

shall be deemed a default of applicant's obligations under the grant, and the applicant shall be ineligible to receive grant funding.



## Miscellaneous

The Tomball Economic Development Corporation shall deliver a copy of these guidelines to any applicant for his/her review and the delivery hereof does not constitute an offer of an Old Town Façade Improvement Grant to the applicant.

The laws of the state of Texas shall govern the interpretation, validity, performance and enforcement of this Old Town Façade Improvement Grant Program. If any provision of this Old Town Façade Improvement Grant Program is held to be invalid or unenforceable, the validity and enforceability of the remaining provisions shall not be affected hereby.

---

### ACKNOWLEDGMENT OF RECEIPT OF AND AGREE TO COMPLY WITH THE GUIDELINES AND CRITERIA FOR THE OLD TOWN FAÇADE IMPROVEMENT GRANT PROGRAM BY THE TOMBALL ECONOMIC DEVELOPEMNT CORPORATION

APPLICANT: SCOTT MOORE JR / WISE GUYS

ADDRESS: 306 MARKET ST. TOMBALL, TX 77375

PHONE: 713 299 1552

EMAIL: SCOTT@WISEGUYSCHOCOLATE.COM

Signature: [Signature]

PROPERTY OWNER/LANDLORD: TERESA LATSI'S

ADDRESS: 108 Commerce St Tomball 77375

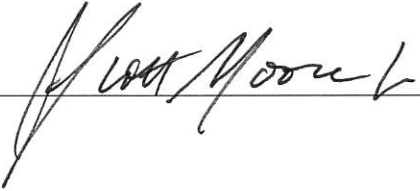
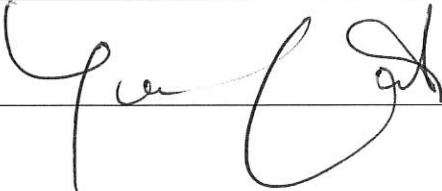
PHONE: 281.348.0718

EMAIL: t.latsis@hutsongroup.com

Signature: [Signature]

This acknowledgement page must be signed and returned to the Executive Director of Economic Development. Please retain the Guidelines and Criteria for your records.

**ACKNOWLEDGMENT OF RECEIPT OF AND AGREE TO COMPLY WITH  
THE GUIDELINES AND CRITERIA FOR BUSINESS IMPROVEMENT GRANT  
PROGRAM BY THE TOMBALL ECONOMIC DEVELOPMENT  
CORPORATION**

Applicant: SCOTT MOORE JR / WISE GUYS  
Address: 306 MARKET ST TOMBALL, TX 77375  
Phone No.: 713 299-1552  
Signature:   
Property Owner/Landlord: Teresa Laten's  
Address: 108 Commerce Tomball 77375  
Phone No.: 603-348-0718  
Signature: 

This acknowledgement page must be signed and returned to the Executive Director of Economic Development. Please retain the Guidelines and Criteria for your records.

**Applicants are strongly encouraged to shop locally for products and services.**

### Promotional Rights.

By accepting grant funds, the APPLICANT authorizes the TEDC to promote the project and property including, but not limited to, displaying a sign at the site indicating participation in the Program and using photographs and descriptions of the project and property in TEDC promotional materials, press releases, social media and websites.

### Applicant Information.

Applicant is: ☐ Owner ☒ Tenant Applicant

Business Entity Name: TEJAS DRAGON COMPANIES, LLC / DBA WISEGUYS

Mailing Address: 306 MARKET ST TOMBALL, TX 77375

Phone Number: 713 299 1552

Email: Scott@tejaschocolate.com

Street Address: 200

Home Address: 404 S. PINE STREET TOMBALL, TX 77375

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Other companies and locations owned and/or operated by the APPLICANT

Company Name: TEJAS CHOCOLATE + BARBECUE

Street Address: 200 N ELM ST.

City/State/Zip: TOMBALL, TX 77375

**Building Owner Information.** (NOTE: if applicant is a tenant, building owner must apply as a co-applicant)

Business Owner Name: \_\_\_\_\_

Building Owner Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

6. Please attach a separate document providing a legal description of the property upon which the contemplated improvements will be located as *Exhibit A*.
7. Please attach a vicinity map locating the property within the City of Tomball as *Exhibit B*.

8. Please furnish detailed drawings, plans, specifications, color schemes, or any other available supporting documents for the proposed improvements and cost estimates as Exhibit C.
9. Please attach a letter describing the overall project and addressing the need for the TEDC grant funds.
10. Description of proposed improvements:

Description	Estimated Repair	Estimated Start Date	Completion Date
Facade/ Exterior/Side	10,450	FEB/2026	MARCH 1 2026
INTERIOR FLOORS	11,810	FEB/2026	MARCH 1 2026
INTERIOR BAR/ Remodel	113,866	FEB/2026	MARCH 1 2026

11. New or existing business:        New   X   Existing  
TEJAS BURGER has been in operation for 6 1/2 years.

Existing # of jobs: 9 (If applicable) Full-time 7 Part-time 2

New jobs (full-time): 10 New jobs (part-time): 4

13. Prior to APPLICANT'S execution of this application, APPLICANT has had this reviewed by an Attorney of the APPLICANT, or has had the opportunity to do so, and the parties hereto agree that based on the foregoing, this application for the Old Town Façade Improvement Grant Program shall not be construed in favor of one party over the other based on the drafting of this application.
14. APPLICANT and owner/landlord indemnify, defend, and hold TEDC harmless from any liability, injury, claim, expenses, and attorney's fees arising out of a contractor, builder, or contract for performance of improvements, or repair to buildings and facilities.
15. TEDC has delivered a copy of the guidelines and criteria for an Old Town Façade Improvement Grant Program to applicant for review, and the delivery hereof does not constitute an offer of an improvement grant.
16. The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of the application for the Old Town Façade Improvement Grant Program. If any provision of this application for the Old Town Façade Improvement Grant Program should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this application shall not be affected thereby.

17. Before submitting an application to the TEDC, the APPLICANT must meet with the Development Review Committee (DRC) of the City of Tomball for a review of the proposed project improvements in order to fulfill paragraph (16) project eligibility requirement in the TEDC "Guidelines and Criteria." The APPLICANT can make an appointment by calling 281-290-1405.

## VERIFICATION

I (We), the undersigned APPLICANT(S), certify that all the information furnished TEDC has been furnished freely by the APPLICANT(S), herein, and further acknowledge that no rights or privileges may be relied on as a part of any application. In addition, it is acknowledged that the Tomball Economic Development Corporation may or may not grant an Old Town Façade Improvement Grant based upon application or request hereunder purely as a matter of discretion, and that there is no legal right to rely on any previous actions taken in same or similar applications, or previous actions taken on other applications concerning the same or similar property.

Signed and submitted to Tomball Economic Development Corporation on this, the 30 day of JANUARY, 2026.

**Applicant:** SCOTT MOORE JR

**Signature:** [Signature]

**Phone:** (513) 295 1552

**Email:** scott@tejaschoiceltd.com

**Property Owner/Landlord:** \_\_\_\_\_

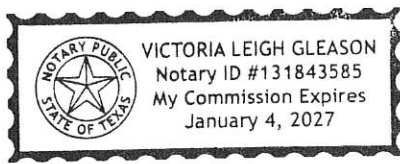
**Signature:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

The State of Texas  
County of Harris

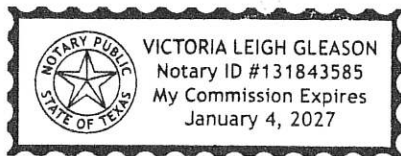
Before me, the undersigned authority, on this 30<sup>th</sup> day of January,  
2020, personally appeared Scott Moore,  
known to me to be the persons whose names are subscribed to the foregoing  
instrument, and acknowledged to me and that they executed the same for the  
purposes therein expressed.



[Signature]  
Notary Public in and for the State of Texas  
My Commission Expires: 01/04/2027

The State of Texas  
County of Harris

Before me, the undersigned authority, on this 30<sup>th</sup> day of January,  
2020, personally appeared Tyresha Lutsis,  
known to me to be the persons whose names are subscribed to the foregoing  
instrument, and acknowledged to me and that they executed the same for the  
purposes therein expressed.



[Signature]  
Notary Public in and for the State of Texas  
My Commission Expires: 01/04/2027

**DOCUMENTATION CHECKLIST**  
**for**  
**OLD TOWN FAÇADE IMPROVEMENT GRANT PROGRAM**

As part of this application, the following documentation is being provided by the applicant:

- ☐ Request Letter describing proposed project and the need for grant funds;
- ☐ All grant applications must include a drawing to scale showing design intent, materials, and colors to be used of all the proposed grant work to be done;
- ☐ Establishment of Business Entity Name (Copy of Articles of Incorporation, dba, etc.);
- ☐ Copy of Lease Agreement (if facility is leased);
- ☐ Legal description of subject property (Exhibit A);
- ☐ Vicinity map of subject property (Exhibit B);
- ☐ Estimates of proposed improvements from the company to be doing the work (as much detail as possible) (Exhibit C);
  - Itemized estimates/quotes which include information and details such as color samples of paint, fabric, sign material
- ☐ Digital pictures of the site and area (interior and exterior) to be improved emailed to [tgleason@tomballtxedc.org](mailto:tgleason@tomballtxedc.org) (Exhibit D);
- ☐ If submitting your application online, Signature and Notary Seal required **once approved.**
- ☐ **Completed W-9 Form**





ECONOMIC DEVELOPMENT CORP.

## OLD TOWN FAÇADE IMPROVEMENT GRANT PROGRAM

### Evaluation Scoring System

The Old Town Façade Improvement Grant Program (FIG) evaluation scoring system is based on the standards and criteria of the Program. Applications will be evaluated by each Committee member using this scoring system and funding of eligible improvements will be based upon a project's score and the following requirements.

- Projects must meet the applicable FIG standards and criteria, receive a score of 30 points or more, and meet all other program requirements to be considered for funding.
- Projects with a score between 46-60 will be eligible for funding up to \$50,000.00.
- Projects with a score between 30-45 will be eligible for funding up to \$40,000.00.

### Evaluation Categories

Visibility	Points Available
Building located off of 2920 or highly visible from 2920	5
Building located on predominantly commercial streets	4
Building located on residential or minor street	3

Existing Condition	Points Available
Poor: The existing appearance and condition of the property is structurally unstable or dilapidated	5
Fair: The existing appearance and condition of the property is structurally stable but needs substantial renovations	3
Good: The existing appearance and condition of the property is in need of little to no structural or substantial renovations	1



<b>Impact of Improvement</b>	<b>Points Available (can be combined)</b>
The project includes major/complete façade work and site redevelopment	5
The building façade is predominately brick/stone (excluding windows/doors)	5
The project includes moderate façade work and site redevelopment	4
The building includes a creative design that is an appropriate fit for the proposed location and is consistent with the downtown character	4
The building façade improvements along the alley are of the same quality as the street facing facades	4
The building preserves or restores historical features or characteristics	3
The project significantly improves the streetscape or alleyscape adjacent to the building	2

<b>Importance to the Area</b>	<b>Points Available (points can be combined for mixed use project up to 15 points)</b>
Restaurant	7
Entertainment	6
Retail – desired retail uses (determined by Committee)	6
Office	5
Primary Employment	4
Retail – general retail uses	3
Other uses	Point value determined by the Committee

<b>Owner vs TEDC Contribution Ratio</b>	<b>Points Available</b>
Greater than 7:1	5
Greater than 4:1 but less than 7:1	3
1:1 up to 4:1	1

<b>Readiness</b>	<b>Points Available</b>
Applicant has architect's renderings, quotes, proof of ownership/lease and 100% of grant checklist requirements	5
Applicant has quotes and proof of ownership/lease and 50% of grant checklist requirements	3
Applicant has quotes and only 25% of grant checklist requirements	1

<b>Local Owner/Occupant</b>	<b>Points Available</b>
Building is owned by a local landlord/owner and the business is locally owned and operated	5
Building is owned by an absent landlord, but the business is locally owned and operated	3
Building is owned by an absent landlord, and the business is not locally owned	1

<b>Utilization of Local Businesses</b>	<b>Points Available</b>
Applicant is using mostly local businesses to make improvements	5
Applicant is using half local businesses to make improvements	3
Applicant is using no local businesses to make improvements	1

<b>Total Points</b>	
---------------------	--