

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: August 19, 2025

Topic:

Consideration and possible action by Tomball EDC to approve a request by GK Hospitality Development LLC, for a one-year extension of time in order to complete the construction of a 6,530 square-foot commercial building and gasoline facility located near the northwest corner of FM 2920 and State Highway 249, Tomball, Texas 77375.

Background:

At its November 9, 2021 Special Joint Tomball EDC and Tomball B&TP POA Board Meeting, the TEDC Board of Directors approved an agreement with GK Hospitality Development, LLC to expend funds, as a Project of the Corporation, for construction of a 6,530 square-foot commercial building and gasoline facility located near the northwest corner of FM 2920 and State Highway 249, Tomball, Texas 77375. The approved grant amount was not to exceed \$105,100.00 based upon 20% of the eligible infrastructure improvements.

The effective date of the original agreement was January 16, 2022, which was sixty (60) days after the first published notice of the Project, with an expiration date of July 16, 2023.

Ali Khan, Principal, GK Hospitality Development, LLC was approved for two one-year time extensions for his project at the August 8, 2023 and the August 13, 2024, TEDC Board Meetings. Mr. Khan indicated that construction had been delayed due to accessibility requirements from TxDOT for curb-cut access to the building from the Hwy 249 feeder road.

Mr. Khan has now submitted a request letter for an additional one-year time extension. He reported receiving initial approval for the curb-cut access, completing Phase I and II environmental tests, and submitting the results for analysis by a geotechnical firm. According to his request letter, the site has been cleared, underground pipes have been relocated to the easement area, and the team is working toward breaking ground once the Phase II data analysis is complete.

The new requested expiration date would be July 16, 2026.

Origination: Ali Khan, Principal, GK Hospitality Development, LLC

Recommendation: Staff recommends approval of the one-year time extension request.

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

Staff Member-TEDC

Date

Approved by

Executive Director-TEDC

Date