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DRIVEN BY COMMERCE.
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TOMBALL, TX 77375 • TOMBALLTXEDC.ORG



2022-2023 ANNUAL REPORT



ABOUT TEDC

Formed in 1994 as a Type B corporation, the Tomball Economic Development Corporation (TEDC) is governed by a seven-member Board of Directors appointed by Tomball City Council.

The TEDC focuses on attracting new businesses and industry, promoting business retention and expansion, and coordinating economic development efforts in Tomball. These efforts strengthen the overall economic environment of Tomball and help the community thrive through measured growth which generates jobs, boosts revenue, and enhances the quality of life for Tomball.

The TEDC utilizes multiple tools to attract and retain businesses. Developed infrastructure, tax incentives, and grants can defray costs of purchasing land, buildings, equipment, and improvements for relocation or expansion in the City of Tomball. The Corporation collaborates with existing companies and local partners on key initiatives to address critical business and community needs.

Tomball's premier location and business-friendly mindset make it an ideal place for economic investment and ensures Tomball is a place where corporate industry and family-owned and operated businesses can prosper.



MISSION

To promote economic development in the City of Tomball through the attraction of new business and industry and the retention of existing businesses by providing the resources that enhance the general well-being of the community.



VISION

Tomball is the community of choice for businesses, residents, and visitors, offering a dynamic economy, strong labor force, and unmatched living and working environment.

BOARD OF DIRECTORS



• Gretchen Fagan •

President



• Steven Vaughan •

Vice-President



• William E. Sumner •

Secretary



• Richard Bruce •

Treasurer



• Chad Degges •



• Clete Jaeger •



• Lisa Covington •

TEDC STAFF



Kelly Violette
CEcD, PCED, AICP
Executive Director



Tiffani Wooten
CEcD
Assistant Director



Tori Gleason, PCED
Economic Development
Coordinator



McKayley Dannelley
Administrative
Assistant

EXECUTIVE DIRECTOR'S MESSAGE

On behalf of the Board of Directors of the Tomball Economic Development Corporation (TEDC), I am pleased to present you with our 2022 - 2023 Annual Report.

Reflecting on our economic development efforts over the past year, I am proud of the work our organization completed and excited about our future projects. Assisted by strategically planned efforts, Tomball's economy continues to grow and thrive through innovative business opportunities, critical infrastructure investments, and strong community partnerships.

The projects announced over the past 12 months showcased Tomball as a leader in attracting and retaining businesses and capital investment. From Costco to mom-and-pop stores, the TEDC is committed to ensuring that businesses of all types have the resources and support to prosper, create jobs and stimulate our local economy.

Private commercial investment, sparked by City of Tomball and TEDC incentives, has led to "build-out" of our Tomball Business and Technology Park, as well as new retail and industrial developments along Grand Parkway and Highway 249. Additionally, a strong focus on enhancing Tomball's downtown as a destination center has led the TEDC to invest in two strategic redevelopment sites in Old Town.

These sites will be a major focus of the TEDC in the coming years and have the potential to catalyze development in Old Town.

Strong partnerships between the City of Tomball, TEDC, GTACC, Harris County, and regional organizations have collaboratively developed highways, local roads, drainage, and parks & trails infrastructure. These partnerships play an important role in supporting economic development through collaboration and innovation.

Healthcare & education partners are developing workforce for the Tomball region's growing healthcare industry. State of the art labs, hands-on internships, and rigorous curriculum through P-TECH initiatives with Tomball ISD, Lone Star College, and HCA Houston Healthcare-Tomball provide a young, qualified, and available workforce.

I am looking forward to what we will accomplish in the next year. Thank you for your continued collaboration and support!

Sincerely,
Kelly Violette, CEcD, PCED, AICP
Executive Director

Kelly Violette

OPERATING REVENUE

FY2023 ADOPTED



BEGINNING FUND BALANCE
\$23,156,574



INTEREST INCOME
\$450,000



SALES TAX
\$5,100,000

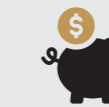


TOTAL AVAILABLE RESOURCES
\$28,706,574

EXPENDITURES



ADMINISTRATIVE
\$810,385



CITY DEBT SERVICE
\$761,685



TOTAL EXPENDITURES
\$16,716,035



INDIRECT ECONOMIC DEVELOPMENT EXPENSES
\$723,965



GRANTS, LOANS, & OTHER EXPENDITURES
\$14,420,000



ENDING FUND BALANCE
\$11,990,540

TEDC ANNUAL WORK PLAN

DEVELOPMENT AND EXECUTION OF TEDC GOALS

The TEDC successfully completed its three year Strategic Work Plan to further establish Tomball as a vibrant hub for community, commerce, and culture. The TEDC staff and board positioned Tomball for economic success by meeting comprehensive goals for business retention and expansion, attraction and recruitment, development/redevelopment of Old Town Tomball, and education and workforce development. The 2022-2023 goals were achieved through a collaborative approach to economic development that strongly values the input of stakeholders, including local businesses, community leaders, elected officials, and strategic partners.



BUSINESS RETENTION & EXPANSION (BRE)

Continually Engage and Assist in the Success of Tomball Businesses

ATTRACTION AND RECRUITMENT

Recruit and Secure New Businesses and Industry Suitable for Tomball

DEVELOPMENT/REDEVELOPMENT OF OLD TOWN

Encourage Quality Investment in Tomball's Old Town

EDUCATION AND WORKFORCE DEVELOPMENT

Partner With Local and Regional Education Institutions, City of Tomball, Greater Tomball Area Chamber of Commerce, and Local Industries to Further Develop Youth Workforce Initiatives

PROJECT GRANTS

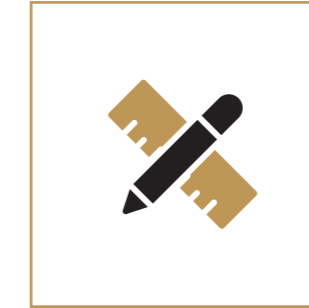
2022-2023

ECONOMIC DEVELOPMENT BY THE NUMBERS



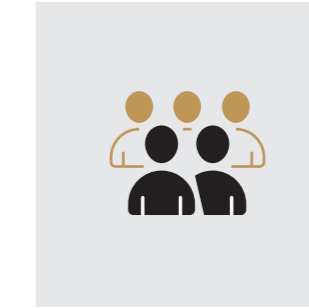
13

PROJECTS



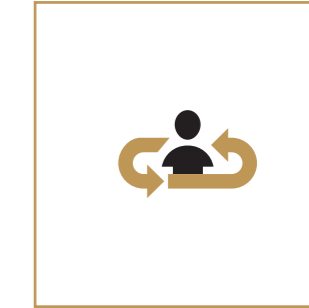
367,327

SQFT



174

JOBS CREATED



31

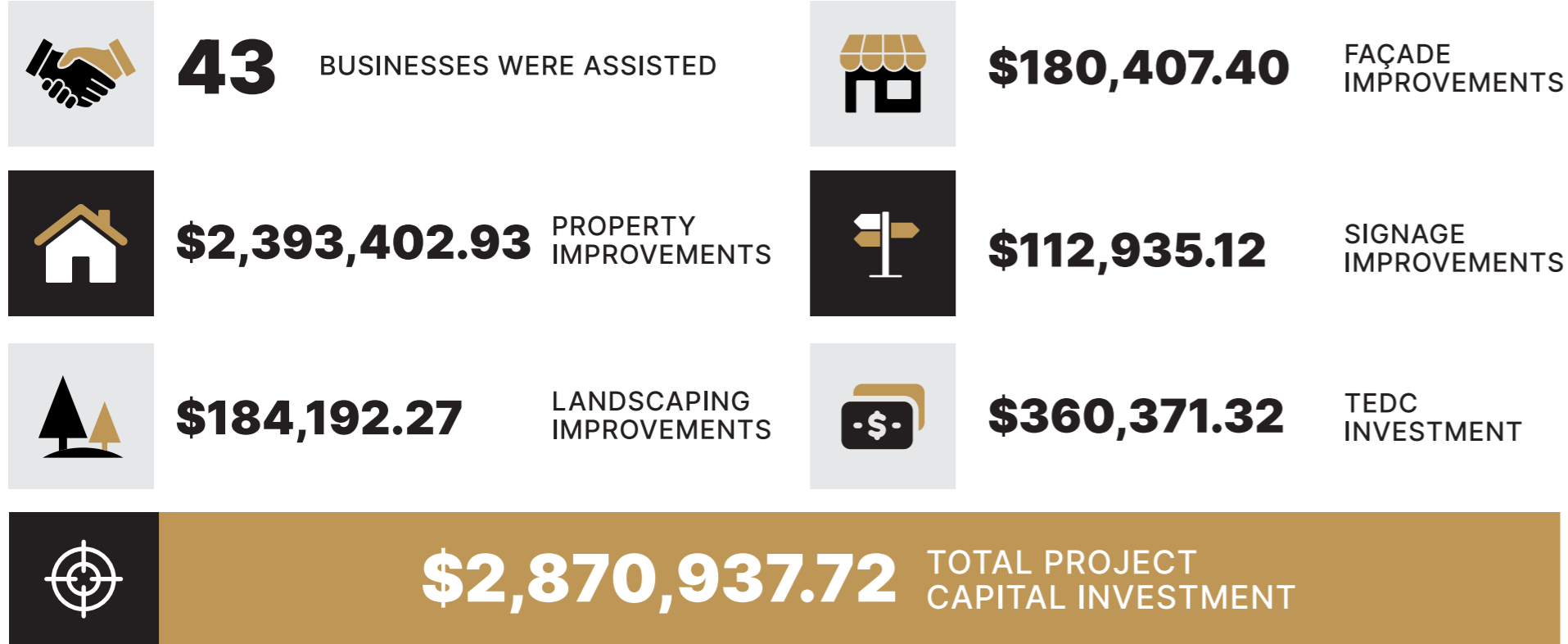
JOBS RELOCATED

\$32,019,753
CAPITAL INVESTMENT

\$2,181,970
TEDC INVESTMENT


- BUSINESS PROJECTS:**
- SIP HIP HOORAY
 - DELLA CASA PASTA
 - JONAH'S MOVERS
 - PERSIMMON GLOBAL LOGISTICS
 - BCS TOMBALL MAIN, LLC
 - STUDIO A28, LLC
 - CHURCH HOLDINGS, INC
 - CLEARHOPE COUNSELING AND WELLNESS CENTER, LP
 - HUFSMITH - KOHRVILLE BUSINESS PARK, LLC
 - CITY OF TOMBALL - MATHESON PARK
 - CITY OF TOMBALL - LOUIE'S TOGETHER PARK
 - CITY OF TOMBALL - ALLEYWAYS
 - CITY OF TOMBALL - SOUTH WASTEWATER TREATMENT PLANT

BUSINESSES IMPROVEMENT GRANTS (BIG)



OLD TOWN FAÇADE IMPROVEMENT GRANTS (FIG)


\$40,485.75
 PROJECT TOTALS


\$20,242.87
 TEDC GRANT TOTALS

IMPROVING TOMBALL



The TEDC is committed to enhancing Tomball through programs that promote business improvement and growth. The Business Improvement Grant (BIG) and Old Town Façade Improvement Grant (FIG) programs provide incentive for businesses and property owners to improve their buildings and surroundings.

The Business Improvement Grant (BIG) is a grant program designed to help commercial property owners and businesses make high quality exterior improvements to buildings and property throughout Tomball.

The Old Town Façade Improvement Grant (FIG) program promotes economic development by offering economic incentives for renovation, rehabilitation, restoration, and enhancement of facades and structures in Old Town Tomball.

These two programs not only enhance the aesthetic of buildings and the Tomball community, they help raise the value of the improved property. The TEDC offers BIG and FIG to stimulate economic prosperity.

TOMBALL BUSINESS & TECHNOLOGY PARK



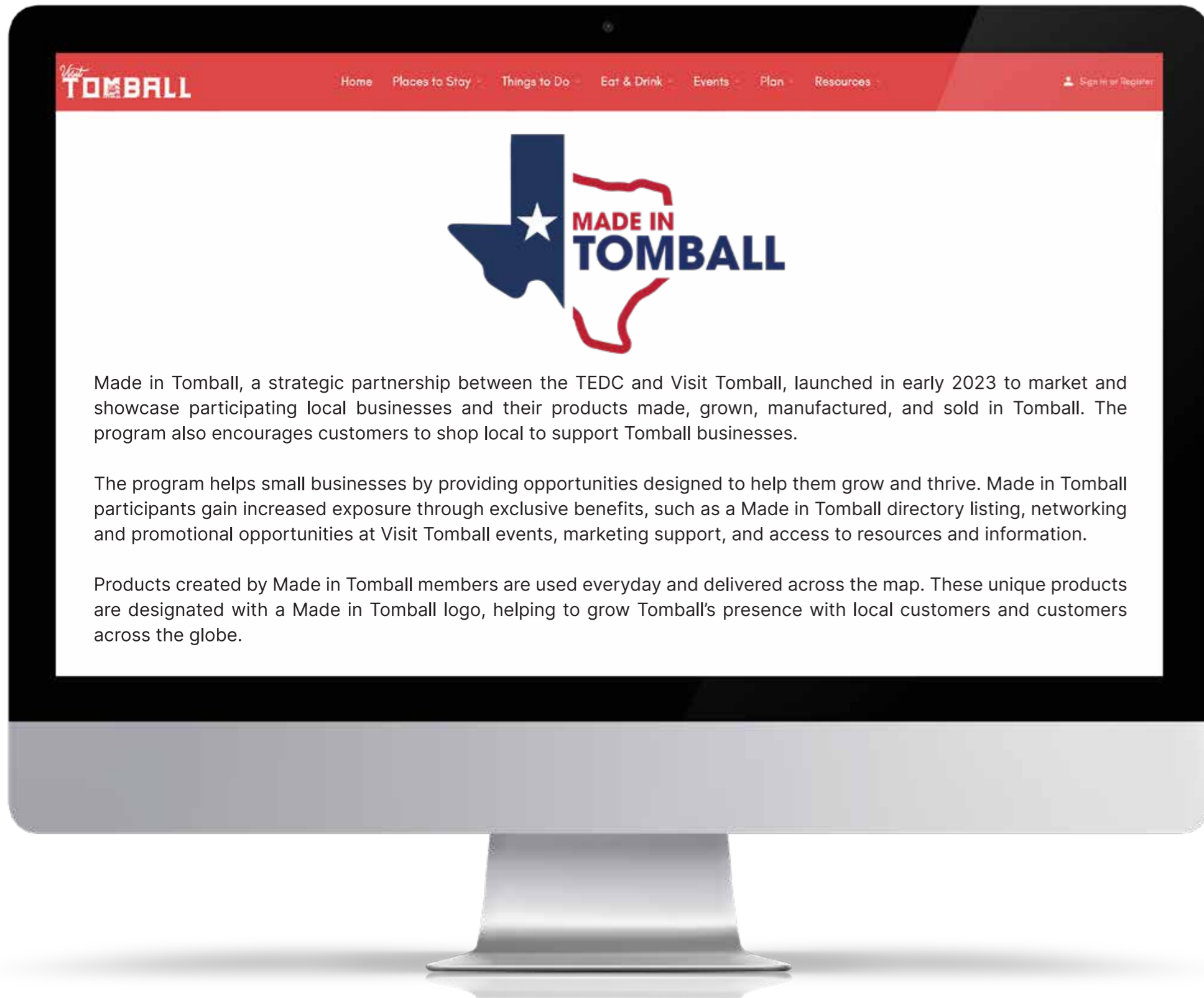
99.5 TOTAL ACRES
85 MILLION PRIVATE CAPEX
658K TOTAL SQUARE FEET
568+ JOBS CREATED

The Tomball Business & Technology Park was named a top industrial park in the United States by Business Facilities for the second consecutive year. The publication ranked the Park 10th best in the country in its 18th Annual Rankings Report. Business Facilities' ranking considers park size, location to markets, growth potential, and recent expansions, as well as utilities, residential developments, and amenities.

Operated by the TEDC, the Tomball Business & Technology Park has been in high demand since opening in 2016. Nearly all of the 99.5 acres is occupied or under contract. With the sale of the Park's remaining 18-acres in May 2023, the TEDC will have achieved its goal of 100% sold.

Millions of dollars in capital investment and hundreds of jobs created by companies inside the Park have helped spur growth around Tomball. Developments like Interchange 249 and Grand Parkway Town Center, both just minutes from Tomball Business & Technology Park, represent opportunities created by the Park's growth.

Similarly, residential construction in Tomball has continued to boom thanks in part to demand created by the Tomball Business & Technology Park. Thousands of homes are planned or under construction within a few miles of the Park.



ENHANCING OLD TOWN

A strategic goal for the TEDC is development and redevelopment of Old Town Tomball by partnering with the City of Tomball on targeted infrastructure improvements. Construction of alleyways in Old Town Tomball is an example of this partnership.

The alleyway project is currently under design with phase 1 to begin in 2023. The TEDC is contributing \$600,000 to assist with construction of three alleyways. The TEDC is also a partner on the FM 2920/Main Street reconstruction project set to commence in 2024.

In addition to partnering with the City on infrastructure, the TEDC is partnering with local business, Sip Hip Hooray, on a marketing and advertising grant for Shop and Stroll events in Old Town Tomball. The successful events attract thousands of visitors to Old Town and help businesses generate sales six-to-ten times greater than normal. TEDC's grant helps Sip Hip Hooray cover expenses for promotional items and digital advertising to further the event's reach.



GROW TOMBALL



The TEDC developed a creative Grow Tomball initiative using new media to highlight and promote local businesses as part of its strategic plan to retain and expand business in Tomball.

In addition to regularly engaging with and assisting existing businesses to meet the TEDC's goal of business retention and expansion (BRE), the TEDC shares success stories through Grow Tomball which captures these stories through podcasts, video testimonials, and articles. Content focuses on how mature and new businesses thrive in Tomball. These narratives are posted on the TEDC website and social media channels, in addition to being featured in the TEDC's quarterly Economic Development Update newsletter.

Grow Tomball helps business owners amplify their message and build awareness by sharing their story with thousands of stakeholders who engage with the TEDC. TEDC staff continues to achieve BRE goals with site visits, annual business surveys, and networking events that bring together business owners and community stakeholders.

GROWING THE FUTURE WORKFORCE

The ongoing workforce challenges across the nation have underscored the pressing need to take a more hands-on approach to growing our future workforce, particularly in the healthcare sector. This need has been further highlighted by the COVID-19 pandemic, which has brought to the forefront the importance of having a robust and well-trained healthcare workforce.

To address this challenge, the TEDC is working closely with stakeholders in Tomball and Texas to bridge the workforce gap. One such initiative is the Early College High School for Pathways in Technology (P-TECH) program, which has been approved by the Texas Education Agency. This unique collaboration between HCA Houston Healthcare Tomball, Tomball ISD, and Lone Star College-Tomball is focused on developing the next generation of health professionals.



Through the program, students earn both high school and college associates degrees while gaining valuable mentor partnerships, shadowing opportunities, and clinical experiences. This work-based learning model enables students to obtain industry-based certifications in EKG, Phlebotomy, or Patient Care Technician.

Lone Star College-Tomball's state-of-the-art Health Science Building offers similar health occupations programs aimed at developing skilled employees in nursing, pharmacy, laboratory technology, and occupational therapy. Other partners supporting the TEDC's efforts to develop the local workforce include the Texas Workforce Commission, the City of Tomball, and the Gulf Coast Workforce Board, as well as individual companies in the area.



COSTCO WHOLESALE

Tomball is set to welcome Costco Wholesale, a multi-billion-dollar global retailer known for offering competitive prices and high-quality products. The project is planned near the intersection of Business 249 and Holderrieth Road.

A 161,131 square-foot store and 10,000 square-foot gas station will lead to approximately 125 new jobs. The City of Tomball and Tomball EDC entered into a sales tax reimbursement agreement with Costco in November 2022 to help offset infrastructure costs for the nearly \$20 million investment.



HOUSTON POLY BAG

Houston Poly Bag completed an expansion to its Holderrieth Road headquarters in Spring 2023. The 41,000 square-foot expansion will allow the custom manufacturer of polyethylene and biodegradable films, bags, and flexible packaging to grow their operations.

The expansion is a \$6 million capital investment and will create at least ten new jobs. The Tomball Economic Development Corporation and Houston Poly Bag entered into an \$84,894 performance agreement in 2020.



MACY'S, INC.

Macy's, Inc. will open its brand new 900,000 square-foot distribution center in Interchange 249 mid-2023. Once completed, this facility will be the first project completed in the 240-acre Lovett Industrial and Clarion Partners development.

The project includes \$35 million in capital improvements and approximately 103 new jobs created or relocated to Tomball. A performance agreement in the amount of \$580,864 is in place between the Tomball Economic Development Corporation and Macy's, Inc.



DELLA CASA PASTA

Della Casa Pasta, a Tomball-based manufacturer of fresh pasta and meals, is making approximately \$150,000 in capital improvements to expand at its Hicks Street home. The 7,872 square-foot expansion will retain five current jobs and add three new jobs, in order to help the company meet demand of its retail and wholesale customers.

A \$16,077 performance agreement was approved in February by the TEDC board. Della Casa Pasta has continued operations while expansion is ongoing.

SIZE UP TOMBALL



SizeUp Tomball helps businesses make strategic, data-driven decisions. With access to information on customers, suppliers, and competitors, this new business intelligence tool provides key data for site selectors, companies, and stakeholders.

The free resource begins by asking users to input their industry to access details from the SizeUp dashboard. Results can be further customized by adding information such as revenue, number of employees, and the year the business was created. This information is critical in determining how businesses compare in Tomball and the surrounding area. Detailed demographic information provides a clear picture for client outreach with all of the data from SizeUp Tomball compiled in a custom report for decision makers.

SizeUp Tomball is one of the newest resources on TEDC's award-winning website and another way the TEDC executes the Strategic Work Plan goal to assist emerging entrepreneurs and existing Tomball businesses.



Measure Your Business Performance
Compare your business ranking to industry competitors.



Find Customers, Suppliers, and Competitors
Reveal new business opportunities and threats.



Optimize Marketing and Advertising
Target your ideal customers.



Analyze Demographics
Explore nearby customer and employee characteristics.



TEDC AWARDS & NEWS

The TEDC was recognized by the International Economic Development Council (IEDC) with a pair of 2022 Excellence in Economic Development Awards. The TEDC received a Silver Excellence Award for its 2021-2022 Annual Report and a Bronze Excellence Award for its recently redesigned website, TomballTXEDC.org. Awards were presented at IEDC's Annual Conference in Oklahoma City.

Tori Gleason, TEDC's Economic Development Coordinator, completed Community Development Institute (CDI) Texas Advanced in March 2023. This program, exclusively for CDI Alumni, focuses on application of community and economic development principles in real-world settings. The theme of "Building a Better Downtown" allowed Gleason to gain industry knowledge that will directly help her and the TEDC achieve their strategic goal of development/redevelopment of Old Town Tomball.

McKayley Dannelley joined the TEDC in September as Administrative Assistant. Dannelley brings customer service and sales experience, along with local knowledge and enthusiasm, to the position. Dannelley supports the TEDC staff and board with reports and tasks relating to business recruitment and retention efforts, while also maintaining responsibility for bookkeeping, clerical, and administrative duties.



The TEDC is eager to help existing Tomball businesses expand and new businesses locate in Tomball. You can access information on available properties, resources, incentives, and more by scanning the QR codes below.

For additional assistance and to learn what the TEDC can do for your business, please contact the TEDC staff at 281-401-4086.

BUSINESS IMPROVEMENT GRANT

The Business Improvement Grant (BIG) is a grant program designed to help commercial property owners and businesses make high quality exterior improvements to buildings and property in Tomball.



OLD TOWN FAÇADE IMPROVEMENT GRANT

The Old Town Façade Improvement Grant (FIG) program promotes economic development by offering economic incentives for renovation, rehabilitation, restoration, and enhancement of facades and structures in Old Town Tomball.



AVAILABLE PROPERTIES

Utilize our property search tool to find the perfect home for your business. A wide range of sites and buildings, from retail to industrial, can be filtered and sorted to your desire. If you cannot find what you are looking for using the search tool, contact the TEDC staff for more property information.



INCENTIVES

Tomball offers competitive incentive programs for existing companies looking to expand and new businesses looking to locate in the city. The City of Tomball has an attractive tax abatement program and the TEDC provides performance-based cash incentives for job creation, targeted infrastructure, and other improvements. The State of Texas also has programs for new and existing businesses.



WORKFORCE

The TEDC has a strategic commitment to develop and maintain a talented workforce in Tomball. Working with business, education, and community partners, the TEDC provides opportunities to develop and attract premium talent to Tomball.



TOMBALL ECONOMIC DEVELOPMENT QUARTERLY E-NEWSLETTER UPDATE

The TEDC keeps you updated on the latest happening around economic development in Tomball. Sign up for the TEDC's quarterly newsletter to learn about new projects, workforce development initiatives, and staff updates.

