



NEW BUSINESS RENTAL INCENTIVE PROGRAM

PART A –BUSINESS OWNER APPLICATION

The New Business Rental Incentive Program seeks to reduce area vacancies and facilitate the establishment of new businesses in previously underutilized areas of the City. The intent of the program is to facilitate business growth and expansion by assisting businesses in leasing space. All grant award decisions of the Tomball Economic Development Corporation (TEDC) Board of Directors are discretionary and final. Through the Program, the TEDC will provide up to 25% of the base monthly rent for the first year of operation only, not to exceed \$10,000 per business.

Business Owner Applicant Information

Name of Business: Silver Accounting Group LLC

Current Business Physical Address: 1420 FM 1960 Byp Rd E, Suite 108

City, State & Zip Humble, TX 77338

Mailing Address: 1420 FM 1960 Byp Rd E, Suite 108

City, State & Zip Humble, TX 77338

Business Phone: 281-446-5959

Business Website: www.SilverAccountingGroup.com

Business Owner Name: Brian Silver

Applicant's Name (if different): _____

Position /Title: Owner

Phone and Email: 281-446-5959 / brian@silveraccountinggroup.com

Nature of Business: CPA Firm

Legal Form of Business

- ☐ Sole Proprietor
- ☐ Partnership Number of Partners _____
- ☐ Corporation
- ☒ Limited Liability Corp
- ☐ Other _____

Days and Hours of Operation

Days Open: Monday - Friday

Hours Open: 8am - 5pm

Business Start/Opening Date July 1, 2019

Employees

Full Time Employees (40 hours per week): 10

Part Time Employees (less than 40 hours per week): 1

Does the Business Owner Have any Relationship to the Property Owner/Landlord?

No ☒ Yes ☐ (please explain)

Moving and Space Improvement Cost and Funding Information

Investment Data

Tenant Space Improvement (finish)	\$ <u>1,000</u>
Landlord Space Improvement (finish)	\$ <u>5,000</u>
Equipment and Display	\$ <u>30,000</u>
Product Stock (for Opening)	\$ <u>0</u>
Marketing (First Year)	\$ <u>5,000</u>

Sources of Funding for Move/Expansion

Funds invested by owner	\$ <u>0</u>
Funds from other sources*	\$ <u>35,000</u>
Total estimated cost to move/expand	\$ <u>35,000</u>

* Source of Funding and Amounts Current business operations

New Lease Property Information

Address of space to be leased: 1431 Graham Dr, Suite 120, Tomball, TX 77375

Total amount of square feet to be leased and occupied: 2534

Term of lease (minimum 3 years): 5 years

Gross rental rate \$ 4117.75 per month \$ 19.50 per s.f.

Additional lease terms and other monthly charges: Base rent is \$13/sqft per year and
NNN expenses are estimated at \$6.50/sqft per year.

Indicate any rate increases: No rate increases in base rent

FINANCIAL NEED DEMONSTRATION: Acceptance into the Rental Incentive Program requires an acceptable explanation of financial need. Use the lines below to explain why and how the rent subsidy is an important factor in opening your business.

Silver Accounting Group LLC is a CPA firm currently located in Humble, TX and is looking to expand into the Tomball area with the same high quality service and reasonable prices. We offer tax preparation, tax planning, bookkeeping, payroll and business advisory services.

As we open a new location in the Tomball area we will be able to have 3 employees located in the office immediately. To service the number of customers we already have in the Tomball area and the growth we project in the near future we need to add more staff to the office and invest in more office furniture and equipment. We are self funding the initial expenses but this rental assistance would allow us to hire more employees from the Tomball area much sooner and get the equipment they need. Without the assistance we will have to wait longer to hire more staff and we won't be able to service as many customers.

The ability to hire more staff as soon as possible will directly impact our ability to service individuals, small businesses, and non-profits in the Tomball area as we have done in the Humble area. We help small business owners get their businesses started and grow. With the economic turmoil of the past 2 years we have dedicated ourselves to helping small businesses not only survive but thrive and grow. We have also been able to help many individuals navigate the financial impacts of COVID.

Explain how your business will benefit and enhance the area in which you are locating and how your business will complement other businesses within the area:

As a professional services firm we work closely with related local business such as banks, attorneys, insurance agents, realtors, marketing agencies and community organizations such as the Chamber of Commerce. As we open the Tomball office we will become active members of the Chamber of Commerce and build a network of related businesses to recommend to customers.

We will look for opportunities to sponsor Chamber of Commerce events and other local events as well as find opportunities to support the community through educational sessions and other activities. As active members of the community we are open to ideas on how we can best support and benefit the community for the long term.

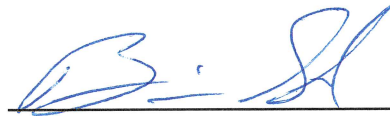
Certification

By signing below, the Business Owner of record (applicant) understands and agrees to the following:

1. All information contained in this application, the attached exhibits and other materials submitted in connection with this application are true and accurate to the best of the business owner's knowledge. Business owner understands and agrees that false or untruthful information may be grounds for the TEDC to stop processing this application or to withdraw any approval previously obtained based in whole or in part on such false or untruthful statements.
2. The TEDC is under no obligation to approve the request contained in the application. No promises of approval are conveyed with the acceptance of this application.
3. All tax obligations to the City of Tomball are current.
4. The business is currently in good standing with the City, and has no pending municipal code violations.
5. The business is not currently occupying the space with or without a lease in place.
6. The APPLICANT hereby certifies that the APPLICANT does not and will not knowingly employ an undocumented worker. An "undocumented worker" shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States; or (b) authorized under the law to be employed in that manner in the United States. APPLICANT understands and agrees that if, after receiving a Grant, APPLICANT is convicted of a violation under 8 U.S.C. Section 1324a(f), the APPLICANT shall be required to reimburse to the TEDC the grant amount received. Payments must be paid in full within thirty (30) days after the date of written notification by the TEDC. The form of such payment shall be a cashier's check or money order, made payable to the Tomball Economic Development Corporation. The TEDC has the right to recover court costs and reasonable attorney's fees as a result of any civil action required to recover such repayment.

Brian Silver

Printed Name of Principal Owner



Signature

09/09/2021

Date

Please submit the completed application along with a copy of the Proposed Lease Agreement to:

Kelly Violette

Tomball Economic Development Corporation

29201 Quinn Road, Suite B

Tomball, TX 77375

For further questions about the Program, please contact Kelly Violette, Executive Director, at 281.401.4086 or kviolette@tomballtxdc.org.



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PART B – PROPERTY OWNER/LANDLORD APPLICATION

Complete all items carefully and accurately to the best of your knowledge and return with a copy of Proof of Ownership to:

Kelly Violette

Tomball Economic Development Corporation

29201 Quinn Road, Suite B

Tomball, TX 77375

Property Address: 1431 Graham Dr, Tomball, TX 77375

Property Owner of Record: Headquarters Too, LLC

Mailing Address: 3302 Canal

City, State & Zip: Houston TX 77003

Phone: 281 602 3500 Email: PETER@TPC-RE.COM

Name(s) of Authorized Signatories: PETER LICATA

Name of Management Company: TPC Real Estate

Name of Representative/Contact Person: PETER LICATA

Management Company Address: 3302 Canal

City, State & Zip: Houston, TX 77003

Phone: 281 602 3500 Email: PETER@TPC-RE.COM

Name of proposed business at site:

Silver Accounting Group LLC

Name of business owner:

Brian Silver

DOES THE BUSINESS OWNER OR THE BUSINESS HAVE ANY RELATIONSHIP TO THE
PROPERTY OWNER/LANDLORD? NO ☒ YES ☐ Please explain

SITE & LEASE INFORMATION

Total amount of square feet to be leased and occupied by business: 2534

Term of lease: 5 years

Gross rental rate \$ 4117.75 per month \$ 19.50 per s.f.

Additional lease terms and other monthly charges: Base rent is \$13/sqft per year and NNN expenses are estimated at \$6.50/sqft per year.

Indicate any rate increases: No rate increases in base rent

Is the subject space currently vacant? Yes ☒ No ☐

If yes, how long has the space been vacant? unknown months

Name of previous tenant: Title Company

Previous Rental Rate: \$ unknown Per Month \$ unknown Per Square Foot

CERTIFICATIONS

Are all real estate and personal property taxes due the City of Tomball paid in full?

Subject Property: YES ☒ NO ☐ (Please explain on supplemental sheet)

Other Properties: YES ☒ NO ☐ N/A ☐

Are all City of Tomball water and sewer bills due paid in full?

Subject Property: YES ☒ NO ☐ (Please explain on supplemental sheet)

Other Properties: YES ☒ NO ☐ N/A ☐

Have you been cited for any existing zoning, building or property maintenance code violations that remain uncorrected?

Subject Property: YES ☐ NO ☒ (Please explain on supplemental sheet)

Other Properties: YES ☐ NO ☒ N/A ☐

Are you involved in any litigation with the City of Tomball?

☐ YES (Please explain on supplemental sheet)

☒ NO

By signing below, the Landlord/Property Owner of record understands and agrees to the following:

1. All information contained in this application, the attached exhibits and other materials submitted in connection with this application are true and accurate to the best of the land owner's knowledge. Landowner understands and agrees that false or untruthful information may be grounds for the TEDC to stop processing this application or to withdraw any approval previously obtained based in whole or in part on such false or untruthful statements.
2. The TEDC is under no obligation to approve the request contained in the application. No promises of approval are conveyed with the acceptance of this application.
3. All tax obligations to the City of Tomball are current.
4. The property is currently in good standing with the City, and has no pending municipal code violations.
5. The business is not currently occupying the space with or without a lease in place.

HENDONWARTERS Too LLC

Printed Name of Property Owner/Landlord



Signature

9-8-21

Date