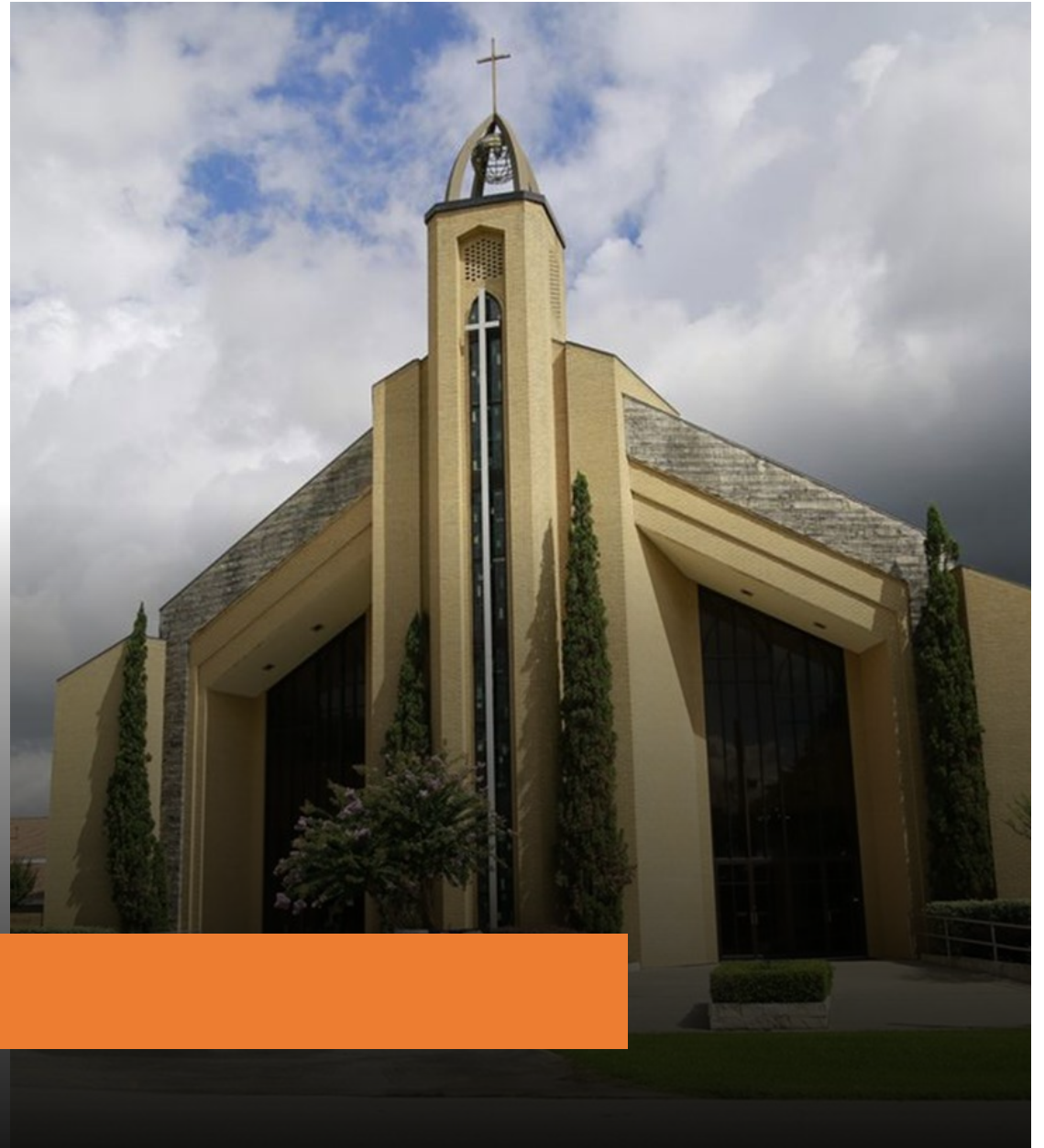


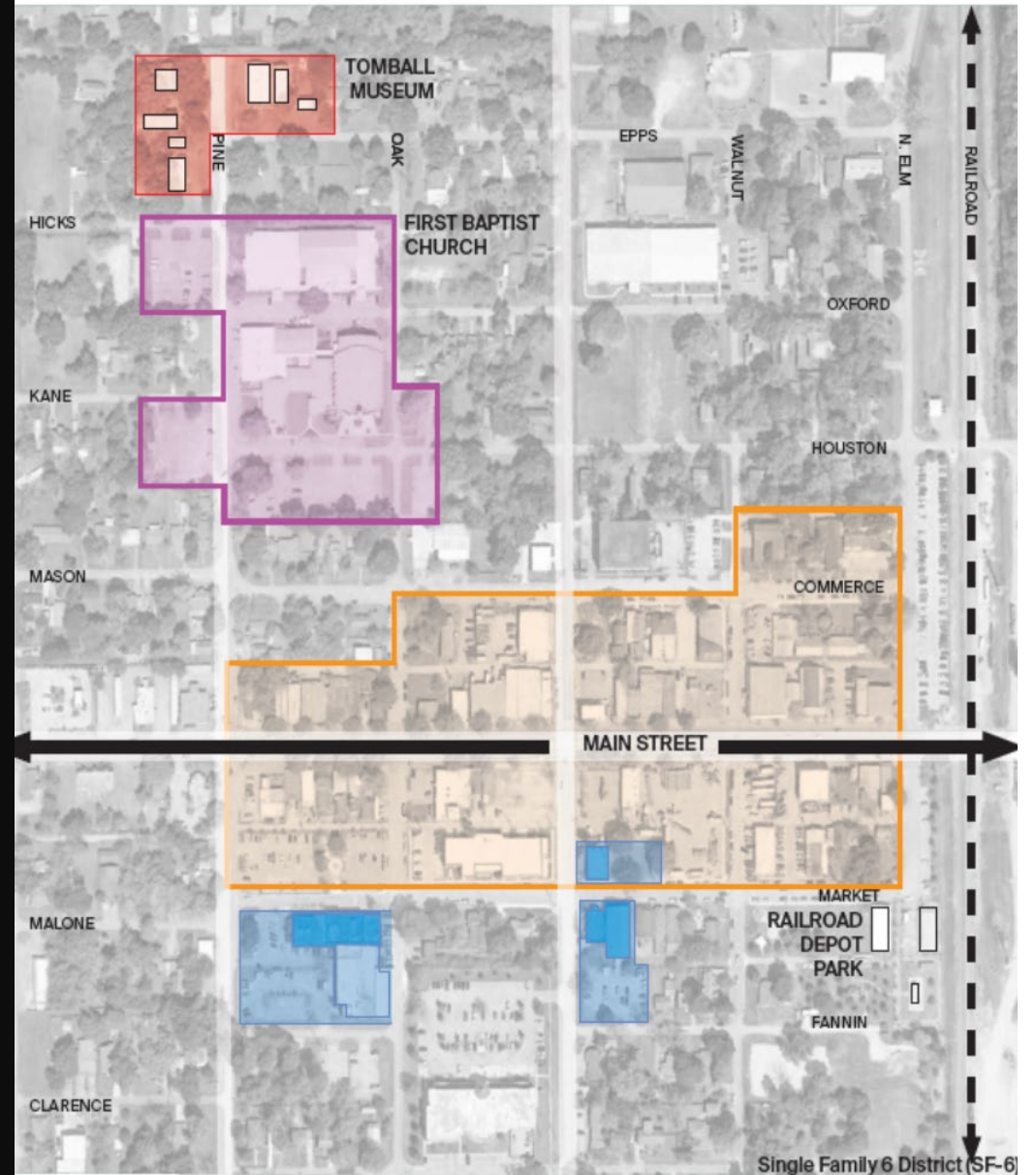
First Baptist Church – Tomball





Property Overview

- 400 W. Houston St., Tomball, TX 77375
- Site: ±4.63 acres
- Purchased for \$4,500,000
- Tax exempt status



History of First Baptist Church – Tomball (FBCT)



First Baptist Church began during a revival under a Brush Arbor at Main Street and Walnut Street.

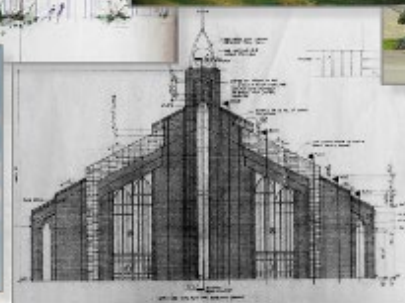
1909



1922



1949
Sanctuary
Construction



1985
Worship Center Construction



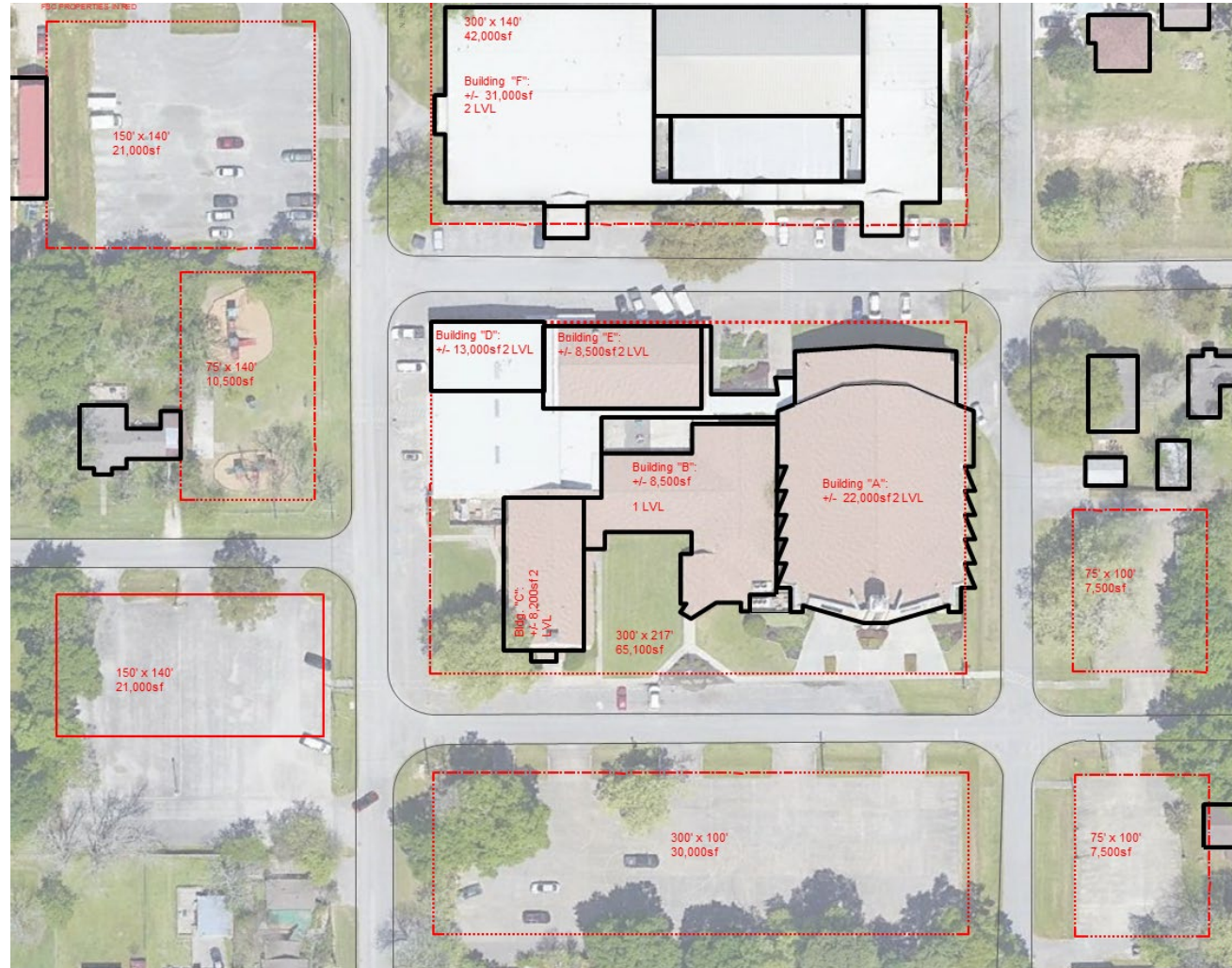
100-Year Anniversary
October 2009



2003
Land Purchased (32 Acres) for
Relocation and Expansion

First Baptist Church – Tomball

- Main Sanctuary (700 seats)
- 1949 Chapel (8,200sf)
- Fellowship Hall (42,000sf)
 - Classrooms
 - Office space
 - Meeting rooms
 - Indoor gym
 - Commercial grade kitchen
- Playground
- 250 Parking Spaces







General Redevelopment Process





1. Project Vision & Feasibility Analysis

Define Objectives: Identify the goals of the redevelopment (e.g., economic impact, community benefits, historic preservation).

- **Cultural Benefits:** Expanding access to the arts and fostering local talent
- **Economic Growth:** Increased tourism, local business support, and job creation
- **Community Engagement:** Providing a hub for education, performances, and social services

Feasibility Study: Assess market demand, financial viability, infrastructure needs, and potential constraints.

Site Analysis: Evaluate zoning, environmental concerns, and site conditions.

Public-Private Partnerships (if applicable): Identify funding sources, private sector involvement, and incentives.

2. Stakeholder & Community Engagement



Public Meetings: Gather input from residents, businesses, and local organizations.



Government Coordination: Engage with city officials, stakeholders, and regulatory agencies.



Partner Collaboration: Work with potential tenants, cultural groups, and businesses interested in the project.

Potential Local Partner Organizations & Their Roles

- **Tomball Emergency Assistance Ministries:** Community outreach and support services
- **Symphony North of Houston:** Musical performances and orchestral engagement
- **Tomball Arts League:** Visual arts exhibitions, workshops, and community projects
- **From the Ashes Community Theater:** Community-driven performances and cultural storytelling
- **Playhouse 1960:** Theatrical productions and educational programs
- **Main Street Crossing:** Musical performances



3. Master Planning & Design Development

Concept Development: Create preliminary designs and site plans.

Facility Use & Space Allocation

- Overview of available spaces (performance venues, galleries, offices, flex space, classrooms, event spaces)
- Flexible use options for each organization
- Shared resources and collaborative programming opportunities
- Foster creative and entrepreneurial endeavors



4. Financial Model & Sustainability

- **Cost Estimation:** Develop a project budget, including construction, operations, and contingencies.
 - Low-Rent Model for Partners:** Making space accessible to arts and non-profit organizations
 - Revenue Offsets:** Renting spaces for private/business events (concerts, weddings, corporate events, performances and competitions, dances/proms, banquets, comedy shows, etc.)
- **Funding Sources:** Explore grants, sponsorships, loans, bonds, and public-private partnerships.
- **Revenue Model:** Plan for sustainable funding, including rental income, event space revenue, and/or public subsidies.



5. Implementation & Construction

- **Phased Development:** Break construction into manageable phases based on funding and priorities.
- **Procurement & Bidding:** Select contractors, architects, and engineers.
- **Project Oversight:** Monitor progress, address challenges, and ensure regulatory compliance.

6. Marketing & Tenant Recruitment

- **Promotion Strategy:** Build public awareness and interest in the redevelopment project.
- **Tenant Attraction:** Secure leases with cultural institutions, businesses, or organizations



7. Operations & Long-Term Management

- **Governance Structure:** Establish a nonprofit, public entity, or private operator for ongoing management.
- **Maintenance & Programming:** Ensure sustainable operations, maintenance, and community engagement through events, rentals, and other programming.



Things to consider:

- Vacating Houston & Oxford Streets
- Long-term Parking Needs
- Museum Center
- Coordination w/Capital Projects – FM 2920 Rebuild, one-way pairs (Oak)
- Pine Street Improvements/Connection to Main Street
- Designated Arts & Cultural District - Texas Commission on the Arts (TCA)
Cultural District Program
- Signage