



## 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: Hotworx

Current Business Physical Address: 1417 Graham Dr, Suite 300

City, State & Zip Tomball, TX 77375

Mailing Address: 15409 Queen Elizabeth Ct.

City, State & Zip Montgomery TX 77316

Business Phone: 832-662-2242

Business Website: <https://www.hotworx.net/studio/tomball-fourcorners>

Business Owner Name: Lisa Miller

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

Position /Title: Franchise Owner

Phone and Email: 713-539-2773

Nature of Business: Fitness Studio

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

Legal Form of Business:

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

Days and Hours of Operation

Days Open: 24 /7 via secure access

Hours Open: Staffed hours M - Th 11-8

Business Start/Opening Date est. 10/1/25

## Employees

Full Time Employees (40 hours per week): 1

Part Time Employees (less than 40 hours per week): 2-3

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

No ☒ Yes ☐ (please explain)

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## Moving and Space Improvement Cost and Funding Information

### Investment Data

Tenant Space Improvement (finish)	\$ <u>250,000</u>
Landlord Space Improvement (finish)	\$ <u>75,000</u>
Equipment and Display	\$ <u>180,000</u>
Product Stock (for Opening)	\$ <u>20,000</u>
Marketing (First Year)	\$ <u>20,000</u>

### Sources of Funding for Move/Expansion

Funds invested by owner	\$ <u>120,000</u>
Funds from other sources*	\$ <u>480,000</u>
Total estimated cost to move/expand	\$ <u>600,000</u>

\* Source of Funding and Amounts savings and investments

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## New Lease Property Information

Address of space to be leased: 1417 Graham Dr. Suite 300, Tomball, TX 77375

Total amount of square feet to be leased and occupied: 1875

Term of lease (minimum 3 years): 10 years

Gross rental rate \$ 6094 per month \$ \_\_\_\_\_ per s.f.

Additional lease terms and other monthly charges: \_\_\_\_\_

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Indicate any rate increases: rate increase 6/1/2027 to \$6411 monthly

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**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.

Hotworx is an investment for me personally using a combination of personal funds and SBA fun with the lease, deposits, insurance, marketing, and the high cost for equipment is a very large investment. The Rental Incentive Program will be a supportive source of funding to support our year(s) we are in business. This will greatly help ensure we are successful in our business while a presence in the community of Tomball, and helping change lives mentally and physically for o members.

Specifically, the rent deposits and monthly rent is a large expense monthly. Having the support f with this Rental Incentive Program will help relieve some pressure of new member sales to offse investing in a start up 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:

HOTWORX is a boutique fitness studio and we will be located in the Four Corners area of Tomb will benefit from a a studio that is accessable 24/7 and they can schedule their workout from the of their phone. HOTWORX will gain members that are passionate about their mental and physic and that are investing in themselves. This will compliment local business as our members are in and will be investing in other products and services to better their phyical being. We will be part businesses in the community to help their brand just as much as we would like support of our br is a critical success factor for HOTWORX and we will be collaborating with all business in the To partnerships.

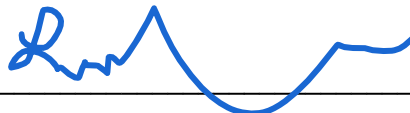
## Certification

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.

Lisa Miller

Printed Name of Principal Owner



Signature

8/5/25

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](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 B  
Tomball, TX 77375

Property Address: 1417 Graham Dr. Suite 300, Tomball TX 77375

Property Owner of Record: Headquarters TOO LLC

Mailing Address: 1417 Graham Drive

City, State & Zip Tomball TX 77375

Phone: 7132528604 Email: peter@tpc-re.com

Name(s) of Authorized Signatories: Peter Licata

Name of Management Company: TPC Real Estate Corp

Name of Representative/Contact Person: same

Management Company Address: same

City, State & Zip same

Phone: same Email: same

Name of proposed business at site:

HOTWORX

Name of business owner:

L isa Miller

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

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## SITE & LEASE INFORMATION

Total amount of square feet to be leased and occupied by business: 1875

Term of lease: 10 years

Gross rental rate \$6094 per month \$\_\_\_\_\_ per s.f.

Additional lease terms and other monthly charges: rent increases throughout term

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

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 \$NA 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.

Headquarters TOO LLC

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Printed Name of Property Owner/Landlord



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Signature

8-8-25

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Date