

# Special Tomball EDC

## Agenda Item

### Data Sheet

Meeting Date: July 8, 2025

#### Topic:

Consideration and possible action by Tomball EDC to approve, as a Project of the Corporation, an Old Town Façade Improvement Grant for Coaches Cigar Lounge, LLC to make direct incentives to, or expenditures for, building improvements for new or expanded business enterprise to be located at 414 E Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$50,000.00.

- Public Hearing

#### Background:

The Tomball Economic Development Corporation has received a request from Russel Blue, Co-Owner, Coaches Cigar Lounge, LLC for funding assistance through the TEDC's Old Town Façade Improvement Grant (FIG) Program for improvements to an approximately 2,700 square foot building located at 414 E Main Street.

Upon completion of the improvements, Mr. Blue plans to open a boutique cigar lounge offering a variety of cigar selections in a sports themed setting.

The proposed improvements include exterior painting, removal of an overhead roll up door, new exterior door and windows, installation of a clad entrance, installation of a glass storefront, interior walls, ceiling, framing, sheetrock, insulation, texture, painting, flooring, electrical, lighting, plumbing, HVAC, and carpentry work.

The goal of the TEDC's Old Town Rental Incentive Program is to promote and assist with the renovation, rehabilitation, restoration, and enhancements of businesses within the Old Town Mixed Use zoning district. In accordance with the Old Town Façade Improvement Grant Program Guidelines & Criteria, the proposed performance agreement is for 50% of the eligible improvement costs, not to exceed \$50,000.00.

The project and application was reviewed and conditionally approved by the Business Retention & Expansion (BRE) Committee on June 24, 2025. While this conditional approval enables the applicant to move forward with their project and avoid significant approval delays, it does not guarantee funding. Final approval is still required from both the TEDC Board and Tomball City Council. Applicants proceed at their own risk until those approvals are secured.

Once approved, the applicant will have nine months to complete the improvements. All grants are reimbursement grants and will only be funded after completion of the project, and after the applicant submits final paid itemized invoices/receipts for all applicable labor and materials, proof of payment, and digital photographs of the completed work.

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.

**Recommendation:** Staff recommends approval of the Old Town Façade Improvement Grant for Coaches Cigar Lounge, LLC.

**FUNDING (IF APPLICABLE)**

Yes: ☒ No: ☐ If yes, specify Account Number: #Old Town Façade Improvement Grants

Signed	Approved by
Staff Member-TEDC	Executive Director-TEDC
Date	Date