



**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: KEEP IT SIMPLE LLC

Current Business Physical Address: 103 W MAIN ST

City, State & Zip TOMBALL TX, 77375

Mailing Address: 103 W MAIN ST

City, State & Zip TOMBALL TX, 77375

Business Phone: (346)351-0538

Business Website: \_\_\_\_\_

Business Owner Name: SUZANNA PAPAQUI

Applicant's Name (if different): \_\_\_\_\_

Position /Title: OWNER

Phone and Email: (346)351-0538

Nature of Business: CAFE/VENUE

NAICS Code: \_\_\_\_\_

Legal Form of Business:

- Sole Proprietor
- Partnership Number of Partners \_\_\_\_\_
- Corporation
- Limited Liability Corp
- Other \_\_\_\_\_

Days and Hours of Operation

Days Open: 6 A WEEK

Hours Open: 10-12

Business Start/Opening Date JUNE 1, 2024

## Employees

Full Time Employees (40 hours per week): 2

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)

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## Moving and Space Improvement Cost and Funding Information

### Investment Data

Tenant Space Improvement (finish)	\$ <u>6,000</u>
Landlord Space Improvement (finish)	\$ _____
Equipment and Display	\$ <u>4,000</u>
Product Stock (for Opening)	\$ <u>3,000</u>
Marketing (First Year)	\$ <u>1,000</u>

### Sources of Funding for Move/Expansion

Funds invested by owner	\$ <u>12,000</u>
Funds from other sources*	\$ _____
Total estimated cost to move/expand	\$ <u>26,000</u>

\* Source of Funding and Amounts Self Employed 26,000

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## New Lease Property Information

Address of space to be leased: 103 W MAIN ST

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Total amount of square feet to be leased and occupied: 2,900

Term of lease (minimum 3 years): 3 years

Gross rental rate \$ 5,000 per month \$ 1.73 per s.f.

Additional lease terms and other monthly charges: STARTING JANUARY TAXES AND INSU  
WILL BE ADDED

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Indicate any rate increases: UNKNOWN EXACT AMOUNT ABOUT 500-700 more

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**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.

I am hoping to bring a unique and fun experience to tomball by having a place everyone comes a taste of how amazing our night life could be. Allowing me to use this financial aid in my growth many ways, one being giving tomball a new space where we can do daily events events, volunte roof top bar and so much more but i can only do it with your help and support. As known the first then the rest and i have put my saving into this trying to create a special place. Unknowning of w problems there can be or come up i would appreciate any rent subsidy.

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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:

The Rental incentive is extreamly helpfull in not only growing my business but the community by with this i can put forward the money into the community it self. I see our business being a cruicti especially being on main street, I want to show everyone tomball is far from being dead or left b era. Giving tomball everything im offering will bring a new light to my business neighbors, i will cre will leave you wanting more of tomball so much so they will walk up and down main street serchi store they can enjoy. Allowing me access to these benefits is not only giving it to me it is giving it I see the enviroment and culture im creating with a business of this magnitude is unforgettable, and all of tomball will benifit from this. While we will be open late i hope to help other owners in t there good in our stores, giving furter exposure for when they have closed for the day. In doing s mind about stay open later once they see there sells.

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## 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.

Suzanna Papaqui

Printed Name of Principal Owner



Signature

05/09/2024

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@tomballtxedc.org](mailto: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: 103 W MAIN ST

Property Owner of Record: BUTTERBEE ACQUISITIONS, LLC

Mailing Address: \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Phone: \_\_\_\_\_ Email: HEATH@TEXASMULCHASTERS.CO

Name(s) of Authorized Signatories: Nolan Butterfras

Name of Management Company: \_\_\_\_\_

Name of Representative/Contact Person: \_\_\_\_\_

Management Company Address: \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Name of proposed business at site:

KEEP IT SIMPLE AND PINK LLC

Name of business owner:

Suzanna Papaqui

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: 2,900

Term of lease: 3 years

Gross rental rate \$5,000 per month \$1.73 per s.f.

Additional lease terms and other monthly charges: STARTING JANUARY TAXES AND INSU

Indicate any rate increases: UNKOWN EXACT AMOUNT ABOUT 500-700

Is the subject space currently vacant? Yes  No

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

Name of previous tenant: RICCO

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

Nolan Butterfras

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Printed Name of Property Owner/Landlord



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Signature

05/09/2024

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Date