

**FORT BEND COUNTY**  
**COMMISSIONERS COURT AGENDA REQUEST FORM**  
Return Completed Form to: Agenda Coordinator, County Judge's Office

Date Submitted: 09/16/2009

Submitted By: D'Neal Krisch  
Department: County Judge  
Telephone: 281-341-8608

Court Date: 9/22/2009

**SUMMARY OF ITEM:**

Take all appropriate action to designate Commissioner James Patterson as the County's Representative to assist with evaluating the creation of a Tax Increment Reinvestment Zone located within the city of Sugar Land and Fort Bend County at the intersection of University Boulevard and US 59.

Renewal Agreement YES  NO

Reviewed by County Attorney's Office: YES  NO

List Supporting Documents Attached:

**FINANCIAL SUMMARY:**

Budgeted Item: YES  NO

Funding Source: Fund: \_\_\_\_\_ Agency: \_\_\_\_\_ Organization: \_\_\_\_\_ Object: \_\_\_\_\_

Requires Auditor to Certify Funds: YES  NO

**Instructions for submitting an Agenda Request:**

- Completely fill out agenda form: incomplete forms will not be processed.
- Agenda Request Forms may be submitted by e-mail, fax, or inter-office mail, and all information must be provided by Wednesday at 2:00 p.m. to all departments listed below.
- Original back-up must be received in County Judge's Office by 2:00 p.m. on Wednesday.

**DISTRIBUTION:**

**Original Form** Submitted with back up to County Judge's Office:  (✓ when completed)  
If by E-Mail to [ospindon@co.fort-bend.tx.us](mailto:ospindon@co.fort-bend.tx.us) If by Fax to: (281) 341-8609  
Distribute copies with back-up to all listed below. If by fax, send to the numbers below:

<input checked="" type="checkbox"/> Auditor	(281-341-3774)	<input checked="" type="checkbox"/> Comm. Pct. 1	(281-342-0587)
<input checked="" type="checkbox"/> Budget Officer	(281-344-3954)	<input checked="" type="checkbox"/> Comm. Pct. 2	(281-403-8009)
<input checked="" type="checkbox"/> Facilities/Planning	(281-633-7022)	<input checked="" type="checkbox"/> Comm. Pct. 3	(281-242-9060)
<input checked="" type="checkbox"/> Purchasing Agent	(281-341-8642)	<input checked="" type="checkbox"/> Comm. Pct. 4	(281-980-9077)
<input checked="" type="checkbox"/> Information Technology	(281-341-4526)	<input checked="" type="checkbox"/> County Clerk	(281-341-8697)
<input type="checkbox"/> Other:		<input checked="" type="checkbox"/> County Atty	(281-341-4557)
<input type="checkbox"/> Other:			

**Recommendation:**

Approve renewal of Agreement.

Special Handling: \_\_\_\_\_



## CITY OF SUGAR LAND

September 3, 2009

COUNTY JUDGE  
RECEIVED  
SEP 04 2009

Fort Bend County  
The Honorable Robert E. Herbert  
301 Jackson Street, Suite 719  
Richmond, Texas 77469

Attention: Honorable Robert E. Herbert

Re: Notice of Public Hearing for creation of a Tax Increment Reinvestment Zone

Dear Judge Herbert:

The purpose of this letter is to provide the Commissioners Court of Fort Bend County, Texas (the "County"), notice, as required by Section 311.003(e) of the Texas Tax Code, as amended (the "Act"), that the City of Sugar Land, Texas (the "City"), is considering the creation of a Tax Increment Reinvestment Zone ("TIRZ"). The City Council of the City has authorized me to give this notice on its behalf.

The proposed TIRZ will cover approximately 300 acres located within the City and the County at the intersection of University Boulevard and US 59 as shown on the enclosed map. The tentative plans for the development of the TIRZ include development of Entertainment District components in addition to a multi use development which includes substantial corporate sites and the estimated general impact of the TIRZ on property values and tax revenues is ~\$800 million in new property values. The proposed public improvements include (but are not limited to) the construction of major thoroughfares, water, sewer, drainage improvements, public open space, trails, burying of overhead power lines, streetscape and landscaping and acquisition of land for economic development projects.

In accordance with Section 311.003(e) of the Act, each jurisdiction that levies a tax within the proposed boundaries of the TIRZ is entitled to notice of the City's intent to establish the TIRZ. The City is hereby providing notice to Fort Bend County of the City's intent to establish the TIRZ. The City intends to conduct the required public hearing regarding creation of the TIRZ on November 3, 2009.

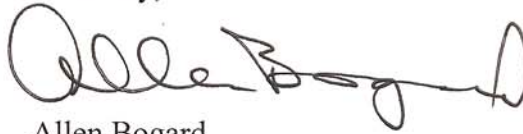
The quality, self-sustaining tax base that the City seeks to create will benefit all jurisdictions and the City would appreciate the opportunity to explain its goals with regard to the creation of the TIRZ, to discuss the potential areas of mutual benefit, and to discuss any

questions the County may have. The City will be pleased to discuss the TIRZ informally or via a formal presentation to the Commissioners Court.

Section 311.003(g) of the Act requires that “not later than the 15th day after the date on which the required notice is given, each taxing unit that levies real property taxes in the proposed reinvestment zone shall designate a representative to meet with the governing body of the municipality.” The City respectfully requests that you designate a representative from your staff who will be available to consult with me and the City’s staff as we proceed toward evaluating the creation of the TIRZ.

Thank you for your cooperation. Should you wish to discuss any of these matters, please feel free to call Joe Esch at 281/275-2237 or Regina Morales at 281/275-2229.

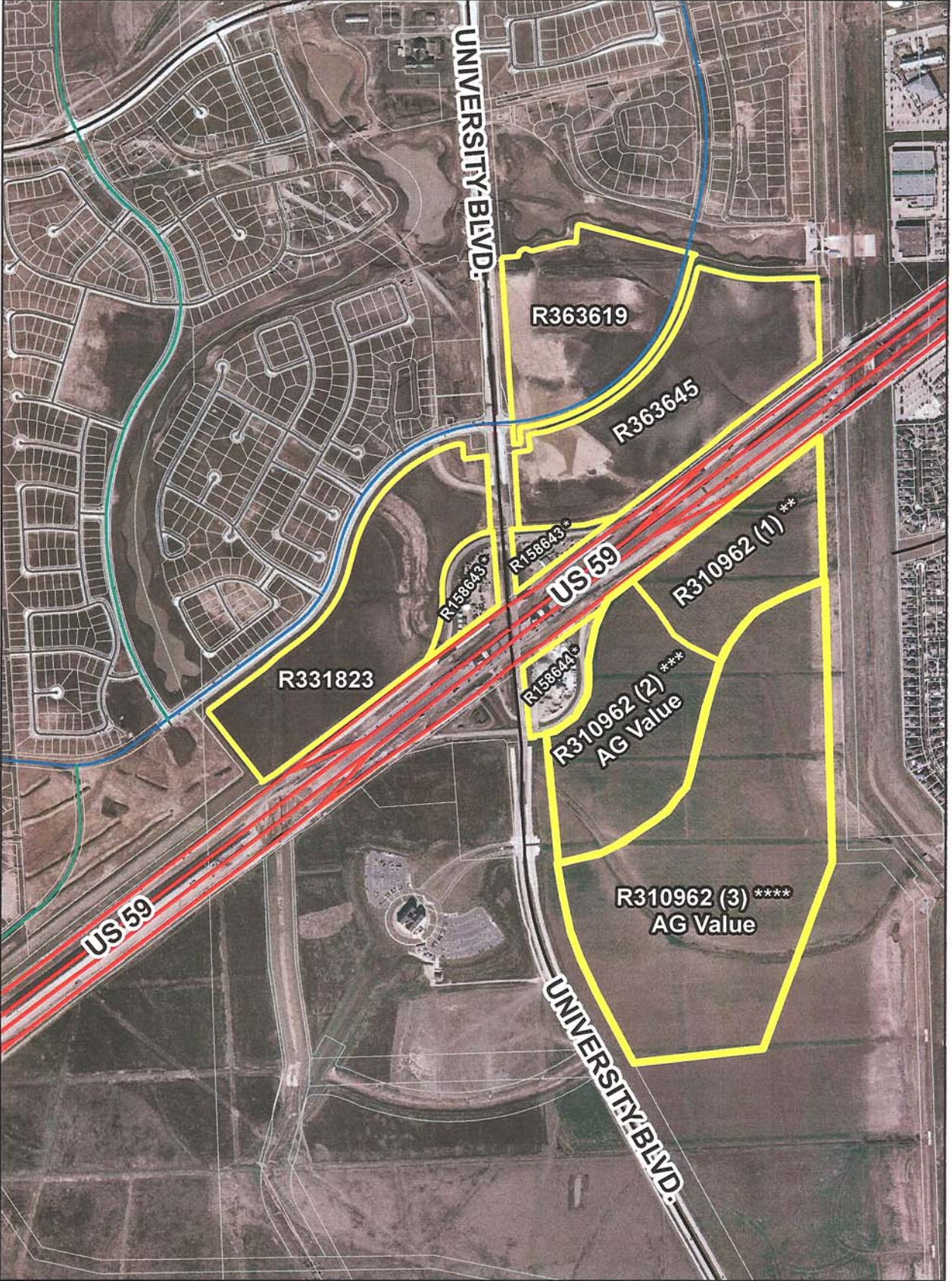
Sincerely,

A handwritten signature in black ink, appearing to read "Allen Bogard". The signature is fluid and cursive, with a large initial "A" and "B".

Allen Bogard  
City Manager

Enclosure: Boundary Map of Proposed TIRZ  
Proposal to Create TIRZ #4

# Proposed TIRZ - Tract Detail



N

- \* Estimated boundary based on removing University Blvd. ROW (estimated at 135')
- \*\* Approximate boundary of segment 1: 19.5293 acres
- \*\*\* Approximate boundary of segment 2: 34.1217 acres (AG Value)
- \*\*\*\* Approximate boundary of segment 3: 95.0 acres (AG Value)

0 500 1,000 2,000 Feet