

**NOTICE OF SPECIAL TOMBALL ECONOMIC DEVELOPMENT  
CORPORATION MEETING**



**Tuesday, July 8, 2025  
5:30 PM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, July 8, 2025 at 5:30 PM, City Hall, 401 Market Street, Tomball, TX 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tomball Economic Development Corporation reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

**THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF TOMBALL, TEXAS, WILL CONDUCT THE MEETING SCHEDULED FOR JULY 8, 2025, 5:30 PM, AT 401 MARKET STREET, TOMBALL, TEXAS, 77375. THIS MEETING AGENDA AND THE AGENDA PACKET ARE POSTED ONLINE AT:**

**<HTTPS://TOMBALLTX.GOV/ARCHIVE.ASPX?AMID=38>**

**A RECORDING OF THE MEETING WILL BE MADE AND WILL BE AVAILABLE TO THE PUBLIC IN ACCORDANCE WITH THE OPEN MEETINGS ACT UPON WRITTEN REQUEST.**

The public toll-free dial-in numbers to participate in the telephonic meeting are any one of the following (dial by your location): +1 312 626 6799 US (Chicago); +1 646 876 9923 US (New York); +1 301 715 8592 US; +1 346 248 7799 US (Houston); +1 408 638 0968 US (San Jose); +1 669 900 6833 US (San Jose); or +1 253 215 8782 US (Tahoma) - Meeting ID: 826 5844 6203 Passcode: 145156. The public will be permitted to offer public comments telephonically, as provided by the agenda and as permitted by the presiding officer during the meeting.

**A. Call to Order**

President Covington called the meeting to order at 5:31 p.m.

**PRESENT**

President Lisa Covington  
Vice President Danny Hudson  
Secretary Bill Sumner  
Treasurer Latrell Shannon

Member Brock Hendrickson  
Member Wayne Hall  
Member Becky Clepper

OTHERS PRESENT

Kelly Violette  
Tiffani Wooten  
Tori Gleason  
McKayley Dannelley  
Paul Garcia  
Tom Condon  
Kyle Bertrand  
Brennan Cross  
Lori Cross  
Russel Blue  
Bill Honeck  
Collen Pye  
Rosemary Hubbard  
Larrissa Roberts  
Brenda Hoefler (via Zoom)  
Jennifer LeMaster (via Zoom)  
Kaela Olson (via Zoom)

B. Invocation

Secretary Sumner led the invocation.

C. Pledges

Kelly Violette led the pledge of allegiance to both flags.

D. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*

No public comments were received.

E. Reports and Announcements

F. Reports by TEDC Staff:

Tiffani Wooten provided an overview of the following:

1. Summer Youth Employment Program – Business Midpoint Check-In Lunch to be held on July 16, 2025, from 11:30 a.m. – 1:00 p.m. at Pecos Grilling.
2. Parking & Mobility Study – Stakeholder Meeting held on June 26, 2025.

G. Approval of Minutes

Motion made by Treasurer Shannon, Seconded by Secretary Sumner.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

3. Regular Tomball EDC Meeting of May 13, 2025.

H. New Business

4. Election of Officers: President, Vice President, Secretary, Treasurer.

Motion made by Vice President Hudson, Seconded by Secretary Sumner.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

President: Lisa Covington

Vice President: Danny Hudson

Secretary: Bill Sumner

Treasurer: Latrell Shannon

The motion carried unanimously.

5. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Klauer Manufacturing Company to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 21609 Hufsmith Kohrville Rd, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$10,000.00.

Public Hearing

President Covington opened the public hearing at 5:46 p.m. No comments were received. Public hearing was closed at 5:46 p.m.

Motion made by Vice President Hudson, Seconded by Secretary Sumner.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

6. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Innersculpt Studio, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 27104 TX-249, Bldg. A, Ste 400, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$10,000.00.

#### Public Hearing

President Covington opened the public hearing at 5:50 p.m. No comments were received. Public hearing was closed at 5:50 p.m.

Motion made by Secretary Sumner, Seconded by Vice President Hudson.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

7. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an Old Town Façade Improvement Grant for Raymond Street Professional Suites, LLC to make direct incentives to or expenditures for building improvements for new or expanded business enterprise to be located at 203 Raymond Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$40,000.00.

#### Public Hearing

President Covington opened the public hearing at 5:58 p.m.

The following comment was received:

Collen Pye – 207 Florence St., Tomball, Texas 77375 – Expressed how excited she is about this project.

President Covington closed the public hearing at 5:59 p.m.

Motion made by Vice President Hudson, Seconded by Member Hendrickson.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

8. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an Old Town Façade Improvement Grant for Coaches Cigar Lounge, LLC to make direct incentives to, or expenditures for, building improvements for new or expanded business enterprise to be located at 414 E Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$50,000.00.

#### Public Hearing

President Covington opened the public hearing at 6:02 p.m. No comments were received. Public hearing was closed at 6:03 p.m.

Motion made by Secretary Sumner, Seconded by Treasurer Shannon.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

9. Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, the designation of Legacy Square, a redevelopment of the former First Baptist Church into an arts and cultural destination including a multipurpose event venue in Old Town Tomball.

#### Public Hearing

President Covington opened the public hearing at 6:08 p.m.

The following comment was received:

Rosemary Hubbard – 604 Scenic Rd, Tomball, Texas 77375 – Expressed thoughts and concerns regarding Tomball Legacy Square.

President Covington closed the public hearing at 6:09 p.m.

Motion made by Secretary Sumner, Seconded by Vice President Hudson to approve, as a Project of the Corporation, the designation of Tomball Legacy Square, a redevelopment of the former First Baptist Church into an arts and cultural destination including a multipurpose venue in Old Town Tomball.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

10. Consideration and possible action by Tomball EDC to approve Resolution No. 2025-26-TEDC establishing a Special Committee known as the First Baptist Church Redevelopment Committee and appointing TEDC Board Members to serve thereon.

Motion made by Vice President Hudson, Seconded by Secretary Sumner to appoint Board Member Hudson, Board Member Shannon, and Board Member Hall to the Special Committee known as the First Baptist Church Redevelopment Committee.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

11. Consideration and possible action by Tomball EDC to approve a professional services agreement with Webb Mgmt. for a Feasibility Study of the First Baptist Church Redevelopment Project.

Motion made by Vice President Hudson, Seconded by Member Hendrickson.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

12. EXECUTIVE SESSION: The Tomball Economic Development Corporation Board will meet in Executive Session as authorized by Title 5, Chapter 551, Texas Government Code, The Texas Open Meetings Act, for the following purpose:

- Section 551.072, - Deliberations regarding real property: Deliberate the purchase, exchange, sale, lease, or value of real property.

- Section 551.087, - Deliberation regarding Economic Development negotiations.

The Tomball Economic Development Corporation Board of Directors recessed at 6:43 p.m.

13. Reconvene into regular session and take action, if necessary, on items discussed in Executive Session.

The Tomball Economic Development Corporation Board of Directors reconvened at 7:15 p.m.

14. Consideration and possible action by Tomball EDC to approve a budget reallocation within the Adopted Tomball EDC 2024-2025 Fiscal Year Budget.

**Public Hearing**

President Covington opened the public hearing at 7:17 p.m. No comments were received. Public hearing was closed at 7:17 p.m.

Motion made by Vice President Hudson, Seconded by Secretary Sumner.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

15. Consideration and possible action by Tomball EDC to ratify approval of a real estate contract – between Chestnut Associates, L.P., and the Corporation as purchaser and authorize the execution of contracts and documentation by the EDC Executive Director relating to approximately 16.25 acres of vacant land identified as Tracts 244, 136A & 137A of TOMBALL OUTLOTS, Tract 3B of Abstract No. 629 of J PRUITT Subdivision, and Tract 1 of Abstract No. 371 of W HURD Subdivision.

Motion made by Secretary Sumner, Seconded by Treasurer Shannon.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously.

**I. Adjournment**

Motion made by Secretary Sumner, Seconded by Member Hendrickson.

Voting Yea: Vice President Hudson, Secretary Sumner, Treasurer Shannon, Member Hendrickson, Member Hall, Member Clepper.

The motion carried unanimously. Meeting adjourned at 7:19 p.m.

**CERTIFICATION**

**Regular Tomball Economic Development Corporation Meeting**

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I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 3rd day of JULY 2025 by 5:30 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kelly Violette  
Executive Director

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1019 for further information.

AGENDAS MAY BE VIEWED ONLINE AT [www.ci.tomball.tx.us](http://www.ci.tomball.tx.us).

PASSED AND APPROVED this the 19th day of August 2025.

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President, Tomball EDC Board

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Secretary, Tomball EDC Board