

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 B

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 B, 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.

We feel this building will offer businesses looking to locate Tomball with a unique mix of newly *renovated warehouse/office flex and outside parking/storage area*. There are currently ongoing discussions with two industrial groups who are interested in the location after our redevelopment has taken place.

To reiterate what was stated in the application for Building A, 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 B will be transformed from additional storage for "YES Resale" into a new *warehouse/business condo multi-tenant building*. Our conceptual plans for this redevelopment have recently been completed and our Permit plan are currently in progress. In the past, this warehouse had one additional bay. Part of our redevelopment plan includes expanding the building back to its previous size, allowing for additional businesses to locate at our business park.

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

We have thoroughly reviewed the guidelines and checklist, providing all requested supporting documentation.

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