

# Regular Tomball EDC Agenda Item Data Sheet

**Meeting Date:** May 13, 2025

**Topic:**

Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Coaches Cigar Lounge, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 414 E Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$10,000.00.

- Public Hearing

## Background:

The Tomball Economic Development Corporation has received a request from Russel Blue, Co-Owner, Coaches Cigar Lounge, LLC for funding assistance through the TEDC's Rental Incentive Program for a new cigar lounge.

Mr. Blue plans to open a local cigar lounge with a sports themed setting. Coaches Cigar Lounge plans to locate their business at 414 E Main Street, Tomball, Texas 77375. The space is approximately 2,670 square feet.

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 per business.

The lease agreement that was submitted in conjunction with the request letter shows a three-year lease commitment with a monthly rent amount of \$4,000.00 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.

**Origination:** Russel Blue, Co-Owner, Coaches Cigar Lounge

**Recommendation:** Staff recommends approval of the proposed Performance Agreement with Coaches Cigar Lounge, LLC

**Party(ies) responsible for placing this item on agenda:** Kelly Violette

**FUNDING (IF APPLICABLE)**

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: X      No:      If yes, specify Account Number: #Project Grants

From account #	To account #
If no, funds will be transferred from account #	

Signed \_\_\_\_\_ Approved by \_\_\_\_\_

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Staff Member-TEDC	Date
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Executive Director-TEDC	Date
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