

# Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: March 5, 2024

## Topic:

Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an agreement with Sylvia's Wood Fire Pizza, LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 306 Market Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$10,000.00.

- Public Hearing

## Background:

The Tomball Economic Development Corporation has received a request from Bruce Kissinger, Owner of Sylvia's Wood Fire Pizza, LLC for funding assistance through the TEDC's Rental Incentive Program.

Sylvia's Wood Fire Pizza is a start up business looking to locate in a 2,280 square foot lease space located at 306 Market Street in Tomball. The owners of Sylvia's Wood Fire Pizza also own Fire Ant Brewpub which will conveniently be located next door. The business will serve unique pizza, sandwiches, and salads.

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.

The lease agreement that was submitted in conjunction with the request letter shows a three-year lease commitment with a monthly rent amount of \$4,950.00 for the first 12 months. The proposed grant amount is \$10,000.00, 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:** Bruce Kissinger, Owner, Sylvia's Wood Fire Pizza, LLC

**Recommendation:** Staff recommends approval of the proposed Performance Agreement with Sylvia's Wood Fire Pizza LLC.

**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:  No:

If yes, specify Account Number: #Project Grants \_\_\_\_\_

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

Signed \_\_\_\_\_  
Staff Member-TEDC Date

Approved by \_\_\_\_\_  
Executive Director-TEDC Date