



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: CKM Property Management

Current Business Physical Address: 1431 Graham Dr., Ste. 252

City, State & Zip Tomball, TX 77375

Mailing Address: PO Box 160

City, State & Zip Tomball, TX 77377

Business Phone: 281-255-3055

Business Website: <https://www.ckmpropertymanagement.com/>

Business Owner Name: BBDeck, Inc.

Applicant's Name (if different): _____

Position /Title: CEO/President

Phone and Email: bruce@ckm1.com

Nature of Business: HOA Community Management

NAICS Code: 531311

Legal Form of Business:

☐ Sole Proprietor

☒ Partnership Number of Partners 2

☐ Corporation

☐ Limited Liability Corp

☐ Other _____

Business Start/Opening Date 1995

Days and Hours of Operation

Days Open: Monday - Friday

Hours Open: 8:00 am - 4:00 pm

Employees

Full Time Employees (40 hours per week): 9

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) \$ 2000.00

Landlord Space Improvement (finish) \$

Equipment and Display \$ 2000.00

Product Stock (for Opening) \$

Marketing (First Year) \$ 1000.00

Sources of Funding for Move/Expansion

Funds invested by owner \$

Funds from other sources* \$

Total estimated cost to move/expand \$ \$3000.00

* Source of Funding and Amounts Operational business account

New Lease Property Information

Address of space to be leased: 14011 Park Dr., Ste. 112, Tomball, TX 77377

Total amount of square feet to be leased and occupied: 1825

Term of lease (minimum 3 years): 3 years

Gross rental rate \$ 2433.33 per month \$ 1.33 per s.f.

Additional lease terms and other monthly charges: Yr 1: \$2433.33/month

Yr 2: \$2509.38/month Yr 3: 2585.42/month

Indicate any rate increases: 3.125% annual increase

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.

CKM is currently experiencing a season of rapid growth in both our client base and number of employees needed to support them. This growth has presented us with unique opportunities, but also challenges, especially in being able to locate space, within Tomball, to meet our needs. We believe the TEDC rental grant can play a pivotal role in helping us continue our positive trajectory, while also contributing to the long-term growth and economic vitality of Tomball.

As we are growing so quickly, we are faced with an immediate need to expand our corporate office space to accommodate both our current team and also to allow us to hire new staff members. That being said, finding available commercial space at an easily affordable rate, in the current market, has been a challenge. Receiving the TEDC rental grant would allow us much needed financial relief by reducing our overall rental expenses at the end of the first year of occupancy. This would allow us to focus more on lowering our operating costs, enabling faster growth, and would help us stay within the Tomball marketplace for the long term.

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:

Our expansion plans include hiring additional employees for various departments, including operations, client support, and management. This grant would enable us to hire from the local workforce and would contribute to the overall economic growth of Tomball. Additionally, with a stable, well-supported location, we would be able to work toward increasing our services, generating more revenue, and contributing to the local tax base. As our business continues to grow, it will also attract more clients and create partnerships with other businesses, which will help foster a strong and diverse local economy.

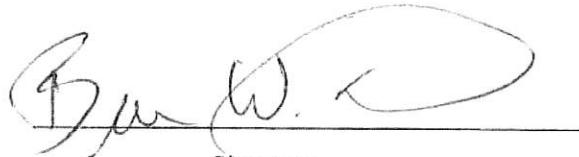
Certification

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.

Bruce Deckard

Printed Name of Principal Owner


Signature

10/09/2025

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.



LANDPARK

COMMERCIAL

October 9, 2025

Via email: bruce@ckm1.com

Re: Lease Proposal – CKM Property Management
14011 Park Dr, Suite 112

Dear Bruce,

On behalf of Tomball Park I & II LC, I am pleased to submit the following proposal for your review and consideration. The general terms and conditions under which the Landlord will consider a lease are provided below:

Building: TOMBALL PARK at FOUR CORNERS

Location: 14011 Park Dr, Suite 112

Square Feet: Approximately 1,825 SF NRA.

Use: Office use – Property Management

Term: Three (3) Years

Commencement: November 1, 2025

Monthly Rent:

Year 1:	\$2,433.33/month
Year 2:	\$2,509.38/month
Year 3:	\$2,585.42/month

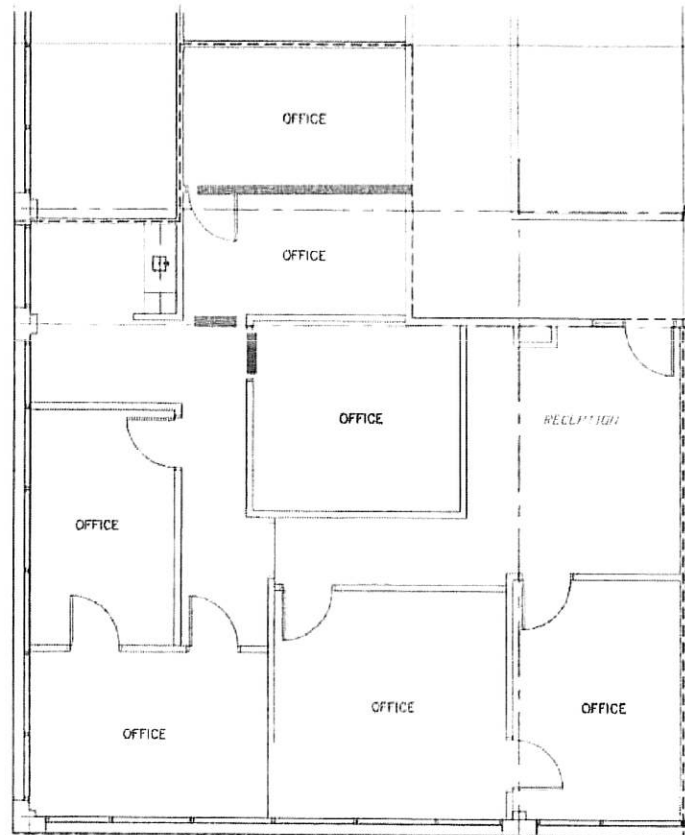
Tenant Improvements: Landlord will do the following improvements: Paint the space throughout using Building Standard paint. Paint one (1) accent wall in the reception area with Tenant's company color. Shampoo the carpet throughout. Replace damaged ceiling tiles and light bulbs. Demo one (1) demising wall & one (1) door highlighted in red below. Add two (2) doors highlighted in green below. See Exhibit "A" below:

Prepaid Rent: Due at Lease Execution

Security Deposit: Due at Lease Execution (equivalent to last month's rent)

EXHIBIT "A"

TENANT IMPROVEMENTS



- Landlord will paint the space using Building Standard paint. Paint one accent wall in the reception area with Tenant's company color
- Shampoo carpet throughout.
- Replace damaged ceiling tiles and light bulbs throughout.
- Remove one (1) demising wall & one (1) door highlighted in red and patch floor.
- Add two (2) doors highlighted in green.

This proposal is not a legally binding contract and is intended solely for the purpose of summarizing the principal business terms to be incorporated into a lease. It is expressly agreed that no legally binding contractual relationship between the parties will exist unless and until a lease is mutually executed and delivered to both parties. The proposed space is subject to prior leasing. The terms outlined herein are subject to Landlord's final review and acceptance. The terms and conditions of this proposal shall remain valid until October 10, 2025.

Bruce, we look forward to having **CKM Property Management** as one of our valued tenants at Tomball Park I & II LC. Please don't hesitate to contact me should you need additional information or have any questions.

Sincerely,

LANDPARK COMMERCIAL, LLC

Ross Miller
Advisor

Agreed and Accepted By:

_____ Date: _____



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: 14011 Park Drive

Property Owner of Record: R Kent and Peggy B McGaughy (T-Park 1 & 2 LC)

Mailing Address: 4951 Terminal St

City, State & Zip Bellaire, TX 77401

Phone: 512-217-4987 Email: caroline.m.alexander@gmail.com

Name(s) of Authorized Signatories: Caroline Alexander

Name of Management Company: LandPark Advisors

Name of Representative/Contact Person: Ryan Burnaman

Management Company Address: 2550 Gray Falls Drive, Suite 400

City, State & Zip Houston, TX 77077

Phone: 713-789-2200 Email: rburnaman@landparkco.com

Name of proposed business at site: **CKM Property Management**

Name of business owner: **Bruce Deckard**

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: 1,825

Term of lease: 3 years

Gross rental rate \$ 2,433.33 per month \$ 16.00 per s.f.

Additional lease terms and other monthly charges: No further monthly charges

Indicate any rate increases: \$0.50/psf/year

Is the subject space currently vacant? Yes ☒ No ☐

If yes, how long has the space been vacant? 3 months

Name of previous tenant: _____

Previous Rental Rate: \$ 2,509.38 Per Month \$ 16.50 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.

Caroline Alexander

Printed Name of Property Owner/Landlord



Signature

October 10, 2025

Date