

Regular Tomball EDC

Agenda Item

Data Sheet

Meeting Date: August 19, 2025

Topic:

Consideration and possible action by Tomball EDC, to approve, as a Project of the Corporation, an agreement with Everwood Reserve Properties, LLC 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 enterprise related to the construction of assisted living and memory care facility to be located at 13011 Medical Complex Dr., Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$54,102.00.

- Public Hearing

Background:

The Tomball Economic Development Corporation has received a request from Andrea Ameen, Chief Executive Officer of Everwood Reserve Properties, LLC, for assistance with infrastructure costs related to the development of a proposed assisted living and memory care facility.

Everwood Reserve Properties, LLC proposes to develop approximately 7.12 acres located at 13011 Medical Complex Dr., Tomball, Texas 77375. The development will consist of two 10,200 square foot units that will serve a total of 32 residents with 16 bedrooms each. The estimated capital investment for the project is just under \$8.4 million.

The eligible infrastructure improvements include water, sanitary sewer, storm drainage, electric utilities and related site improvements totaling approximately \$832,332.00.

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 \$184,403.00.

If the agreement between the TEDC and Everwood Reserve Properties, LLC is approved as a Project of the Corporation, the grant funding amount will not exceed \$54,102.00, based on 6.5% of the actual expenditures for the eligible infrastructure improvements.

Origination: Andrea Ameen, Chief Executive Officer, Everwood Reserve Properties, LLC

Recommendation: Staff recommends approval of the proposed Performance Agreement with Everwood Reserve Properties, 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: X No: _____ If yes, specify Account Number: # Project Grants _____

If no, funds will be transferred from account # _____ To account # _____

Signed	_____	Approved by	_____
	Staff Member-TEDC		Executive Director-TEDC
	Date		Date