TO: Honorable Mayor and City Council

FROM: Kelly Violette
Executive Director

MEETING DATE: December 1, 2025

SUBJECT: CKM Property Management

ITEM TYPE: Action

The Tomball Economic Development Corporation has received a request from Bruce Deckard, President, of CKM Property Management for funding assistance through the TEDC's Rental Incentive Program.

CKM Property Management is a homeowners association management company dedicated to fostering well-maintained, thriving neighborhoods throughout Tomball and the surrounding area. The company is currently located at 1431 Graham Dr., Suite 252, where it occupies approximately 535 square feet within The Field coworking space.

Mr. Deckard now seeks to expand operations into an 1,825 sq. ft. office space at 14011 Park Dr., Suite 112, in Tomball. This new location will provide greater accessibility for clients, strengthen community relationships, and enhance CKM's ability to contribute to Tomball's growing business environment.

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 three-year lease commitment with a monthly rent amount of $2,433.33 for the first 12 months. The proposed grant amount of $7,299.00 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.