

Special Tomball EDC

Agenda Item

Data Sheet

Meeting Date: September 23, 2025

Topic:

Consideration and possible action by Tomball EDC, to approve, as a Project of the Corporation, an agreement with Cheddar's Casual Café, Inc., to make direct incentives to, or expenditures for, assistance with infrastructure costs to be required or suitable for the promotion of new or expanded business development related to the development and construction of a full-service restaurant to be located at FM 249 and Alice Road, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$164,463.00.

- Public Hearing

Background:

The Tomball Economic Development Corporation has received a request from Marty Wilson, Manager, Darden Restaurants, Inc., for assistance with infrastructure costs related to the development of a proposed full-service restaurant.

Cheddar's Casual Cafe, Inc. proposes to develop approximately 2.14 acres located at FM 249 and Alice Road, Tomball, Texas 77375. The development will consist of a 6,181 square-foot full-service restaurant. Cheddar's is part of Darden's family of restaurants, which features some of the most recognizable and successful brands of full-service dining. Their restaurants participate in the Darden Harvest program which offers an alternative to discarding food and a mechanism for getting fresh and healthy food to people who need it. The estimated capital investment for the project is \$5.6 million.

The eligible infrastructure improvements include water, sanitary sewer, storm drainage, electric utilities and related site improvements totaling approximately \$1,096,420.00.

Targeted infrastructure that will promote the development and expansion of business enterprise is a permissible project as outlined in Texas Economic Development Legislation. If this project is approved, it will go to the Tomball City Council for final approval by resolution at two separate readings.

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 Tomball's economy is \$559,461.00.

If the agreement between the TEDC and Cheddar's Casual Cafe, Inc. is approved as a Project of the Corporation, the grant funding amount will not exceed \$164,463.00, based on 15% of the actual expenditures for the eligible infrastructure improvements.

Origination: Marty Wilson, Manager, Darden Restaurants, Inc.

Recommendation: Staff recommends approval of the proposed Performance Agreement with Cheddar's Casual Cafe, Inc.

Party(ies) responsible for placing this item on agenda: Kelly Violette

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 _____

Date

Approved by _____

Executive Director-TEDC Date

Date _____