



November 1, 2023

Tomball Economic Development Corporation (“TEDC”)
Attn: Board of Directors
29201 Quinn Rd., Suite B
Tomball, Texas 77375

Re: Grant Request – new retail project
1417 Graham Drive
Tomball, TX 77375

Dear TEDC Board of Directors:

On behalf of Headquarters TOO LLC (“Owner”), I would like to request grant funding from the TEDC for the development and construction of a new 15,500 sq. ft. retail building to be located at 1417 Graham Drive, next to the Bank of America building. This project involves the improvement of a raw 1.7-acre tract of land. Construction will include all requirements to complete the building shell with site improvements for delivery of interior lease space to tenants for their future build-out requirements. We are in discussions with several restaurants, a yoga studio, ice cream shop, Dentist and a few other retail tenants. All prospective tenants would be new employers to the City of Tomball and would create new employment opportunities and sales tax revenue. Our goal for the center is to bring tenants that the community would appreciate and enjoy having. We are going to great lengths to ensure the project reflects Tomball and its growth.

Headquarters TOO LLC is an entity owned by The Licata Family, who recently completed renovations of the Bank of America building, and who have brought their coworking concept, The Field, to Tomball. In addition, we have various other projects throughout Houston, and two restaurants in Denver, CO. All of our properties are not only owned with family members but we take an active role in the development, leasing, and management of those properties. We take an active role in the development, leasing, and management to ensure the projects we own are taken care of in a way that we feel only an owner would. We pay close attention to parking ratios, landscaping, cleanliness of properties, and proper tenant mix.

Having a current project in Tomball has been a wonderful experience for our Family. Tomball has welcomed us with open arms, and we feel we have added to the community as well. The previous owner of the Bank of America building was leaving it to ruin, we were thrilled with the opportunity to reimagine what the building to be, and how it could function. With our connection to Tomball, it is extremely important to us to have projects in the community that are a step above “the standard”. The retail center could have been built in a less expensive way, we could have not put in as much detail to the landscaping, or not continued to make on going improvements, but we truly want to bring projects to Tomball that the community is proud of.

We have our permit for construction and anticipate turning space over to tenants in late Spring 2024.

We have provided the TEDC our site plan, rendering of the overall building, and rendering of our ideal restaurant tenant for the larger end cap space. Our renderings reflect a project that complements our Bank of America building but has its own unique look that the future tenants and community will enjoy. Please let me know if you have any questions at all.

Thank you

Sincerely,

A handwritten signature in blue ink, appearing to read 'Peter M Licata', written in a cursive style.

Peter M Licata
President – TPC Real Estate Corp
Partner – Headquarters TOO LLC

