

# TOMBALL

ECONOMIC DEVELOPMENT CORP.

## 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: Innersculpt Studio

Current Business Physical Address: 971 Reverend B J Lewis Dr

City, State & Zip Houston TX 77060

Mailing Address: 971 Reverend B J Lewis Dr

City, State & Zip Houston TX 77060

Business Phone: 281-702-0472

Business Website: innersculptstudio.com

Business Owner Name: Brennan Cross

Applicant's Name (if different): \_\_\_\_\_

Position /Title: Owner

Phone and Email: 281-702-0472 / brennan@innersculptstudio.com

Nature of Business: Pilates Studio

NAICS Code: 713940

Legal Form of Business:

- Sole Proprietor
  - Partnership Number of Partners \_\_\_\_\_
  - Corporation
  - Limited Liability Corp
  - Other \_\_\_\_\_
- Days and Hours of Operation
- Days Open: Mon-Sun
- Hours Open: 5am-8pm

Business Start/Opening Date May 2025

## Employees

Full Time Employees (40 hours per week): 2

Part Time Employees (less than 40 hours per week): 1

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

No  Yes  (please explain)

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## Moving and Space Improvement Cost and Funding Information

### Investment Data

Tenant Space Improvement (finish)	\$ <u>10,000.00</u>
Landlord Space Improvement (finish)	\$ <u>60,000.00</u>
Equipment and Display	\$ <u>25,000.00</u>
Product Stock (for Opening)	\$ <u>5,000.00</u>
Marketing (First Year)	\$ <u>5,000.00</u>

### Sources of Funding for Move/Expansion

Funds invested by owner	\$ <u>45,000.00</u>
Funds from other sources*	\$ <u>10,000.00</u>
Total estimated cost to move/expand	\$ <u>55,000.00</u>

\* Source of Funding and Amounts Personal money and loans

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## New Lease Property Information

Address of space to be leased: 1417 Graham Dr Tomball, TX 77375

Total amount of square feet to be leased and occupied: 1600

Term of lease (minimum 3 years): 5 years

Gross rental rate \$ 4,400 per month \$ 2.75 per s.f.

Additional lease terms and other monthly charges: NNN charges additional \$0.67  
sqft per month

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Indicate any rate increases: \_\_\_\_\_

**FINANCIAL NEED DEMONSTRATION:** Acceptance into the Rental Incentive Program requires an acceptable explanation of financial need. Use the lines below to explain why and how the rent subsidy is an important factor in opening your business.

As a new Pilates studio, securing the appropriate space and setting up operations presents significant upfront financial challenges. The rent subsidy through the Rental Incentive Program would be crucial factor in helping me establish and sustain my business during the critical first year of operations. The first year of any new business involves building a client base, brand recognition, and generating consistent revenue. During this time, operating costs can be high while income is typically slower to ramp up. The 25% rent reduction would provide essential financial relief, allowing me to allocate resources toward attracting and retaining clients through targeted marketing, purchasing necessary equipment, and hiring skilled instructors. Additionally, the subsidy would allow me to offer competitive pricing to make Pilates more accessible to the local community, while still maintaining a sustainable business model. Without the support, the financial strain of covering rent, especially during the early months could jeopardize the stability and long-term success of the studio.

Ultimately, the rent subsidy will help me create a solid foundation for the business, leading to job creation, community engagement, and a positive economic impact as the studio grows and becomes a key part of the local wellness scene.

Explain how your business will benefit and enhance the area in which you are locating and how your business will complement other businesses within the area:

I was born and raised in Tomball, attending local schools and growing up surrounded by a supportive community. Having spent my childhood here, I've developed a deep connection to the area and a strong desire to contribute to its growth.

My Pilates studio will be a valuable addition to the community, enhancing the area by promoting health, wellness and a sense of connection among local residents. The response from the local community has already been overwhelming - when I posted about the studio on a local Tomball Facebook group, it received nearly 200 comments and over 230 likes from residents expressing their excitement and support for bringing a Pilates studio to the area. This outpouring of interest demonstrates a clear demand for this type of wellness offering in Tomball and reinforces the belief that the studio will fill a significant gap in the local market. In addition, I plan to collaborate with nearby businesses to foster cross-promotions, such as joint events or special offers for members of both businesses. This will strengthen the local economy and create a network of like-minded businesses that support one another. This studio will also generate local job opportunities for instructors, front desk staff, and other positions contributing to the areas economic growth. The strong local interest I've already seen is a testament to the positive impact this business will have on tomball, helping to make it an even more attractive place to work, live and visit.

## 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.

**Brennan Cross**



Printed Name of Principal Owner

Signature

**2-18-2025**

Date

**Please submit the completed application along with a copy of the Proposed Lease Agreement to:**

Kelly Violette

Tomball Economic Development Corporation

29201 Quimm Road, Suite B

Tomball, TX 77375

**For further questions about the Program, please contact Kelly Violette, Executive Director, at 281.401.4086 or [kviolette@tomballexdc.org](mailto:kviolette@tomballexdc.org).**



**NEW BUSINESS RENTAL INCENTIVE PROGRAM**

**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 B  
Tomball, TX 77375

Property Address: 1417 Graham Drive, Tomball, TX 77375

Property Owner of Record: Headquarters TOO LLC

Mailing Address: 1431 Graham Drive Suite 175

City, State & Zip: Tomball, TX 77375

Phone: 7139991927

Email: peter@tpc-re.com

Name(s) of Authorized Signatories: Peter, Devin, and Mark Licata

Name of Management Company: Tpc Real Estate

Name of Representative/Contact Person: Peter Licata

Management Company Address: 1431 Graham Drive Suite 175

City, State & Zip: Tomball, TX 77375

Phone: 7139991927

Email: peter@tpc-re.com

Name of proposed business at site:

Innersculpt Studio

Name of business owner:

Brennan Cross

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

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**SITE & LEASE INFORMATION**

Total amount of square feet to be leased and occupied by business: 1600

Term of lease: 5 years

Gross rental rate \$ 4,400 per month \$ 2.75 per s.f.

Additional lease terms and other monthly charges: NNN charges will be additional charges

They are estimated at \$0.67 sqft per month

Indicate any rate increases: \_\_\_\_\_

Is the subject space currently vacant? Yes  No

If yes, how long has the space been vacant? 12 months

Name of previous tenant: N/A

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.

**Headquarters TOO LLC**



Printed Name of Property Owner/Landlord

Signature

**2-22-25**

Date