Background:

The Tomball Economic Development Corporation has received a request from Brenda Hoefler, Chief Financial Officer, Klauer Manufacturing Company, for funding assistance through the TEDC's Rental Incentive Program.

Klauer Manufacturing is a fifth-generation family-owned leading U.S. manufacturer of sheet metal products for residential and commercial construction. The company was founded in 1870 in Dubuque, Iowa and they would like to open a secondary location in a 40,200 square foot office/warehouse building located at 21609 Hufsmith Kohrville Rd, Tomball, Texas 77375.

The goal of the TEDC's Rental Incentive Program is to assist in the establishment of new businesses in existing vacant spaces and to stimulate commercial investment in the City of Tomball. In accordance with the Rental Incentive Program Policy, the proposed performance agreement is for 25% of the base monthly rent for the first year of operation only, not to exceed \$10,000.00 per business.

The lease agreement that was submitted in conjunction with the request letter shows a five-year lease commitment with a monthly rent amount of \$28,944.00 for the first 12 months. The proposed grant amount is \$10,000.00, payable after the first year of operation based on landlord verification of rents paid and meeting the performance agreement criteria.

**Origination:** Brenda Hoefler, Chief Financial Officer, Klauer Manufacturing Company

**Recommendation:** Staff recommends approval of the proposed Performance Agreement with Klauer Manufacturing Company.

**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