



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: Collective Houston (Roll Out, LLC)

Current Business Physical Address: 9702 Spring Cypress Rd, Ste 122

City, State & Zip Spring, TX 77379

Mailing Address: 9826 Baluchi Dr

City, State & Zip Spring, TX 77379

Business Phone: _____

Business Website: CollectiveHouston.com

Business Owner Name: Jacqueline Sim

Applicant's Name (if different): _____

Position /Title: Owner

Phone and Email: ph#2817722689, mikeandjackie@collectivehouston.com

Nature of Business: Yoga Studio (expanding to include Pilates and cafe)

NAICS Code: 713940, 722513

Legal Form of Business:

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

Business Start/Opening Date _____

Days and Hours of Operation

Days Open: Sun-Sat

Hours Open: Currently variable based on class times. Summer 2025 6:30am-7pm _____

Employees

Full Time Employees (40 hours per week): 27

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)

Moving and Space Improvement Cost and Funding Information

Investment Data

Tenant Space Improvement (finish)	\$ <u>273,200</u>
Landlord Space Improvement (finish)	\$ <u>78,000</u>
Equipment and Display	\$ <u>100,000</u>
Product Stock (for Opening)	\$ <u>10,000</u>
Marketing (First Year)	\$ <u>50,000</u>

Sources of Funding for Move/Expansion

Funds invested by owner	\$ <u>200,000</u>
Funds from other sources*	\$ <u>na</u>
Total estimated cost to move/expand	\$ <u>433,200</u>

* Source of Funding and Amounts na

New Lease Property Information

Address of space to be leased: 22525 Hufsmith Kohrville Rd, Ste 1A, Tomball TX 77375

Total amount of square feet to be leased and occupied: 3,125

Term of lease (minimum 3 years): 5 years

Gross rental rate \$ 6875 per month \$ 1.90 per s.f.

Additional lease terms and other monthly charges: 0.30/SF for CAM

Indicate any rate increases: 2% each year

There are many upfront costs in opening and expanding our business. Rental subsidy would help offset some of this financial burden. Reducing overhead cost such as rent, would help us grow our business in this early stage by allocating these funds back into the business to continue to develop it. This would aid in setting us up for long term financial stability in subsequent years.

Collective Houston's concept of having a cafe, yoga studio, and reformer pilates studio all in one space to serve as a social wellness hub and destination is unique to the area. This will bring interest from, not only Tomball residents, but surrounding areas, which will boost the local economy.

Our inviting cafe space will encourage gathering of a wide array of customers. The menu will offer light bites, pastries, smoothies, teas, espresso-based beverages, and several grab-n-go options. This will appeal to customers leaving our fitness classes after a workout, remote (work from home) employees needing a change of scenery, parents enjoying a few quiet moments after dropping their kids off to school, and retired friends meeting to chat (and so much more).

Our business will create jobs on both the cafe and fitness parts of our business. We'll host workshops, meet-ups, and events with local business owners, offering an opportunity to cross-promote and expand our networks.

Boosting foot traffic to the retail center will increase visibility for our neighboring businesses in the center and those on their way to our space.

We are very community-oriented, and in our current location we donate to the local school fundraising initiatives, host events, and are an integral part of our local community. We will continue to do the same in Tomball.

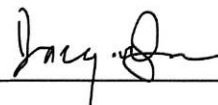
Certification

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.

Jacqueline Sim

Printed Name of Principal Owner



Signature

5/1/2025

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.



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: 22525 Hufsmith Kohrville Road, Tomball, TX 77375

Property Owner of Record: Hufsmith Kohrville Business Park LLC

Mailing Address: 16023 Rudgewick Lane

City, State & Zip Spring, TX 77379

Phone: 346-225-9590 Email: admin@lonestardevelopment.com

Name(s) of Authorized Signatories: Matthew Lawrence

Name of Management Company: Lone Star Property Management Company

Name of Representative/Contact Person: Matthew Lawrence

Management Company Address: 16023 Rudgewick Lane

City, State & Zip Spring, TX 77379

Phone: 346-225-9590 Email: admin@lonestardevelopment.com

Name of proposed business at site:

Roll Out Yoga

Name of business owner:

Michael Ngo

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: 3100 sq ft

Term of lease: 5 years

Gross rental rate \$ 6,820 per month \$ 2.20 per s.f.

Additional lease terms and other monthly charges: _____

Indicate any rate increases: \$.04 per square foot increase per year.

Is the subject space currently vacant? Yes ☒ No ☐

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

Name of previous tenant: NA - Shell Space

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

Matthew Lawrence

Printed Name of Property Owner/Landlord

Matthew Lawrence

Signature

02/26/2025

Date