



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: Klauer Manufacturing Company

Current Business Physical Address: 1185 Roosevelt St Ext

City, State & Zip Dubuque, IA 52001

Mailing Address: 1185 Roosevelt St Ext

City, State & Zip Dubuque, IA 52001

Business Phone: 563-582-7201

Business Website: klauer.com

Business Owner Name: Mike Klauer

Applicant's Name (if different): _____

Position /Title: President

Phone and Email: 563-582-7201 mklauer@klauer.com

Nature of Business: Mfg of flashing, steel siding, soffit & fascia, rainware, and panel

NAICS Code: 332322

Legal Form of Business:

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

Business Start/Opening Date _____

Days and Hours of Operation

Days Open: M-F

Hours Open: 24 hours

Employees

Full Time Employees (40 hours per week): 231

Part Time Employees (less than 40 hours per week): 10

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

No ☒ Yes ☐ (please explain)

Moving and Space Improvement Cost and Funding Information

Investment Data

Tenant Space Improvement (finish)	\$ <u>400,000</u>
Landlord Space Improvement (finish)	\$ <u> </u>
Equipment and Display	\$ <u>1,050,000</u>
Product Stock (for Opening)	\$ <u>250,000</u>
Marketing (First Year)	\$ <u>50,000</u>

Sources of Funding for Move/Expansion

Funds invested by owner	\$ <u>1,750,000</u>
Funds from other sources*	\$ <u>0</u>
Total estimated cost to move/expand	\$ <u>1,500,000</u>

* Source of Funding and Amounts Klauer Mfg Operations and Loan Facility

New Lease Property Information

Address of space to be leased: 21609 Hufsmith Kohrville Rd, Tomball, TX 77375

Total amount of square feet to be leased and occupied: 40200

Term of lease (minimum 3 years): 5 years

Gross rental rate \$ 28944 per month \$.72 per s.f.

Additional lease terms and other monthly charges: Additional costs for insurance and property taxes.

Indicate any rate increases: Yr 2 .73, Yr3 .74, Yr4 .75, Yr 5 .76 rsf/month

Obtaining an economic development incentive is important because it helps offset the significant upfront costs of launching a new operation, accelerates our ability to invest in local jobs and infrastructure, and improves our long-term competitiveness. This incentive would play a critical role in supporting our commitment to growth and partnership with the local community.

We will create new jobs, increase local spending, and add to the areas's industrial base, supporting economic growth. By using local suppliers and services where possible, we will increase demand for nearby businesses and benefit the broader business community.

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.

Michael Klauer

Printed Name of Principal Owner

M. J. Klauer

Signature

6/4/2025

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 B

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 B
Tomball, TX 77375

Property Address: 21609 Hufsmith Kohrville Rd, Tomball, TX 77375

Property Owner of Record: TARA Builders LLC

Mailing Address: 2807 East Grove LN

City, State & Zip Houston, TX 77027

Phone: 713-962-9920

Email: cnickson@msn.com

Name(s) of Authorized Signatories: _____

Name of Management Company: _____

Name of Representative/Contact Person: _____

Management Company Address: _____

City, State & Zip _____

Phone: _____

Email: _____

Name of proposed business at site:

Klauer Manufacturing Company

Name of business owner:

Michael Klauer

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

SITE & LEASE INFORMATION

Total amount of square feet to be leased and occupied by business: 40200

Term of lease: 5 years

Gross rental rate \$ 28944 per month \$.72 per s.f.

Additional lease terms and other monthly charges: _____

Additional costs for insurance and property taxes.

Indicate any rate increases: Yr2 .73, Yr3 .74, Yr4 .75, Yr5 .76 rsf/month

Is the subject space currently vacant? Yes ☒ No ☐

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

Name of previous tenant: NA

Previous Rental Rate: \$ NA Per Month \$ _____ 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.

TARA Builders LLC

Printed Name of Property Owner/Landlord

[Signature]

Signature

6/9/25

Date