TOMBALL
ECONOMIC DEVELOPMENT CORP.

TO: Honorable Mayor and City Council

FROM: Kelly Violette
                Executive Director

MEETING DATE: September 2, 2025

SUBJECT: LeMaster Law Firm, PLLC

ITEM TYPE: Action

The Tomball Economic Development Corporation has received a request from Jennifer LeMaster, Owner of LeMaster Law Firm, for funding assistance through the TEDC's Rental Incentive Program.

Mrs. Lemaster, who also owns Raymond Street Professional Suites, LLC, has purchased the property at 203 Raymond Street, Tomball, TX 77375. She plans to lease 1,918 square feet of the property to her personal injury law firm (LeMaster Law Firm) and sublease any unused office space to other tenants. LeMaster Law Firm has been in business for over eight years. It began as a work-from-home business, transitioned to a virtual tenant arrangement, and later doubled its office size at its current location in The Woodlands. The new Tomball space would provide ample room for continued operations and future growth.

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 five-year lease commitment with a monthly rent amount of $3,500.00 for the first 12 months. The proposed grant amount is $10,000.00, 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.