

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 CSE W-Industries, Inc., to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the development of a corporate headquarters facility, to be located at the NEC of 2920 and 2978, Tomball, Texas 77377. The estimated amount of expenditures for such Project is \$660,000.00.

- Public Hearing

Background:

CSE W-Industries has been in business for over 40 years and is a fully integrated service provider of technology and engineered system solutions, specializing in Automation, I&E Construction Services, Packaged Equipment and Power Generation. They design and manufacture chemical injection systems and lead the charge in advanced electrification solutions.

Donnie Smith, President & CEO, CSE W-Industries, Inc indicates in his request letter that over the past four years their company has experienced substantial growth and currently has several leased locations across the Greater Houston Area. The company has done a thorough site selection process and has identified the 72.8 acres located at the northeast corner of Hwy 2920 and FM 2978 as an ideal location for their multi-phase campus.

The new campus will serve as their consolidated manufacturing and production facility and Corporate Headquarters and will be constructed in phases. Upon completion of all phases, the proposed development will consist of approximately 500,000 square feet of manufacturing and warehouse space, and around 55,000 square feet of office space. The company plans to invest more than \$80 million in capital expenditure over the next five years for this project.

For Phase I: The company plans to construct an approximately 150,000 square-foot office warehouse and to create 300 full-time employees. The estimated capital investment of Phase 1 of this project is over \$39,900,000.00.

An economic impact analysis for Phase 1 Only is included with the agreement to show the impact of this project phase on Tomball's economy. Per the analysis, the 5-year net benefit of this project on Tomball's economy is over \$2.2M. The proposed incentive is \$660,000.00, based upon \$2,200.00 per job relocated/created.

Origination: Donnie Smith, President & CEO, CSE W-Industries, Inc.

Recommendation: Staff recommends approval of the proposed Performance Agreement with CSE W-Industries, 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 _____