

Rental Incentive Application Fillable



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: Kara Miles Hair Studio

Current Business Physical Address: 26820 kuykendhal rd

City, State & Zip: The Woodlands,tx 77354

Mailing Address: 7915 lookout hill dr

City, State & Zip: Magnolia tx 77354

Business Phone: 832 283 4233

Business Website: kmhstudio.com

Business Owner Name: Kara Baker Miles

Applicant's Name (if different):

Position /Title: Owner/Stylist

Phone and Email: 713 677 4531 karabaker31@gmail.com

Nature of Business: Hair Salon

NAICS Code: _____

Legal Form of Business:

Sole Proprietor

Partnership Number of Partners _____ Corporation

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Hours Open: 9:30am-7:00pm

Employees

Full Time Employees (40 hours per week): 2

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

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) \$ 100,000

Landlord Space Improvement (finish) \$ 57,000 TI allowance

Equipment and Display \$ 20,000

Product Stock (for Opening) \$ 5,000

Marketing (First Year) \$ 2,000

Sources of Funding for Move/Expansion

Funds invested by owner \$ 50,000

Funds from other sources* \$ 57,000 TI allowance

Total estimated cost to move/expand \$ 150,000

* Source of Funding and Amounts _____

New Lease Property Information

Address of space to be leased: 22525 hufsmith - kohrville road tomball tx 77375

Total amount of square feet to be leased and occupied: 1625sqft

Term of lease (minimum 3 years): 5 years

Gross rental rate \$ 3,581 per month \$ 2.20 per s.f.

Additional lease terms and other monthly charges:

Monthly CAM charges, \$.30 per month per sqft (\$487 per month)

Indicate any rate increases: 2% rent increase each year

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:

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which are crucial for attracting and retaining customers. This financial relief would also help provide a buffer against unexpected expenses and slow periods which can be particularly challenging for a small business in their early stages.

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:

Opening a hair salon in the area will bring several benefits and enhancements to the community. Firstly, it will create job opportunities, offering positions for hairstylists, receptionists, and support staff, thereby contributing to local employment and economic growth. Secondly, a well-run salon can enhance the area's aesthetic appeal and vibrancy, drawing more foot traffic and encouraging other businesses to set up nearby, thus fostering a more dynamic and thriving local economy. Additionally, by providing high-quality hair care and grooming services, the salon will offer residents a convenient and stylish option for personal grooming, enhancing their overall quality of life. Furthermore, the salon can become a community hub, hosting events, collaborations with local artists, or charity fundraisers, which will help build a stronger sense of community and engagement. Overall, the hair salon will not only contribute to the local economy but also enhance the social and cultural fabric of the area.

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

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Printed Name of Principal Owner Signature Kara Baker Miles

Date September 3, 2024

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@tomballtxedc.org.



NEW BUSINESS RENTAL INCENTIVE PROGRAM

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: _____

Property Owner of Record: _____

Mailing Address: _____

City, State & Zip _____

Phone: _____ Email: _____

Name(s) of Authorized Signatories: _____

Name of Management Company: _____

Name of Representative/Contact Person: _____

Management Company Address: _____ City,
State & Zip _____ Phone: _____

Email: _____

Name of proposed business at site:



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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: 22525 Hufsmith Kohrville Road, Tomball, TX 77375

Property Owner of Record: Hufsmith Kohrville Business Park LLC

Mailing Address: 16023 Rudgewick Lane

City, State & Zip Spring, TX 77379

Phone: 832-953-3000 Email: development@lonestardevelopment.com

Name(s) of Authorized Signatories: Matthew Lawrence, Bill Lawrence, Jason Snell

Name of Management Company: Lone Star Development

Name of Representative/Contact Person: Matthew Lawrence

Management Company Address: 16023 Rudgewick Lane

City, State & Zip Spring, TX 77379

Phone: 346-225-9590 Email: matt@lonestardevelopment.com

Name of proposed business at site:

Kara Miles Hair

Name of business owner:

Kara Miles

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: 1625

Term of lease: 5 years

Gross rental rate \$ 2.20 per month \$ 26.4 per s.f.

Additional lease terms and other monthly charges: \$.30 in CAM Charges

Indicate any rate increases: 2% Rental Rate increases in base rent per year.

Is the subject space currently vacant? Yes No

If yes, how long has the space been vacant? 4 months

Name of previous tenant: New Build

Previous Rental Rate: \$ NA Per Month \$ NA 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.

Matthew Lawrence

Printed Name of Property Owner/Landlord

Matthew Lawrence

Signature

09/03/2024

Date