

EAST FORT BEND COUNTY DEVELOPMENT AUTHORITY



ANNUAL REPORT March 2022



EXECUTIVE SUMMARY

BACKGROUND

East Fort Bend County Development Authority (the “Authority”) was created by Fort Bend County on September 24, 2015, pursuant to Subchapter D of Chapter 431, Texas Transportation Code, and Article 1396-1.01 of the Texas Non-Profit Corporation Act. The Authority was organized to assist Fort Bend County with the development and diversification of the economy, the elimination of unemployment or underemployment, and development, expansion of commerce, and promoting economic development, including making grants, planning, designing, acquiring, financing, building, and improving land and infrastructure in the County.

The Authority Board of Directors is appointed by Fort Bend County and implements the design, construction and financing of public and community benefit improvements necessary to promote the development of the mixed-use project known as the GRID.

The current Board and Officers of the Authority are:

Felecia Evans-Smith	Chair
Ernie Loeb	Vice Chair
Daniel Menendez	Secretary
Michael Latimer	Assistant Secretary
Rahim Tazeh	Assistant Secretary

The Authority is assisted by a consulting team consisting of the following:

Allen Boone Humphries Robinson LLP - Attorney
F. Matuska, Inc. - Bookkeeper
Hilltop Securities, Inc. - Co-Financial Advisor
Post Oak Municipal Advisors LLC - Co-Financial Advisor
RPS Group - District Engineer
Jones & Carter - Design Engineer
Whitley Penn - Auditor



GRID PROJECT DESCRIPTION

The GRID comprises the redevelopment of the former Texas Instruments site in Stafford, Texas consisting of approximately 192 acres. The development has brought many jobs to the area and will generate millions of new sales, hotel occupancy and property tax dollars to benefit the community. The GRID is an innovative mixed-use reinvention of a landmark Texas Instruments campus, connecting past and present by combining world-class planning and design with adaptive reuse of the site's iconic industrial architecture. The result is a one-of-a-kind experience for shoppers, residents, tenants, and guests, woven into the fabric of the surrounding community. Located at the gateway to Fort Bend County, this innovative project is designed to create a regional entertainment, working and living environment.





Houston | Fort Bend County

Positioned at the
Gateway
to Fort Bend County

328,000 Cars Per Day
on Highway 59,
W Airport Blvd, Kirkwood Rd,
& Murphy Rd

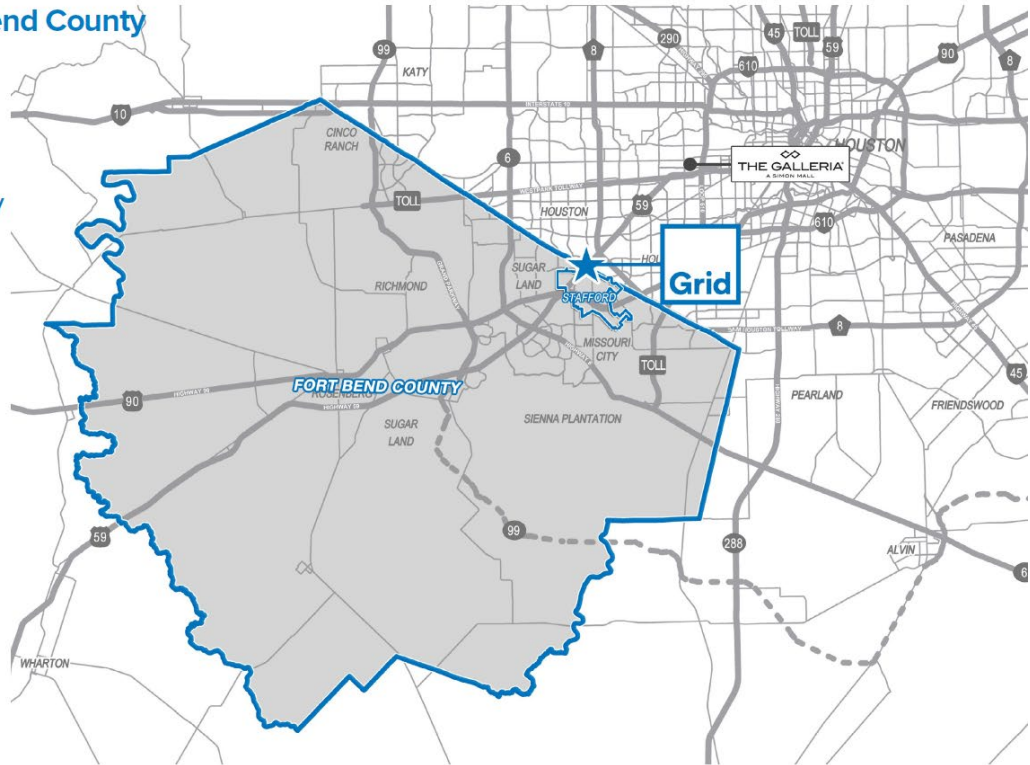
1,708,051
people living within
a 20-minute drive time

148,168
projected annual
population growth

\$127,363
average household income

Most Educated
county in the U.S.

*Per BEGIS Online. Drive-time parameters are 55 mph on
Interstates, 55mph on Freeways & 25 mph on Streets.
Updated May 2018.



Completed restaurant, retail, housing and distribution facilities in the GRID are shown on the following pages.







STATUS OF AUTHORITY PROJECTS



PUBLIC IMPROVEMENT COSTS

The chart below lists the projects completed or under construction by the Authority as of the date of this report. All projects listed below have been funded by advances by 3 MEBS Property Company, LLC (the "Developer") certain amounts remain subject to future reimbursement. The Authority has entered into a Development Financing and Reimbursement Agreement with the Developer for advance funding and reimbursement of the projects listed below:



Project Number	Project Name	Contractor	Notice to Proceed Date	Final Completion Letter Date	Final Dollar Amount	Grant Funding?	Accepted by	Publicly Bid?	Built to City Standards
101.001	Demolition	American Environmental Specialties, Inc	3/29/2016	2/23/2018	\$1,369,241.80	Y	N/A	N	N/A
	Net expended (Public roadway funds)				\$ 2,589,470.53				
	Salvage (Public roadway funds)				\$ (1,220,228.73)				
101.002	West Airport LTL Crow	GW Phillips Construction,	1/13/2017	7/10/2018	\$378,968.65	N	Stafford City	Y	Y
	Public Roadway Funds				\$ 81,204.92				
	Public Drainage Funds				\$ 297,763.73				
101.003	East Detention Basin	GW Phillips Construction,	5/26/2016	10/12/2018	\$249,122.00	N	Stafford City	Y	Y
	Public Drainage Funds				\$ 249,122.00				
101.004	West Airport LTL Spectrum	RAC Industries LLC	10/6/2017	2/12/2018	\$280,822.91	N	Stafford City	Y	Y
	Public Roadway Funds				\$ 93,679.00				
	Public Drainage Funds				\$ 172,186.45				
	Public Sanitary Funds				\$ 14,957.46				
101.005	Signal Way and Spectrum	CNS Construction	10/16/2017	10/8/2018	\$1,084,094.20	N	Stafford City	Y	Y
	Public Roadway Funds				\$799,197.94				
	Public Drainage Funds				\$284,896.26				
101.006	Phase 1 Duct Bank	North Houston Pole Line	7/21/2016	10/4/2016	\$ 381,660.00	Y	Center Point	N	N/A
	Public Funds (not roadway/drainage)				\$ 381,660.00				
101.007	Central Detention Basin	SiteWork Contractors	7/19/2017	5/31/2019	\$359,187.58	N	Stafford City	Y	Y
	Public Drainage Funds				\$ 359,187.58				
101.008	Phase 1 Paving and Drainage	Rodriguez Construction Group, LLC	11/9/2017	11/30/2018	\$1,652,611.33	N	Stafford City/ Streetlevel	Y	Y
	Public Roadway Funds				\$ 343,962.42				
	Public Drainage Funds				\$ 479,378.13				
	Private Funds				\$ 829,270.78				
101.009	Phase 2 Infrastructure	Rodriguez Construction Group, LLC	8/24/2018	11/5/2019	\$ 5,362,388.35	N	Stafford City/WCID#2	Y	Y
	Public RoadwayFunds				\$ 1,942,427.54				
	Public Drainage Funds				\$ 919,477.01				
	Private Funds				\$ 1,530,169.24				
	WCID #2				\$ 970,314.56				
101.011	Phase 1 Landscaping	Woodcreek Landscaping	8/10/2018	10/1/2019	\$ 138,260.95	N	Stafford City	Y	Y
	Public Funds (not roadway/drainage)				\$ 138,260.95				
101.013	Phase 2 Duct Bank	North Houston Pole Line	7/15/2018	5/15/2019	\$ 2,329,026.00	Y	Center Point	Y	N/A
	Public Funds (not roadway/drainage)				\$ 2,329,026.00				
101.014	Phase 1 Comm and Lights	North Houston Pole Line	7/15/2018	5/15/2019	\$ 485,000.00	Y	Stafford City	Y	Y
	Public Funds (not roadway/drainage)				\$ 485,000.00				
101.015	Public Landscaping Phase 2	Woodcreek Landscaping	12/4/2019	6/13/2020	\$ 257,547.00	N	Stafford City	Y	Y
	Public Funds (not roadway/drainage)				\$ 225,652.00				
	Private Funds				\$ 31,895.00				
101.016	Central Detention Pond Phase 2	Rodriguez Construction Group, LLC	7/22/2021	Ongoing	\$ 265,500.00	N	TBD	Y	Y
	Public Drainage Funds				\$ 265,500.00				
			TOTAL=			\$14,593,430.77			
			TOTAL PUBLIC ROADWAY=			\$4,629,713.62			
			TOTAL PUBLIC DRAINAGE=			\$3,027,511.16			
			TOTAL PUBLIC OTHERS=			\$3,574,556.41			
			TOTAL PRIVATE=			\$2,391,335.02			
			TOTAL WCID#2=			\$970,314.56			

NOTE: T. GRANT F.= \$4,564,927.80

DEFINED AREA TAX AND 381 REVENUE INFORMATION

The Authority maintains a separate account for the defined area tax (DAT) as required by the Defined Area Financing Agreement between the Authority and Fort Bend County Water Control & Improvement District No. 2 and a 381 revenue fund as required by the Agreement between Fort Bend County and the Authority. Attached is the Authority's most recent independent audit for the fiscal year ended September 30, 2021, prepared by Whitley Penn (See Exhibit "A").

The Authority currently has a fund balance as of February 28, 2022, of \$1,147,304.43 in the DAT Revenue Fund. On September 27, 2021, the Authority reimbursed the Developer \$700,000 from the DAT Revenue Fund for Phase 2 Infrastructure expenditures, as shown on the Reimbursement Report prepared by Whitley Penn (See Exhibit "B").

The Authority currently has a fund balance as of February 28, 2022, of \$147,679.57 in the 381 Revenue Fund. Authority administrative expenses and engineering fees for the 2021-2022 fiscal year are paid from the 381 Revenue Fund.

SELECTED FINANCIAL INFORMATION REGARDING THE AUTHORITY

2021-2022 OPERATING BUDGET

EAST FORT BEND COUNTY DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES AND EXPENDITURES
GENERAL FUND, ACTUAL AND BUDGET
FOR THE ONE AND THREE MONTHS ENDED DECEMBER 31, 2021
(Unaudited)

	Current Period	----- Year To Date -----				9/30/2022 FYE ----- Annual -----	
	Actual	Actual	Budget	Variance	Budget	Variance	
REVENUES							
TRANSFER FROM 381 REVENUE	\$ 10,000.00	\$ 65,000.00	\$ 52,075.00	\$ 12,925.00	\$ 208,300.00	(\$ 143,300.00)	
INTEREST EARNED	1.50	6.14	0.00	6.14	0.00	6.14	
TOTAL REVENUES	10,001.50	65,006.14	52,075.00	12,931.14	208,300.00	(143,293.86)	
EXPENDITURES							
DIRECTOR FEES	750.00	1,800.00	2,250.00	(450.00)	9,000.00	(7,200.00)	
LEGAL FEES - CONSTRUCTION	0.00	89.47	0.00	89.47	0.00	89.47	
LEGAL FEES-GENERAL	3,646.53	14,212.33	15,000.00	(787.67)	60,000.00	(45,787.67)	
AUDITING FEES	0.00	14,835.00	16,000.00	(1,165.00)	18,500.00	(3,665.00)	
ENGINEERING FEES-GENERAL	1,429.32	3,779.21	5,000.00	(1,220.79)	20,000.00	(16,220.79)	
ENGINEERING FEES-CONSTRUCTION	6,308.18	19,960.44	12,500.00	7,460.44	50,000.00	(30,039.56)	
PAYROLL TAXES	57.40	137.76	175.00	(37.24)	700.00	(562.24)	
BOOKKEEPING FEES	900.00	2,800.00	3,250.00	(450.00)	13,000.00	(10,200.00)	
LEGAL NOTICES	0.00	0.00	125.00	(125.00)	500.00	(500.00)	
PRINTING & OFFICE SUPPLIES	110.69	742.61	350.00	392.61	1,400.00	(657.39)	
INSURANCE	0.00	0.00	7,600.00	(7,600.00)	7,600.00	(7,600.00)	
TRAVEL & EXPENSES	13.44	25.76	1,250.00	(1,224.24)	5,000.00	(4,974.24)	
OTHER OFFICE EXPENSES	0.00	0.00	1,250.00	(1,250.00)	5,000.00	(5,000.00)	
DUES	0.00	0.00	0.00	0.00	700.00	(700.00)	
DETENTION POND MAINT	1,408.34	4,225.02	4,225.00	0.02	16,900.00	(12,674.98)	
TOTAL EXPENDITURES	14,623.90	62,607.60	68,975.00	(6,367.40)	208,300.00	(145,692.40)	
EXCESS REVENUES (EXPENDITURES)	(\$ 4,622.40)	\$ 2,398.54	(\$ 16,900.00)	\$ 19,298.54	\$ 0.00	\$ 2,398.54	