

# Regular Tomball EDC

## Agenda Item

### Data Sheet

Meeting Date: August 13, 2024

#### Topic:

Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Red Grip, LLC to make direct incentives to, or expenditures for, assistance with infrastructure costs required or suitable for the promotion of new or expanded business enterprise related to the construction of a commercial office/retail development to be located at 1211 Rudel Road, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$15,195.00.

- Public Hearing

#### Background:

The Tomball Economic Development Corporation has received a request from Mike Matheson, Owner, Red Grip, LLC, for assistance with infrastructure costs related to the construction of a commercial office/retail space on approximately 1.04 acres located at 1211 Rudel Road, Tomball, Texas 77375.

The development will consist of two standalone buildings, constructed with a combination of stone and brick and enhanced with wood beam accents, totaling 9,240 square feet. The site will include a 4,620 square foot facility for a Day Car/Early Learning Facility, as well as a 4,620 square foot office space. The projected capital investment for the project is \$2,037,000.

The eligible infrastructure improvements include water, sanitary sewer, storm drainage, electric and gas utilities, and related site improvements totaling approximately \$101,300

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 of Tomball's economy. Per the analysis, the 5-year net benefit of this project on Tomball's economy is \$51,435.00.

If the agreement between the TEDC and Red Grip, LLC is approved as a Project of the Corporation, the grant funding amount will not exceed \$15,195.00, based on 15% of the actual expenditures for the eligible infrastructure improvements.

**Origination:** Mike Matheson, Owner, Red Grip, LLC

**Recommendation:** Staff recommends approval of the Performance Agreement with Red Grip, LLC

**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:  No: \_\_\_\_\_ If yes, specify Account Number: # Project Grants \_\_\_\_\_

If no, funds will be transferred from account # \_\_\_\_\_ To account # \_\_\_\_\_

Signed \_\_\_\_\_ Approved by \_\_\_\_\_  
Staff Member-TEDC Date Executive Director-TEDC Date

Two (2) 4,620 square foot commercial office/retail buildings totaling 9,240 sq. ft.