



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: Coaches Cigar Lounge, LLC

Current Business Physical Address: 414 E Main St

City, State & Zip Tomball, Texas 77375

Mailing Address: 414 E Main St

City, State & Zip Tomball, Texas 77375

Business Phone: _____

Business Website: _____

Business Owner Name: Russel Blue/Bill Honeck

Applicant's Name (if different): _____

Position /Title: Co-Owner

Phone and Email: russelblue@yahoo.com billhoneck@icloud.com

Nature of Business: Cigar shop and lounge

NAICS Code: 453991

Legal Form of Business:

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

Days and Hours of Operation

Days Open: _____

Hours Open: _____

Business Start/Opening Date Late Summer 2025

Employees

Full Time Employees (40 hours per week): 2

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

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) \$ _____

Landlord Space Improvement (finish) \$ _____

Equipment and Display \$ _____

Product Stock (for Opening) \$ _____

Marketing (First Year) \$ _____

Sources of Funding for Move/Expansion

Funds invested by owner \$ _____

Funds from other sources* \$ _____

Total estimated cost to move/expand \$ _____

* Source of Funding and Amounts _____

New Lease Property Information

Address of space to be leased: 414 E Main

Total amount of square feet to be leased and occupied: 2700

Term of lease (minimum 3 years): 3 years

Gross rental rate \$ 4,000 per month \$ _____ per s.f.

Additional lease terms and other monthly charges: _____

Indicate any rate increases: Yes 3%/yr

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.

Rental Incentive will assist in keeping our costs down while we grow the business. It will also assist us by allowing us to increase our workforce and employ additional people.

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:

First and foremost we are dressing up on of the first businesses seen when coming into Tomball headed west on 2920. Secondly, we will provide a comfortable and friendly place to purchase and consume cigars. Our plan incorporates an area within that will serve as a place to work remotely for those men and women that have the privilege of doing so, and want a change of scenery from time to time. We plan to cater to first responders and educators by offering discounts to those that qualify. By bringing in our patrons, they are likely to engage in other activities and visit other places in Tomball as well.

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.

RUSSEL BLUE

Printed Name of Principal Owner

[Signature]

Signature

5/7/25

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.



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: 414 E Main St

Property Owner of Record: Nolan & Shannon Butterfras Revocable Trust

Mailing Address: 22709 Decker Prairie Rosehill Rd

City, State & Zip Tomball, TX 77377

Phone: 713-859-3658

Email: nolan@texasturfmanagement.com

Name(s) of Authorized Signatories: Nolan Butterfras, Shannon Butterfras & Crystal Graham

Name of Management Company: _____

Name of Representative/Contact Person: _____

Management Company Address: _____

City, State & Zip _____

Phone: _____

Email: _____

Name of proposed business at site:

Coaches Cigar Lounge

Name of business owner:

Russel Blue and Bill Honeck

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: 2700

Term of lease: 3 years

Gross rental rate \$ 4000 per month \$ _____ per s.f.

Additional lease terms and other monthly charges: _____

Indicate any rate increases: 3%

Is the subject space currently vacant? Yes ☒ No ☐

If yes, how long has the space been vacant? 2 months

Name of previous tenant: Carpets of Tomball

Previous Rental Rate: \$ N/A 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.

Nolan Butterfras

Printed Name of Property Owner/Landlord

Authentisign
Nolan Butterfras

05/07/25

Signature

5/7/25

Date