

TOMBALL

ECONOMIC DEVELOPMENT CORP.

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: Della Casa LLC

Current Business Physical Address: 1599 Hicks St Suite 3

City, State & Zip Tomball TX 77375

Mailing Address: same

City, State & Zip _____

Business Phone: 7134985928

Business Website: www.dellacasapasta.com

Business Owner Name: Luisa Obando

Applicant's Name (if different): _____

Position /Title: CEO/ OWNER

Phone and Email: 7132585110

Nature of Business: Food Manufacturing

Legal Form of Business

- ☐ Sole Proprietor
- ☐ Partnership Number of Partners 2
- ☐ Corporation
- ☐ Limited Liability Corp
- ☐ Other _____

Days and Hours of Operation

Days Open: 5

Hours Open: 8 am to 5 pm

Business Start/Opening Date October 2011

Employees

Full Time Employees (40 hours per week): 4

Part Time Employees (less than 40 hours per week): 2

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)	\$ <u>200000</u>
Landlord Space Improvement (finish)	\$ <u>26000</u>
Equipment and Display	\$ <u>82000</u>
Product Stock (for Opening)	\$ <u>8000</u>
Marketing (First Year)	\$ <u>6000</u>

Sources of Funding for Move/Expansion

Funds invested by owner	\$ <u>40000</u>
Funds from other sources*	\$ <u>250000</u>
Total estimated cost to move/expand	\$ <u>300000</u>

* Source of Funding and Amounts 250000

New Lease Property Information

Address of space to be leased: 1599 Hicks St Suite 2

Total amount of square feet to be leased and occupied: 2000

Term of lease (minimum 3 years): 5 years

Gross rental rate \$ 2500 per month \$ 1.25 per s.f.

Additional lease terms and other monthly charges: NNN \$700

Indicate any rate increases: _____

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.

We have been in business for 11 years. We have grown organically with out any mayor capital investment. Right now in order to continue in business and to continue growing, we need to increase and update our pasta making machines.

The new pasta machines need a bigger space to operate, we also need bigger freezer and refrigerated storage, and other complementary equipment.

The rent subsidy is important because we need the cash flow to finance the construction, and our operation during construction.

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:

During the pandemic people started to come to our factory to pick up Fresh Pasta, sauces, lasagnas, that created a flow of people that drive all the way to Houston to buy our Pastas. Many of these people has never been before in Tomball.

We also plan to invite people from the industry to come to visit our Demo room inside our fasta manufature facility this is going to introduce Tomball to new traffic of people not familiar with the area.

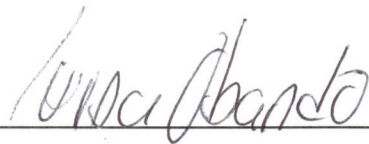
Certification

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 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.

Luisa Obando

Printed Name of Principal Owner


Signature
July 1/22
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.