



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: Della Casa LLC

Current Business Physical Address: 1599 Hicks St

City, State & Zip Tomball TX 77375

Mailing Address: _____

City, State & Zip _____

Business Phone: 7134985928

Business Website: www.dellacasapasta.com

Business Owner Name: Luisa Obandi

Applicant's Name (if different): _____

Position /Title: CEO

Phone and Email: 7134985928 Luisa@dellacasapasta.com

Nature of Business: Food Manufacturer

NAICS Code: 311412

Legal Form of Business:

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

Days and Hours of Operation

Days Open: 5

Hours Open: 8 am to 5 pm

Business Start/Opening Date October 2011

Employees

Full Time Employees (40 hours per week): 10

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)

Moving and Space Improvement Cost and Funding Information

Investment Data

Tenant Space Improvement (finish)	\$ <u>692500</u>
Landlord Space Improvement (finish)	\$ _____
Equipment and Display	\$ <u>220000</u>
Product Stock (for Opening)	\$ <u>30000</u>
Marketing (First Year)	\$ <u>15000</u>

Sources of Funding for Move/Expansion

Funds invested by owner	\$ <u>157000</u>
Funds from other sources*	\$ <u>982287</u>
Total estimated cost to move/expand	\$ <u>1139287</u>

* Source of Funding and Amounts Landlord allowance, Frost Bank SBA Loan

New Lease Property Information

Address of space to be leased: 22525 Hufsmith-Kohrville Road Tomball TX 77375

Total amount of square feet to be leased and occupied: 6350

Term of lease (minimum 3 years): 5 years

Gross rental rate \$ 11050 per month \$ 1.74 per s.f.

Additional lease terms and other monthly charges: NNN, Purchase option, 5 years extension

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.

Our company is currently undergoing a significant expansion, involving a doubling of our space and the introduction of a retail store.

The funds requested will be primarily allocated to assist in covering rent expenses, ensuring financial stability during the first year of business.

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:

Our new concept is poised to become a destination location, offering customers a unique and special food buying experience. Adjacent to our new establishment is Smitty's Smoke House, a renowned provider of meats, smoked and BBQ products, as well as local offerings. In contrast, our focus will be on fresh pasta products crafted in our food manufacturing facility, coupled with a selection of imported Italian goods.

The synergy between our two businesses is evident and will contribute to a distinctive food experience for customers seeking specialty items. Our innovative concept merges a food manufacturing facility with a retail space, allowing customers to witness the production process firsthand and purchase products directly. This integrated approach sets us apart and is sure to attract individuals from beyond the local area. Being situated next door to Smitty's Smoke House provides a strategic advantage, as our businesses complement each other seamlessly. The co-location promises increased foot traffic, benefiting both establishments and creating a dynamic culinary hub. We are confident that this collaborative and unique concept will draw patrons from far and wide, establishing our location as a prominent destination for those seeking an exceptional and immersive food experience.

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.

Luisa Obando

Printed Name of Principal Owner

Luisa Obando

Signature

January 16 2024

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: 22525 Hufsmith-Kohrville Road, Tomball, Texas 773375

Property Owner of Record: Hufsmith Kohrville Business Park LLC

Mailing Address: 16023 Rudgewick Lane

City, State & Zip Spring, TX 77379

Phone: (346) 241-1000 Email: hkbp@londstardevelopment.me

Name(s) of Authorized Signatories: William J. Lawrence

Name of Management Company: WJL Ltd.

Name of Representative/Contact Person: William J. Lawrence

Management Company Address: 16023 Rudgewick Lane

City, State & Zip Spring, TX 77379

Phone: (281) 401-9777 Email: admin@wjl.me

Name of proposed business at site:

Name of business owner:

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: 6,356

Term of lease: 5 years

Gross rental rate \$ _____ per month \$ 1.74 per s.f.

Additional lease terms and other monthly charges: This is a NNN lease. The tenant is responsible for their percentage of the CAM (common area maintenance) charges

Indicate any rate increases: 2% net increase per year

Is the subject space currently vacant? Yes No

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

Name of previous tenant: _____

Previous Rental Rate: \$ _____ 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.

2252 Hufsmith Kohrville Business Park LLC

Printed Name of Property Owner/Landlord



Signature

January 18th, 2024

Date