

Request Letter

The purpose of this program is to promote the development and expansion of new and existing business enterprises within the City of Tomball, Texas (the "City"), and enhance the economic welfare of the citizens of the City by securing and retaining business enterprises and maintaining a higher level of employment, economic activity, and stability.

Section 3 - Eligibility A-E -

Section 4 - Guidelines A-P - will follow

Request Letter describing proposed project and the need for grant funds

Approval Process- BR&E Committee and submitted to the TEDC Board of Directors and Tomball City Council for final approval.

Building A

To: BR&E Committee, TEDC Board of Directors and Tomball City Council

From: Mark, Hugo and Ernesto - Black Forest Flex Park, LLC

Dear Committee members, Board of Directors and Tomball City Council,

I am writing to request the assistance of your Business Improvement MEGA Grant in the redevelopment of our property at 27210 TX-249, Building A, Tomball, TX 77375. Members of the ownership group behind this redevelopment effort have developed over 1 million square feet in Texas. We have over 50 years of combined real estate investment experience with a combined transaction value exceeding \$1 billion.

As you likely know in passing by, this property has been neglected for over 10 years (previous two owners). We are excited to bring new life to this property and I believe our intentions align with the purpose listed in Section 1 of the guidelines for this program. The growth in Tomball in addition to our previous discussions and meetings with the TEDC regarding the availability of these potential grant funds ultimately led us to purchase the property.

Building A will be transformed from "YES Resale" into a new retail/business condo multi-tenant building. Our permit plans for this redevelopment have recently been completed and are attached herein. We have ongoing discussions with several prospects including a coffee shop with 3 other Houston locations and an electric vehicle charging tenant, Ensol.

We are formally requesting the MEGA Grant for Building A as we will be making improvements to the Facade, Sign, Property and Landscaping. Additionally, the property has frontage on and is visible from SH 249 Business.

We have thoroughly reviewed the guidelines and checklist, providing all requested supporting documentation. This is the first letter for Building A, we will be preparing a separate application for Building B.

Thank you for your consideration,
Mark, Hugo and Ernesto - Black Forest Flex Park, LLC