

# Regular Tomball EDC

## Agenda Item

### Data Sheet

**Meeting Date:** November 18, 2025

**Topic:**

Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Sassy Whiskers Cat Café to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 412 W Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$9,000.00.

- Public Hearing

**Background:**

The Tomball Economic Development Corporation has received a request from Heather Pollack, Owner, of Sassy Whiskers Cat Café for funding assistance through the TEDC's Rental Incentive Program.

Ms. Pollack proposes Sassy Whiskers Cat Café, an approximately 2,200-square-foot venue at 412 W. Main Street, Tomball, Texas 77375. The café will serve coffee and light snacks in a warm, welcoming setting that encourages community connection and supports animal welfare by partnering with local rescue organizations to facilitate cat adoptions. Planned programming—such as casual meetups and creative events—will further position the space as a unique neighborhood gathering spot

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 \$9,000.00 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 \$3,000.00 for the first 12 months. The proposed grant amount is \$9,000.00, 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.

**Origination:** Heather Pollack, Owner, Sassy Whiskers Cat Café

**Recommendation:** Staff recommends approval of the proposed Performance Agreement with Sassy Whiskers Cat Café.

**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

If no, funds will be transferred from account # \_\_\_\_\_ To account # \_\_\_\_\_

Signed	_____	Approved by	_____
	Staff Member-TEDC		Executive Director-TEDC
	Date		Date