



TO: Honorable Mayor and City Council

FROM: Kelly Violette
Executive Director

MEETING DATE: September 2, 2025

SUBJECT: HOTWORX-Tomball, LLC

ITEM TYPE: Action

The Tomball Economic Development Corporation has received a request from Lisa Miller, Franchise Owner, of HOTWORX-Tomball, LLC, for funding assistance through the TEDC's Rental Incentive Program.

Ms. Miller aims to bring a HOTWORX fitness studio to be located at 1417 Graham Dr., in Suite 300, Tomball, TX 77375. The space is approximately 1,875 square feet and located in the new Headquarters TOO development. HOTWORX is a virtually instructed exercise program created for users to experience the many benefits of infrared heat absorption, while completing a 30-minute Isometric workout or 15-minute High Intensity Interval Training session.

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, not to exceed \$10,000.00.

The lease agreement that was submitted in conjunction with the request letter shows a ten-year lease commitment with a monthly rent amount of \$6,094.00 for the first 12 months. The proposed grant amount of \$10,000.00 will be 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.