

# 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: Lunsford Enterprises Dbw Wothley's Appliance

Current Business Physical Address: 1404 West Main Street

City, State & Zip Tomball, Texas 77375

Mailing Address: 1404 West Main Street

City, State & Zip Tomball, Texas 77375

Business Phone: 281-351-5166

Business Website: www.worthleys.com

Business Owner Name: Eric Lunsford

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

Position /Title: President

Phone and Email: 2813525660 Eric@worthleys.com

Nature of Business: Retail Appliance Sales/Service

NAICS Code: \_\_\_\_\_

Legal Form of Business:

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

Days and Hours of Operation

Days Open: m-sat

Hours Open: 8am - 6pm m-f 8am - 4pm sat

Business Start/Opening Date 1/1/2005

## Employees

Full Time Employees (40 hours per week): 7

Part Time Employees (less than 40 hours per week): 2

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>15000</u>
Landlord Space Improvement (finish)	\$ <u></u>
Equipment and Display	\$ <u>20000</u>
Product Stock (for Opening)	\$ <u>250000</u>
Marketing (First Year)	\$ <u>15000</u>

### Sources of Funding for Move/Expansion

Funds invested by owner	\$ <u>300000</u>
Funds from other sources*	\$ <u></u>
Total estimated cost to move/expand	\$ <u>300000</u>

\* Source of Funding and Amounts Cash

## New Lease Property Information

Address of space to be leased: 823 E Main St., Tomball, Texas 77375

Total amount of square feet to be leased and occupied: 6000

Term of lease (minimum 3 years): 5 years

Gross rental rate \$ 7200 per month \$ 1.20 per s.f.

Additional lease terms and other monthly charges: Contingent on taxes & insurance rate increase

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.

We are moving to have additional space because we have outgrown our current location


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:

Worthley's has operated in Tomball since 1982, providing personal sales & service to the community. Eric Lunsford (owner) has served in the Rotary club of Tomball and currently is a board member on the Greater Tomball Area Chamber of Commerce. We have donated thousands of dollars to area organizations such as TEAM, TOMAGWA and the Rotary Club. We employ 9 local residents and collect sales tax from between 4-5 million in annual sales.

## 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.

 Eric Lunsford

Printed Name of Principal Owner



Signature



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 A

Tomball, TX 77375

**For further questions about the Program, please contact Kelly Violette, Executive Director, at 281.401.4086 or [kviolette@tomballtxedc.org](mailto: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 A  
Tomball, TX 77375

Property Address: 823 East Main St., Tomball, TX 77375

Property Owner of Record: John Foster

Mailing Address: 22101 E Main

City, State & Zip: Tomball, Texas 77377

Phone: 281-541-7194

Email: action.foster@yahoo.com

Name(s) of Authorized Signatories: Johnny Foster

Name of Management Company: \_\_\_\_\_

Name of Representative/Contact Person: \_\_\_\_\_

Management Company Address: \_\_\_\_\_

City, State & Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Name of proposed business at site:

Worthley's Appliance

Name of business owner:

Eric Lunsford

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: 6000

Term of lease: 5 years

Gross rental rate \$ 7200 per month \$ - per s.f.

Additional lease terms and other monthly charges: N/A

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

Is the subject space currently vacant? Yes ☐ No ☒

If yes, how long has the space been vacant? 1 months

Name of previous tenant: Liduidestates

Previous Rental Rate: \$ 7200 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.

Johnny Foster

Printed Name of Property Owner/Landlord

Johnny C. Foster

Signature

8-11-25

Date

**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.
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5. The business is not currently occupying the space with or without a lease in place.

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Printed Name of Property Owner/Landlord

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Signature

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Date