



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: Murchison Spice Company

Current Business Physical Address: 1710 S. Cherry St

City, State & Zip Tomball, TX 77375

Mailing Address: 1710 S. Cherry St

City, State & Zip Tomball, TX 77375

Business Phone: 346-808-5123

Business Website: https://murchisonspiceco.com

Business Owner Name: Cheryl Murchison

Applicant's Name (if different): _____

Position /Title: Owner/CEO

Phone and Email: 713-471-2858 - cheryl@murchisonspiceco.com

Nature of Business: Merchant of culinary spices, olive oil, balsamic vinegars, botanical health products and kitchen accessories

NAICS Code: 445299

Legal Form of Business:

- ☐ Sole Proprietor
- ☐ Partnership Number of Partners _____
- ☐ Corporation
- ☐ Limited Liability Corp
- ☐ Other S. Corp

Days and Hours of Operation

Days Open: Tue - Sat

Hours Open: 10:00am - 6:00pm (Sat 8:30-6)

Business Start/Opening Date 10-22-2024 (Opening TBD)

Employees

Full Time Employees (40 hours per week): 2

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

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

No ☐ Yes ☒ (please explain)

Owner of business and property

Moving and Space Improvement Cost and Funding Information

Investment Data

Tenant Space Improvement (finish)	\$ <u>70,582.00</u>
Landlord Space Improvement (finish)	\$ <u>50,000.00</u>
Equipment and Display	\$ <u>31,329.24</u>
Product Stock (for Opening)	\$ <u>300,000.00</u>
Marketing (First Year)	\$ <u>7,050.00</u>

Sources of Funding for Move/Expansion

Funds invested by owner	\$ <u>268,000.00</u>
Funds from other sources*	\$ <u>100,000.00</u>
Total estimated cost to move/expand	\$ <u>248,680.89</u>

* Source of Funding and Amounts Cadence Bank - Small Business Loan of \$100K + 7.125% Interest

New Lease Property Information

Address of space to be leased: 1710 S. Cherry St.

Total amount of square feet to be leased and occupied: 2000

Term of lease (minimum 3 years): 3 years

Gross rental rate \$ 3500 per month \$ 1.75 per s.f.

Additional lease terms and other monthly charges: none

Indicate any rate increases: N/A

Any financial support provided through the Rental Incentive Program would have a transformative impact on our ability to reopen and sustain operations in our new location. It would allow us to focus on growing the business, serving the community, and continuing to contribute to Tomball's vibrant local economy.

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See attachment.

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.

Cheryl D. Murchison

Printed Name of Principal Owner

Cheryl D. Murchison

Signature

11/6/2025

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 A
Tomball, TX 77375

For further questions about the Program, please contact Kelly Violette, Executive Director, at 281.401.4086 or kviolette@tomballtxedc.org.



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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 A
Tomball, TX 77375

Property Address: 1710 S. Cherry St.

Property Owner of Record: Cheryl Murchison

Mailing Address: 12602 Mutiny Lane

City, State & Zip TOMBALL

Phone: 7134712858 Email: cheryl@murchisonspiceco.com

Name(s) of Authorized Signatories: Cheryl Murchison

Name of Management Company: N/A

Name of Representative/Contact Person: _____

Management Company Address: _____

City, State & Zip _____

Phone: _____ Email: _____

Name of proposed business at site:

Murchison Spice Company

Name of business owner:

Cheryl Murchison

DOES THE BUSINESS OWNER OR THE BUSINESS HAVE ANY RELATIONSHIP TO THE
PROPERTY OWNER/LANDLORD? NO ☒ YES ☐ Please explain

spouse- Donald Murchison

SITE & LEASE INFORMATION

Total amount of square feet to be leased and occupied by business: 2000

Term of lease: 3 years

Gross rental rate \$ 3500 per month \$ 1.75 per s.f.

Additional lease terms and other monthly charges: n/a

Indicate any rate increases: n/a

Is the subject space currently vacant? Yes ☒ No ☐

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

Name of previous tenant: n/a- newly purchased under Donald Murchison

Previous Rental Rate: \$ n/a Per Month \$ n/a 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.

Donald P. Murchison

Printed Name of Property Owner/Landlord

Donald P. Murchison

Signature

11/6/2025

Date