



TO: Honorable Mayor and City Council

FROM: Kelly Violette
Executive Director

MEETING DATE: September 2, 2025

SUBJECT: Muddy's Buddies Daycare, LLC

ITEM TYPE: Action

The Tomball Economic Development Corporation has received a request from Maribel Paree, Owner, of Muddy's Buddies Daycare, LLC for funding assistance through the TEDC's Rental Incentive Program.

Ms. Paree aims to bring a unique indoor-only dog daycare and boarding facility dedicated exclusively to small breeds to be located at 22525 Hufsmith Kohrville Rd., in Suite 4-B, Tomball, TX 77375. The space is approximately 4,500 square feet and located inside the Hufsmith Kohrville Business Park. The facility will feature an open-play concept, bright murals, indoor playgrounds, and comfortable boarding kennels-designed with small dogs' safety and comfort in mind.

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 \$5,625.00 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.