



**TO:** Honorable Mayor and City Council

**FROM:** Kelly Violette  
Executive Director

**MEETING DATE:** August 15, 2022

**SUBJECT:** Clearhope Counseling & Wellness Center, LP

**ITEM TYPE:** Action

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The Tomball Economic Development Corporation has received a request from Heather Lambert, Owner of Clearhope Counseling & Wellness Center, for funding assistance through the TEDC's Rental Incentive Program.

Clearhope Counseling & Wellness Center, PC is a group psychotherapy practice that provides counseling services, educational services, and consulting services. According to the request letter, Clearhope accepts all major insurance, including medicaid and medicare.

The proposed location is a 1,250 square foot lease space located within the Bank of America building at 1431 Graham Drive.

The goal of the TEDC's Rental Incentive Program is to assist in the establishment of new businesses in existing vacant spaces and to stimulate commercial investment in the City of Tomball. In accordance with the Rental Incentive Program Policy, the proposed performance agreement is for 25% of the base monthly rent for the first year of operation only.

The lease agreement that was submitted in conjunction with the request letter shows a three-year lease commitment with a monthly rent amount of \$2,291.67. The proposed grant amount is \$6,875.00, payable after the first year of operation based on landlord verification of rents paid and meeting the performance agreement criteria.

Although this project does not create primary jobs, it does promote the development and expansion of business enterprise, which is considered 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.