



**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: Niky's Mini Donuts Tomball

Current Business Physical Address: 1431 Graham Dr. Ste # 400

City, State & Zip Tomball, TX 77375

Mailing Address: 2326 Scarlett Pine Bend

City, State & Zip Tomball, TX 77375

Business Phone: (346) 588 3436 / (626) 536 3281

Business Website: nikysminidonuts.com

Business Owner Name: Analyn & Enrique Norato

Applicant's Name (if different): Analyn Norato

Position /Title: Manager

Phone and Email: (346) 588 3436

Nature of Business: Dessert Shop

NAICS Code: 722515

Legal Form of Business:

- Sole Proprietor
- Partnership Number of Partners \_\_\_\_\_
- Corporation
- Limited Liability Corp
- Other \_\_\_\_\_

Days and Hours of Operation

Days Open: Mon-Sun

Hours Open: 11AM-10PM

Business Start/Opening Date 04-01-2025

## Employees

Full Time Employees (40 hours per week): 2

Part Time Employees (less than 40 hours per week): 4

Does the Business Owner Have any Relationship to the Property Owner/Landlord?

No  Yes  (please explain)

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## Moving and Space Improvement Cost and Funding Information

### Investment Data

Tenant Space Improvement (finish)	\$ <u>200,000</u>
Landlord Space Improvement (finish)	\$ <u>63,750</u>
Equipment and Display	\$ <u>122,618</u>
Product Stock (for Opening)	\$ <u>17,500</u>
Marketing (First Year)	\$ <u>6,500</u>

### Sources of Funding for Move/Expansion

Funds invested by owner	\$ <u>52,000</u>
Funds from other sources*	\$ <u>468,000</u>
Total estimated cost to move/expand	\$ <u>520,000</u>

\* Source of Funding and Amounts SBA loan which will also include equity injection by owner

## New Lease Property Information

Address of space to be leased: 1431 Graham Dr. Tomball, TX 77375

Total amount of square feet to be leased and occupied: 1875

Term of lease (minimum 3 years): 5 years

Gross rental rate \$ 6,094 per month \$ 39 per s.f.

Additional lease terms and other monthly charges: Base rent \$31+ \$8 NNN 1-2 years

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Indicate any rate increases: Base rent \$33+ NNN year 3-5

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## 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.

AnalyN Norato

\_\_\_\_\_  
Printed Name of Principal Owner



\_\_\_\_\_  
Signature

10/24/2024

\_\_\_\_\_  
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](mailto: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: 1417 Graham Drive, Tomball, TX 77375

Property Owner of Record: HeadquartersTooLLC

Mailing Address: 1431 Graham Drive, Suite 175

City, State & Zip Tomball TX 77375

Phone: 7139991927 Email: peter@tpc-re.com

Name(s) of Authorized Signatories: Peter Licata

Name of Management Company: TPC Real Estate

Name of Representative/Contact Person: Peter Licata

Management Company Address: Same as above

City, State & Zip \_\_\_\_\_

Phone: \_\_\_\_\_ Email: same as above

Name of proposed business at site:

Niky's

Name of business owner:

Analyn Norato

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: 1875

Term of lease: 5 years

Gross rental rate \$6094 per month \$39 per s.f.

Additional lease terms and other monthly charges: \_\_\_\_\_

Indicate any rate increases: increase of \$2 sf after year 2

Is the subject space currently vacant? Yes  No

If yes, how long has the space been vacant? 4 months

Name of previous tenant: na

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.

Headquarters Too LLC

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Printed Name of Property Owner/Landlord



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Signature

Oct 30, 2024

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Date