

Industrial Development Opportunities Workshop

Fort Bend County Commissioner's Court
June 27, 2023

Recent Losses

- **EV, Cell\Battery, Cathode**
 - \$8+ Billion Capital Investment
 - 15K jobs
 - 1595 Acres
 - 690 to 760 MW
- **Battery Manufacturing**
 - \$1+ Billion Capital Investment
 - 900 jobs
 - 100 Acres
 - 35 MW
- Large Land Tracts in play for residential rather than Commercial, Industrial or Manufacturing

Site Readiness demands

- All necessary Roads and Bridges
- All necessary flood mitigation, detention and diversion channels
- All necessary rail extensions (when rail served)
- All necessary electrical and gas lines for power
- All necessary broadband systems for communication
- All necessary water, sewer and utility systems
- **18 month window for delivery**

Change the Paradigm

If you want more of the same, do the same

If you want something different, do something different

List of Requirements For Site Readiness - Examples

- Environmental Study
- Cultural and Archeological Review
- Threatened and Endangered Species Report
- Wetlands Delineation
- Geotechnical Evaluation
- Topographical Survey
- Industrial access from two sides of the property required
- Ideal sites will be located in areas with compatible adjacent uses and limited residential development in close proximity (growing concern with population growth).

Fort Bend County in 2023

- FBC lacks “Shovel Ready Mega Sites” as defined by Site Selectors
- FBC will continue to miss out from consideration if status quo remains
- FBC needs to update its toolkit to have a seat at the table

Tools in the Toolbox..

Public Support to Facilitate Industrial Development

Needs

- Infrastructure Impediments
 - Public: Water, Sewer, Drainage, Roads
 - Private: Power, Gas, Internet
 - Rail Service: Includes private rail service, dedicated freight roads, transportation modes (e.g., Freight Shuttle)
- Economic Impediments
 - Land Acquisition/Due Diligence;
 - Labor Force and Training;
 - Work force housing.
 - Residential Development moving faster

Tools

- Industrial Development Corporation
- Industrial Development Districts
- Water Districts (MUDs, Drainage Districts, MMDs)
- “Super Districts” that combine the powers of multiple types of districts into one umbrella
- Multiple financing and funding options (State, Local, Federal).