



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: Muddy Buddies Daycare LLC

Current Business Physical Address: 22525 Hufsmith Kohrville Rd Suite 4-B

City, State & Zip Tomball, Tx 77375

Mailing Address: 27204 Silent Rain Dr.

City, State & Zip Magnolia, Tx. 77354

Business Phone: 3463342929

Business Website: muddysbuddiesdaycare.org

Business Owner Name: Maribel Paree

Applicant's Name (if different): _____

Position /Title: Owner

Phone and Email: 346-334-2929 Maribel@muddiesbuddiesdaycare.org

Nature of Business: Daycare/Boarding Facility

NAICS Code: _____

Legal Form of Business:

- ☐ Sole Proprietor
- ☐ Partnership Number of Partners 0
- ☐ Corporation
- ☐ Limited Liability Corp
- ☐ Other LLC

Days and Hours of Operation

Days Open: 7 Days a week

Hours Open: 13 hours

Business Start/Opening Date September 2025

Employees

Full Time Employees (40 hours per week): 2

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

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: 22525 Hufsmith Kohrville Rd. 4-B

Total amount of square feet to be leased and occupied: 4500

Term of lease (minimum 3 years): 5 years

Gross rental rate \$ 5625 per month \$ 1.25 per s.f.

Additional lease terms and other monthly charges: CAM \$1350 Monthly. Year 2 \$6750
\$1.50sf, Year 3 \$6885 \$1.53sf, Year 4 \$7020 \$1.56sf, Year 5 \$7155 \$1.59SF

Indicate any rate increases: Noted above

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.

As a new small business, Muddy's Buddies Daycare is focused on providing a much needed service to families with small breeds dogs in the area. The inital costs of opening a high-quality,safe and engaging facility-including construction licensing,equipment, and marketing-are substantial. A rent subsidy would significantly ease the financial burden during our critical startup phase,allowing us to allocate resources toward completing the buildout of the daycare,hiring staff, and ensuring a safe welcoming environment for our clients and their pets. without this assistance, the monthly rent commitment would limit our ability to fully invest in the infrastructure and staffing necessary to meet the demand for premuim small-dog daycare and boarding services.

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:

Muddy's Buddies Daycare will provide a unique and specialized service that is currently lacking in the area- An indoor, open-play daycare and boarding facility exclusively for small breed dogs. Our presence will attract pet owners from surrounding communities,increasing foot traffic and visibility for nearby businesses. We also plan to partner with local pet-related vendors,groomers, and small retailers to support the local economy. By providing a safe, fun, and professional environment for dogs. We aim to create a postive impact in the community and be a trusted resource for pet familes in the area.

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.

Maribel Paree

Printed Name of Principal Owner



Signature

07-20-2025

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: 22525 Hufsmith Kohrville Road, Tomball, TX 77375

Property Owner of Record: Hufsmith Kohrville Business Park LLC

Mailing Address: 16023 Rudgewick Lane

City, State & Zip Spring TX 77379

Phone: 346-225-9590

Email: matt@lonestardevelopment.com

Name(s) of Authorized Signatories: Matthew Lawrence, Jason Snell, Bill Lawrence

Name of Management Company: Lone Star Development Property Management Company

Name of Representative/Contact Person: Matt Lawrence

Management Company Address: 16023 Rudgewick Lane

City, State & Zip Spring TX 77379

Phone: 346-225-9590

Email: matt@lonestardevelopment.com

Name of proposed business at site:

Muddy's Buddies Doggy Day Care

Name of business owner:

Maribel Parea

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: 4500

Term of lease: 5 years

Gross rental rate \$ 5625 per month \$ 1.25 per s.f.

Additional lease terms and other monthly charges: \$1320 per month in CAM Charges. \$.30 per square foot

Indicate any rate increases: 2% each year

Is the subject space currently vacant? Yes ☒ No ☐

If yes, how long has the space been vacant? 8 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.

Matthew Lawrence

Printed Name of Property Owner/Landlord

Matthew Lawrence

Signature

08/11/2025

Date