

SECTION 1. The County hereby approves the Project and Financing Plan for the Zone, attached as *Exhibit A*.

SECTION 2. The officers of the County are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof including revising any necessary documents to conform to the terms hereof or State law.

SECTION 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Order for all purposes and are adopted as a part of the judgment and findings of the County.

SECTION 4. All orders and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Order are hereby repealed to the extent of such conflict, and the provisions of this Order shall be and remain controlling as to the matters resolved herein.

SECTION 5. This Order shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 6. If any provision of this Order or the application thereof to any circumstance shall be held to be invalid, the remainder of this Order and the application thereof to other circumstances shall nevertheless be valid, as if such invalid provision had never appeared herein, and this governing body hereby declares that this Order would have been enacted without such invalid provision.

SECTION 9. It is officially found, determined, and declared that the meeting at which this Order is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Order, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 10. This Order shall be in force and effect from and after its final passage and it is so ordained.

[EXECUTION PAGE FOLLOWS]

PASSED AND ADOPTED this 23 day of April, 2024.

APPROVED this 23 day of April, 2024.

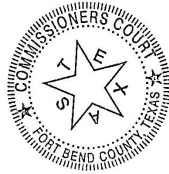
FORT BEND COUNTY, TEXAS



KP George, County Judge

Date: 4.23.2024

ATTEST:



By: 

Laura Richard, County Clerk

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Exhibit A: Project Plan and Reinvestment Zone Financing Plan

Exhibit A:

Project Plan and Reinvestment Zone Financing Plan



PRELIMINARY PROJECT PLAN AND FINANCE PLAN

FORT BEND COUNTY
TAX INCREMENT REINVESTMENT ZONE NO. 3

NOVEMBER 2023

Prepared by Hawes Hill & Associates

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TIRZ CONCEPT

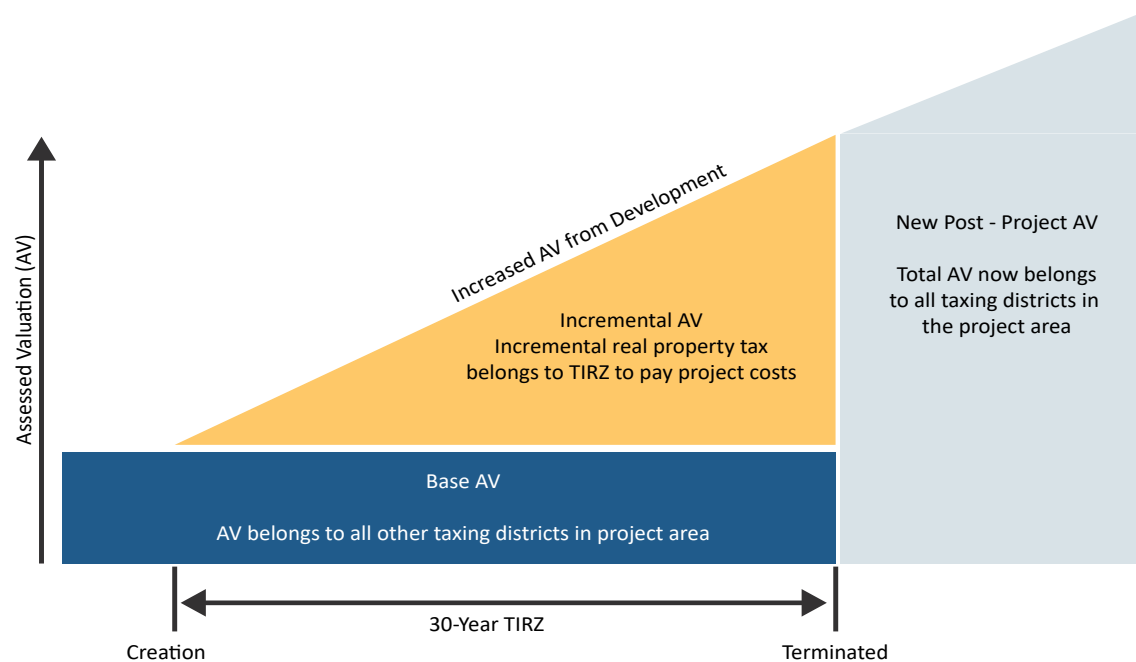
A tax increment reinvestment zone ("TIRZ" or "Zone") is a financing tool enabled by the Texas Legislature with the adoption of Chapter 311 of the Texas Tax Code. A TIRZ is a tool that can be used to pay for public improvements to encourage development and/or redevelopment of an area and attract private investment.

Cities and Counties may create a TIRZ where conditions exist that substantially impair an area's sound growth and where development or redevelopment is not likely to occur but for public infrastructure enhancements financed by a TIRZ.

Upon creation of the Zone, the total appraised value of real property located within its boundaries is established for the year in which it was created. This is known as the base value. As development occurs in the Zone due to the provision of new infrastructure, the value of real property increases.

This additional value above the base is known as the increment. It is set aside to finance infrastructure improvements within the Zone. Once all projects are completed, or after a defined period of time, the TIRZ is dissolved.

During the life of the Zone, the county and other participating taxing jurisdictions collect tax revenue on the base value of the Zone. When the Zone is dissolved, the county and other participating taxing jurisdictions receive the benefit of the full increment value created by new development.



INTRODUCTION

PURPOSE

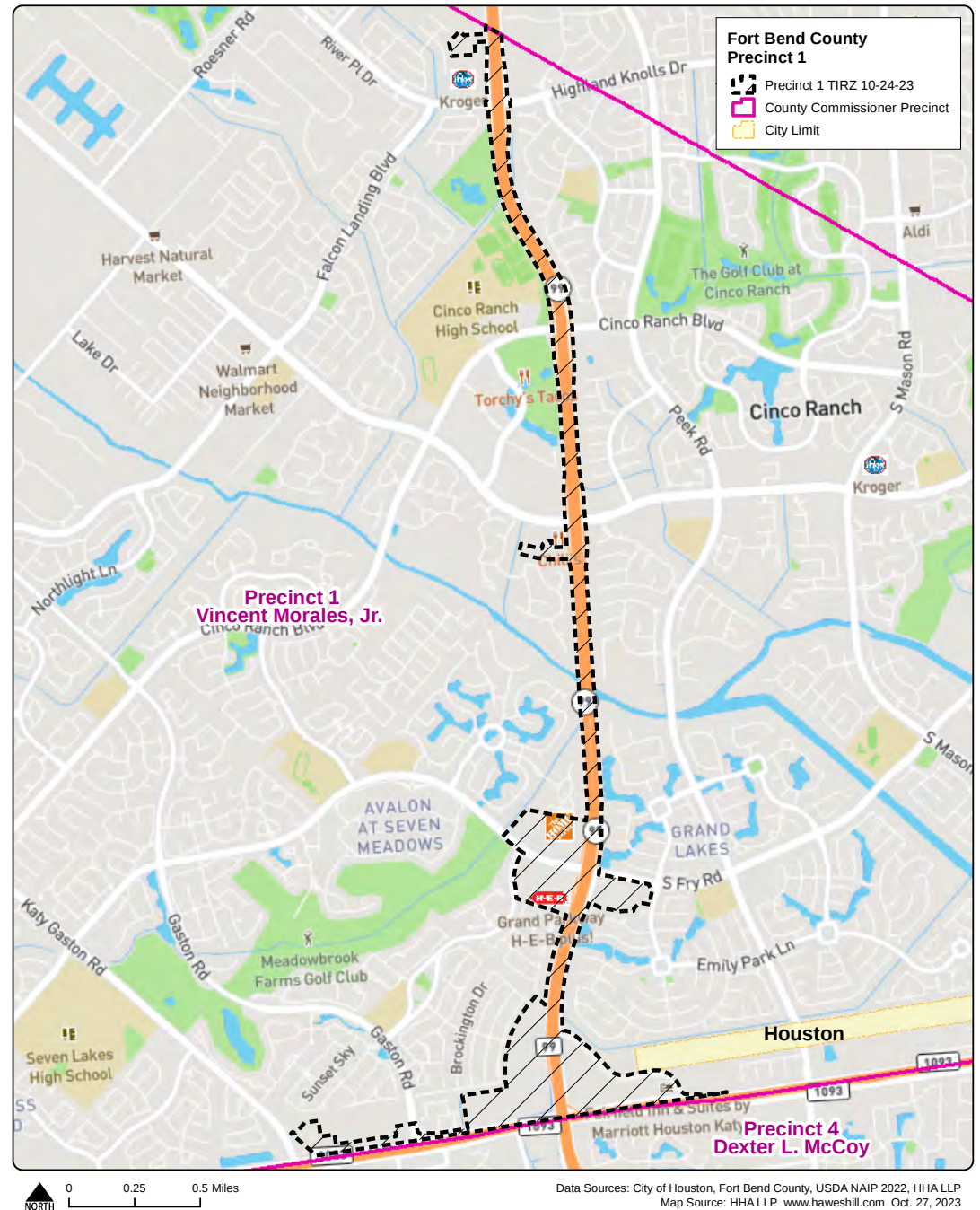
This document constitutes the Preliminary Project Plan and Reinvestment Zone Finance Plan for Tax Increment Reinvestment Zone Number Three, Fort Bend County, Texas as required by Chapter 311, Texas Tax Code. This document details the specific projects proposed to address existing conditions in the area as well as the method and means to finance them.

The purpose of the tax increment reinvestment zone is to finance construction of public facilities and infrastructure necessary to catalyze commercial development, thereby increasing property values and revenues within the Zone boundaries. Expenditures associated with the design and construction of public facilities and infrastructure, as well as other specific project related costs, will be funded by tax increment revenues derived from increases in property values following new development. Zone activities may include, but are not limited to, public infrastructure improvements including water, sewer and drainage, stormwater detention, mobility improvements, land acquisition, creation of public spaces and facilities, streetscape/corridor improvements, trails and pedestrian amenities, and support for initiatives and projects that further the economic goals and priorities of the county.

The Zone boundary primarily includes the Grand Parkway right-of-way and adjacent unincorporated commercial properties within Fort Bend County Precinct 1. The intent of the Zone is to facilitate future commercial development at strategic locations adjacent to major regional corridors.

LOCATION

The proposed Zone is comprised of Grand Parkway right-of-way and select adjacent commercial properties. It is bounded by the Fort Bend County line to the north and the Westpark Tollway to the south.



GOALS

The following goals outline priorities and projects for the Zone and are based on needs identified in the Feasibility Report. The intent of the goals is to identify public projects that would support the county's vision for the area, catalyze desired private investment, foster public/private partnerships and otherwise further economic development objectives.



MOBILITY AND CONNECTIVITY

Enhance travel in a safe, efficient, and appealing manner using one of several mode choices needed to meet both need and market demand.

The majority of the Zone acreage is comprised of public right-of-way, namely the Grand Parkway, a major regional artery connecting Fort Bend County to the greater Houston MSA. Strengthening the vitality of this corridor and adjacent areas for commercial use, as well as adjacent areas along the Westpark Tollway, will enhance the economic marketability of the area, whether this is through capacity expansion, safety and intersection improvements, or streetscape/median enhancements as the region continues to see more traffic. TIRZ improvements may include roadway improvements, enhanced intersections, access management, sidewalks, bike improvements, trails, green space improvements, crosswalks, parking, safety improvements, landscaping, pedestrian amenities, lighting, signage/wayfinding, gateway treatments, and public art.

INFRASTRUCTURE AND DRAINAGE

Provide adequate infrastructure including public water and sanitary sewer service, as well as flood risk reduction enhancements necessary to enhance public health and spur local reinvestment.

Infrastructure improvements including water, sewer, drainage, and flood mitigation will be important in catalyzing and supporting new development as the area continues to see pressure for regional growth. Improvements to existing facilities, including capacity expansion, safety improvements and streetscape enhancements will further add to the marketability of the area. The reinvestment zone can catalyze regional commercial development by funding public infrastructure and/or developer reimbursement agreements or incentives. Infrastructure improvements include public water, wastewater, stormwater drainage, regional flood risk reduction through detention and conveyance channel enhancements, property acquisition, and site preparation.

GOALS

ECONOMIC DEVELOPMENT

Incentivize projects that promote development in the area of the Zone and enhance economic development opportunities consistent with the county's goals and priorities.

In order to stimulate and accelerate redevelopment within its boundaries, the TIRZ desires to establish an economic development program that would directly incentivize private enterprise that affect the TIRZ and serve as a catalyst for other business developments. Examples of how the program would be used include funding for business development and retention, business loss mitigation, economic development grants to catalyze investments, such as Agreements under Chapter 381 of the Texas Local Government Code, and matching grants to provide leverage for other economic development funds. In cases such as those described in this section, an appropriate economic development program would be proposed by the county and/or the TIRZ and approved by both the TIRZ and Fort Bend County Commissioners Court. Payments made pursuant to this program shall be pursuant to economic development agreements entered into on behalf of the Zone and are considered Project Costs. No grant or loan shall be authorized by the Zone without prior consent of the County.



AUTHORIZED PROJECT COSTS

The estimated project costs for the Preliminary Project Plan and Finance Plan are detailed in Table 1. Projects include infrastructure improvements, including detention/drainage, water and sewer, mobility improvements, and economic development. The project categories reflect the types of projects supported by the TIRZ; however, actual projects that will be undertaken by the TIRZ will be based on factors including county priorities, the ability to leverage funds, and available increment. The dollar amounts for each category are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the county.

Non-project costs are those infrastructure costs that will not be funded or reimbursed by the TIRZ, but will be funded by other parties, such as Fort Bend County, the Texas Department of Transportation, non-profit organizations, or private sources, including developers. Funding identified in Table 1 will be leveraged with other sources to secure Non-Project funding when appropriate and available.

TABLE 1: ESTIMATED PROJECT COSTS

Mobility & Connectivity	\$15,000,000
Infrastructure & Drainage	\$15,000,000
Economic Development	\$5,000,000
Administration Costs	\$700,000
Total Project Costs	\$35,700,000

PROJECT PLAN

This document constitutes the Preliminary Project Plan for Tax Increment Reinvestment Zone Number Three, Fort Bend County, as required by Chapter 311 of the Texas Tax Code. The purpose of the Zone is to finance improvements that support new development and redevelopment of properties within the Zone.



Existing and Proposed Uses of Land

.....

Texas Tax Code
- 311.011 (B)(1)



Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances and Subdivision Rules and Regulations, if any, of the County

.....

Texas Tax Code
- 311.011 (B)(2)



Estimated Non-Project Costs

.....

Texas Tax Code
- 311.011 (B)(3)



Method of Relocating Persons to be Displaced, if Any, as a Result of Implementing the Plan

.....

Texas Tax Code
- 311.011 (B)(4)

PROJECT PLAN

EXISTING AND PROPOSED USES OF LAND

(TEXAS TAX CODE- 311.011(B)(1))

Existing Land Use - Current land uses within the Zone consist primarily of exempt uses, 59%, as shown in Exhibit A - Map 3 (page A-4). Other uses include commercial and vacant uses. In terms of taxable value, commercial comprises the largest value, 84%, followed by vacant, 16%. Given the uses in the Zone, the taxable value in the majority of the proposed Zone boundary is relatively low.

Surrounding Land Use - Land surrounding the Zone primarily consists of single family residential; also present is commercial and multifamily residential.

Proposed Uses - Proposed uses in the Zone will include enhanced commercial/retail and public uses, with decreasing undeveloped land over time.

PROPOSED CHANGES OF ZONING ORDINANCES, MASTER PLAN OF MUNICIPALITY, BUILDING CODES, AND OTHER MUNICIPAL ORDINANCES

(TEXAS TAX CODE - 311.011 (B)(2))

All construction will be performed in conformance with Fort Bend County's existing rules and regulations. There are no proposed changes to any ordinance, master plan, or building code.

ESTIMATED NON-PROJECT COSTS

(TEXAS TAX CODE - 311.011 (B)(3))

Non-Project costs are those infrastructure costs that will not be funded or reimbursed by the TIRZ but will be funded by other parties. Funding identified in Table 1 (page 8) will be leveraged with other sources to secure non-project funding when appropriate and available.

METHOD OF RELOCATING PERSONS TO BE DISPLACED, IF ANY, AS A RESULT OF IMPLEMENTING THE PLAN

(TEXAS TAX CODE - 311.011 (B)(4))

It is not anticipated that any residents will be displaced or relocated as a result of this Plan.

REINVESTMENT ZONE FINANCE PLAN

This document constitutes the Preliminary Finance Plan for Tax Increment Reinvestment Zone Number Three, Fort Bend County as required by Chapter 311 of the Texas Tax Code. The purpose of the Zone is to finance public improvements to support redevelopment efforts and encourage new development in the Zone. Improvements include but are not limited to roadways, infrastructure improvements including water, sewer and drainage, pedestrian amenities, trails, streetscape enhancements, and parks and open space improvements.

Funding of projects will occur through available tax increment funds, leveraged with local, state and federal dollars and/or through reimbursement of eligible project costs advanced by private entities/developers.



Estimated Project Costs

.....

Texas Tax Code
- 311.011 (C)(1)



Proposed Kind, Number, and Location
of all Proposed Public Works or Public
Improvements to Be Financed by the Zone

.....

Texas Tax Code
- 311.011 (C)(2)



Economic Feasibility Study

.....

Texas Tax Code
- 311.011 (C)(3)



Estimated Amount of Bond Indebtedness;
Estimated Time When Related Costs or
Monetary Obligations Are Incurred

.....

Texas Tax Code
- 311.011 (C)(4),
- 311.011 (C)(5)



Methods and Sources of Financing Project
Costs and Percentage of Increment from
Taxing Units Anticipated to Contribute Tax
Increment to the Zone

.....

Texas Tax Code
- 311.011 (C)(6)



Current Total Appraised Value of Taxable
Real Property

.....

Texas Tax Code
- 311.011 (C)(7)



Estimated Captured Appraised Value of
Zone During Each Year of Existence

.....

Texas Tax Code
- 311.011 (C)(8)



Zone Duration

.....

Texas Tax Code
- 311.011 (C)(9)

REINVESTMENT ZONE FINANCE PLAN

ESTIMATED PROJECT COSTS

(TEXAS TAX CODE - 311.011(C)(1))

Table 1 (page 8) details proposed public improvements to be funded utilizing resources from the Zone. As set forth in the Plan, the dollar amounts are approximate and may be amended from time to time by the Board, with the approval by the county. Any financing costs are a function of project financing needs and will vary with market conditions. Proposed public projects would be located throughout the Zone and within public spaces and rights-of-way as shown on Map 1 (page A-2).

PROPOSED KIND, NUMBER, AND LOCATION OF ALL PROPOSED PUBLIC WORKS OR PUBLIC IMPROVEMENTS TO BE FINANCED BY THE ZONE

(TEXAS TAX CODE - 311.011(C)(2))

These details are described throughout the Plan, and include roadway, drainage, water, sewer, streetscape, trails, affordable/workforce housing, and parks and recreation facilities improvements. The number and location of proposed improvements are contained in Table 1 (page 8) and will be located within the boundary shown on Map 1 (page A-2).

ECONOMIC FEASIBILITY STUDY

(TEXAS TAX CODE - 311.011(C)(3))

An economic feasibility study was completed, by Hawes Hill & Associates in August 2023. The study determined that utilization of tax increment financing as a tool is feasible for the proposed boundary and needed improvements. The extent and quality of development in the proposed Zone is dependent on the timing and implementation of public infrastructure and other projects including water, sanitary sewer, drainage, mobility and roadway improvements. The TIRZ provides a mechanism for funding such improvements and allows for public/private partnership opportunities and the advance funding of infrastructure.

Infrastructure improvements supported by the TIRZ as well as by other agencies including the county and State, along with private investment, will enhance the area within the Zone and increase property values. Values are expected to grow from \$135 million in 2023 to \$767 million by the year 2053. Increase in values and investment will also result in increased sales tax and job growth within the community.

The planned infrastructure improvements depicted in Table 1 (page 8) will contribute significantly to the area's ability to support development efforts and attract new development to the area.

Exhibit B constitutes incremental revenue estimates for this Plan. The future anticipated revenue of the Zone is exceeded by the cost of proposed improvements and therefore projects will be implemented based on available funding. Development within the proposed Zone boundary could not be feasible within the foreseeable future without the assistance of a tool like the TIRZ. Fort Bend County determines that this Plan is economically feasible.

REINVESTMENT ZONE FINANCE PLAN

ESTIMATED AMOUNT OF BOND INDEBTEDNESS; ESTIMATED TIME WHEN RELATED COSTS OR MONETARY OBLIGATIONS INCURRED

(TEXAS TAX CODE - 311.011(C)(4), - 311.011(C)(5)):

Issuance of notes and bonds by the Zone may occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the projects and revenue schedules included in Table 1 (page 8) and Exhibit B, as well as actual market conditions for the issue and sale of such notes and bonds.

The time when related costs or monetary obligations are to be incurred is a function of the availability of TIRZ revenues, as shown in Exhibit B.

METHODS AND SOURCES OF FINANCING PROJECT COSTS AND PERCENTAGE OF INCREMENT FROM TAXING UNITS ANTICIPATED TO CONTRIBUTE TAX INCREMENT TO THE ZONE

(TEXAS TAX CODE - 311.011(C)(6)):

Methods and sources of financing include the issuance of notes and bonds, as well as agreements with developers and other entities for grant funding and partnerships. Leveraging of funds with other entities and grants will be instrumental in realizing projects sooner, participating in larger cost projects, and in adding value to projects.

Projects will be implemented through the use of the following strategies:

- Developers could advance funds for qualified projects and be reimbursed through the TIRZ as revenues are realized through additional increment generated by the development.
- Pay-as-you-go projects are implemented on a pay-as-you-go basis, whereby projects are only implemented once enough revenues have been generated to fund design and construction of a project.
- Leveraging of resources with other entities and/or pledging the TIRZ revenue source to another taxing entity with the intent of expediting proposed projects.

Tax increment associated with this Plan will consist of contributions from the County at 65% of its tax rate.

REINVESTMENT ZONE FINANCE PLAN

CURRENT TOTAL APPRAISED VALUE OF TAXABLE REAL PROPERTY

(TEXAS TAX CODE - 311.011(C)(7))

The 2023 value of taxable real property in the Zone is estimated at nearly \$135 million.

ESTIMATED CAPTURED APPRAISED VALUE OF ZONE DURING EACH YEAR OF EXISTENCE

(TEXAS TAX CODE - 311.011(C)(8))

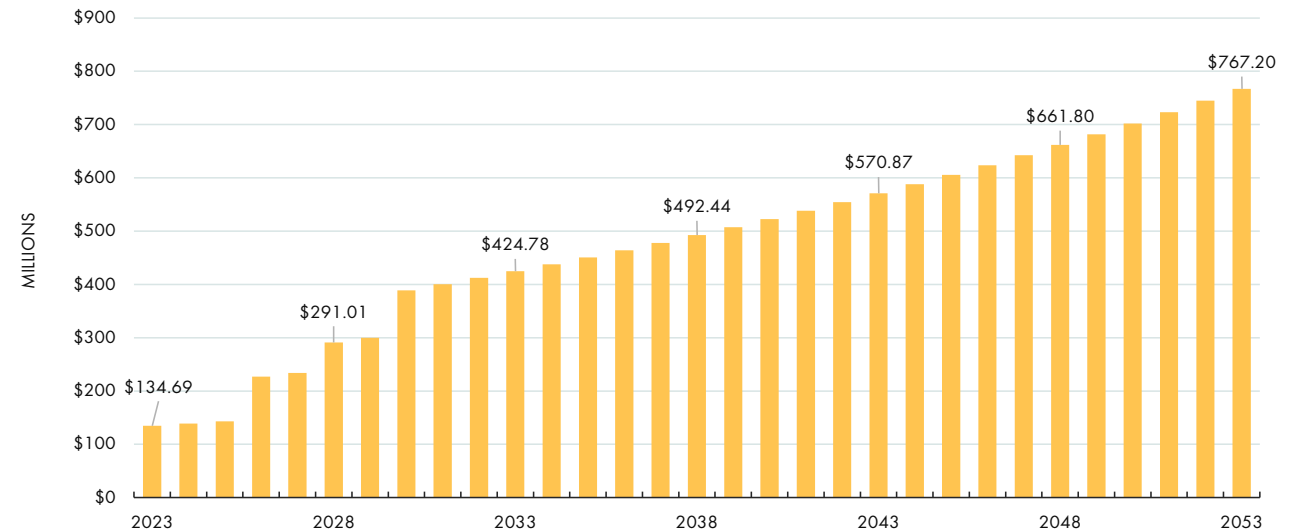
The estimated captured appraised value of the Zone during each remaining year of its existence is contained in Exhibit B. It is estimated by 2053 that the taxable value within the Zone will increase to more than \$767 million with a captured value of nearly \$633 million.

ZONE DURATION

(TEXAS TAX CODE - 311.011(C)(9))

The Zone will terminate on December 31, 2053. Final TIRZ payments will be received in 2054. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of proposed revenue bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

TOTAL APPRAISED VALUE - PROJECTION



TOTAL CAPTURED VALUE - PROJECTION

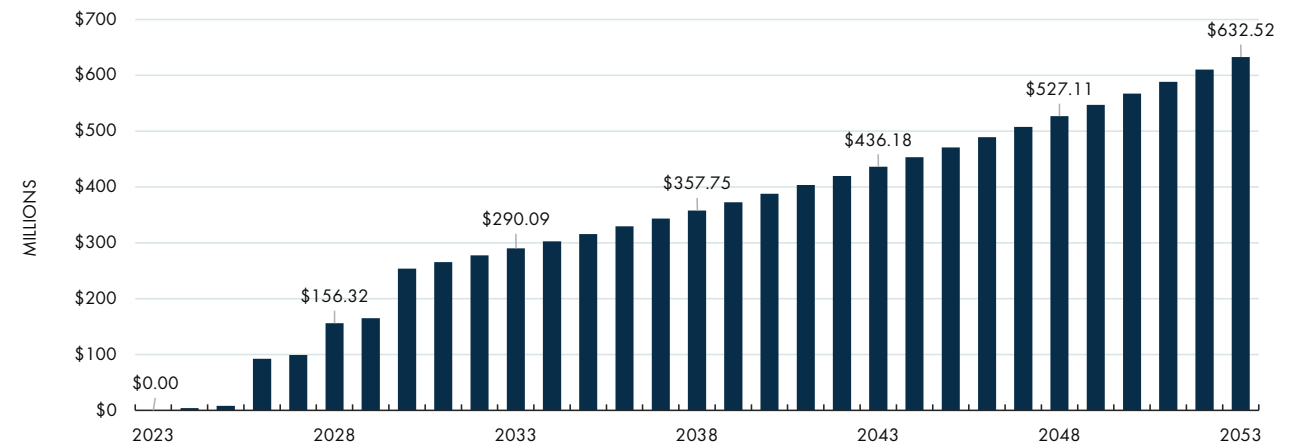
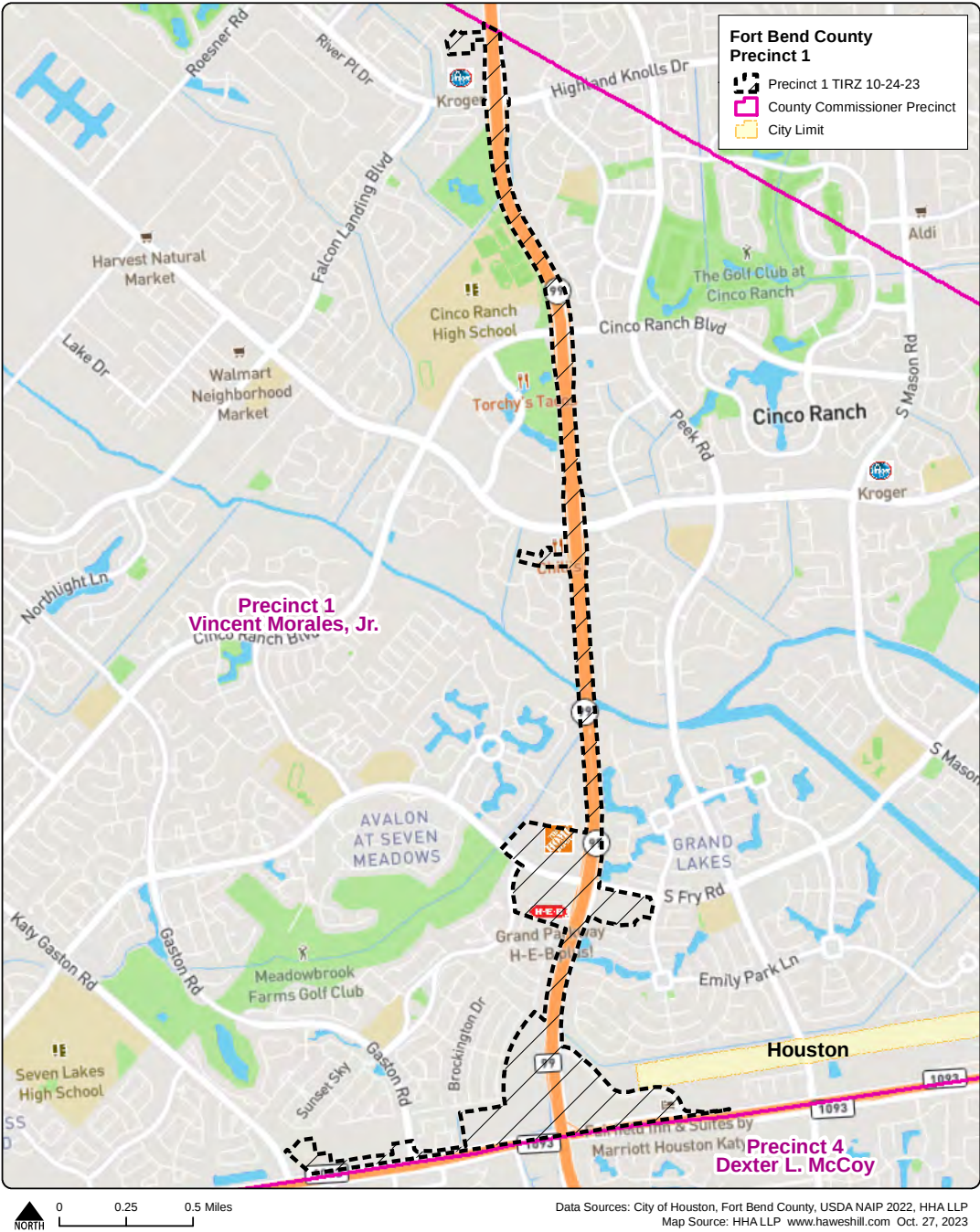


EXHIBIT A - MAPS

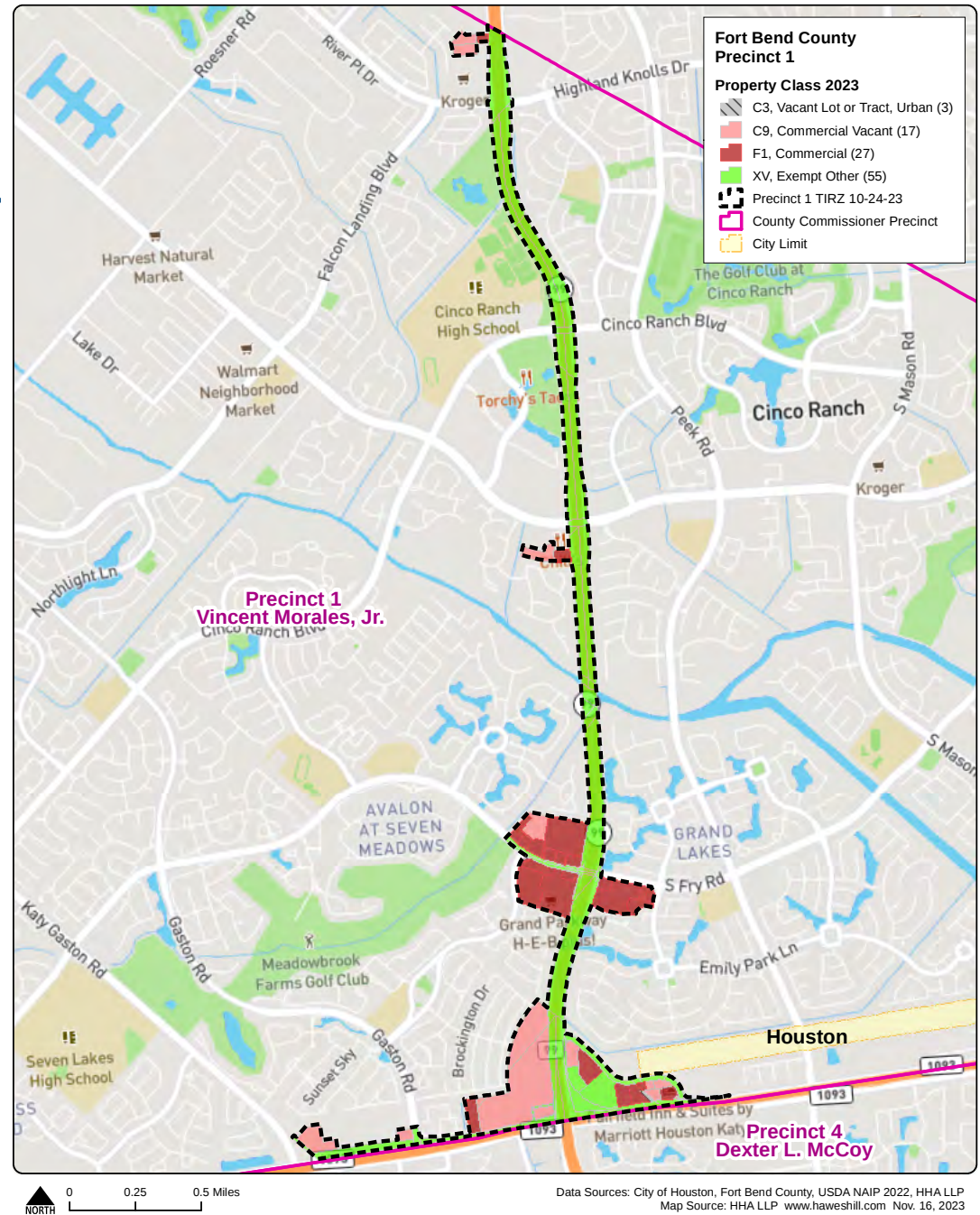
MAP 1 - PROPOSED ZONE BOUNDARY



MAP 2 - AERIAL



MAP 3 - EXISTING/PROPOSED USES OF LAND



MAP 4- TAXABLE VALUE

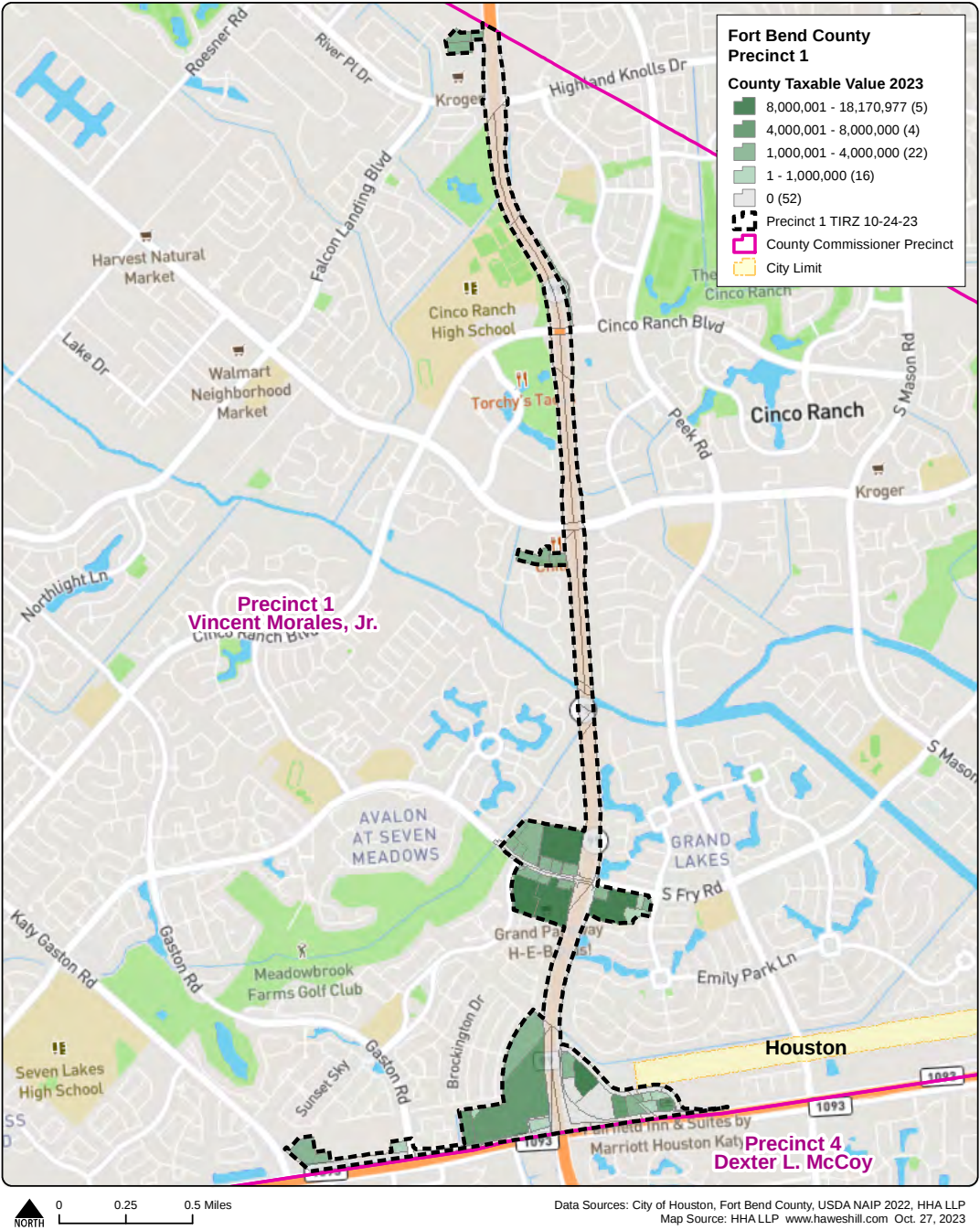


EXHIBIT B - REVENUE ANALYSIS

PROJECTED VALUE & REVENUE

Projected Assessed Valuation				Projected Revenue					
Tax Year	Base Year Valuation	County Projected Valuation	Captured Value (Increment)	Tax Year	Coll Year	County Revenues	Cumulative	County TIRZ Participation (65%)	Cumulative
2023	\$ 134,689,131	\$ 134,689,131	\$ -	2023	2024	\$ -	\$ -	\$ -	\$ -
2024	\$ 134,689,131	\$ 138,729,805	\$ 4,040,674	2024	2025	\$ 16,889	\$ 16,889	\$ 10,978	\$ 10,978
2025	\$ 134,689,131	\$ 142,891,699	\$ 8,202,568	2025	2026	\$ 34,284	\$ 51,173	\$ 22,285	\$ 33,263
2026	\$ 134,689,131	\$ 227,178,450	\$ 92,489,319	2026	2027	\$ 386,578	\$ 437,751	\$ 251,275	\$ 284,538
2027	\$ 134,689,131	\$ 233,993,804	\$ 99,304,673	2027	2028	\$ 415,064	\$ 852,814	\$ 269,791	\$ 554,329
2028	\$ 134,689,131	\$ 291,013,618	\$ 156,324,487	2028	2029	\$ 653,389	\$ 1,506,204	\$ 424,703	\$ 979,033
2029	\$ 134,689,131	\$ 299,744,026	\$ 165,054,895	2029	2030	\$ 689,880	\$ 2,196,084	\$ 448,422	\$ 1,427,454
2030	\$ 134,689,131	\$ 388,736,347	\$ 254,047,216	2030	2031	\$ 1,061,841	\$ 3,257,925	\$ 690,197	\$ 2,117,651
2031	\$ 134,689,131	\$ 400,398,437	\$ 265,709,306	2031	2032	\$ 1,110,585	\$ 4,368,510	\$ 721,880	\$ 2,839,532
2032	\$ 134,689,131	\$ 412,410,391	\$ 277,721,260	2032	2033	\$ 1,160,792	\$ 5,529,302	\$ 754,515	\$ 3,594,046
2033	\$ 134,689,131	\$ 424,782,702	\$ 290,093,571	2033	2034	\$ 1,212,504	\$ 6,741,806	\$ 788,128	\$ 4,382,174
2034	\$ 134,689,131	\$ 437,526,183	\$ 302,837,052	2034	2035	\$ 1,265,768	\$ 8,007,574	\$ 822,749	\$ 5,204,923
2035	\$ 134,689,131	\$ 450,651,969	\$ 315,962,838	2035	2036	\$ 1,320,630	\$ 9,328,204	\$ 858,409	\$ 6,063,332
2036	\$ 134,689,131	\$ 464,171,528	\$ 329,482,397	2036	2037	\$ 1,377,138	\$ 10,705,341	\$ 895,139	\$ 6,958,472
2037	\$ 134,689,131	\$ 478,096,674	\$ 343,407,543	2037	2038	\$ 1,435,341	\$ 12,140,682	\$ 932,971	\$ 7,891,443
2038	\$ 134,689,131	\$ 492,439,574	\$ 357,750,443	2038	2039	\$ 1,495,290	\$ 13,635,971	\$ 971,938	\$ 8,863,381
2039	\$ 134,689,131	\$ 507,212,761	\$ 372,523,630	2039	2040	\$ 1,557,037	\$ 15,193,008	\$ 1,012,074	\$ 9,875,455
2040	\$ 134,689,131	\$ 522,429,144	\$ 387,740,013	2040	2041	\$ 1,620,637	\$ 16,813,645	\$ 1,053,414	\$ 10,928,869
2041	\$ 134,689,131	\$ 538,102,018	\$ 403,412,887	2041	2042	\$ 1,686,145	\$ 18,499,790	\$ 1,095,994	\$ 12,024,864
2042	\$ 134,689,131	\$ 554,245,079	\$ 419,555,948	2042	2043	\$ 1,753,618	\$ 20,253,408	\$ 1,139,852	\$ 13,164,715
2043	\$ 134,689,131	\$ 570,872,431	\$ 436,183,300	2043	2044	\$ 1,823,115	\$ 22,076,523	\$ 1,185,025	\$ 14,349,740
2044	\$ 134,689,131	\$ 587,998,604	\$ 453,309,473	2044	2045	\$ 1,894,698	\$ 23,971,221	\$ 1,231,553	\$ 15,581,294
2045	\$ 134,689,131	\$ 605,638,562	\$ 470,949,431	2045	2046	\$ 1,968,427	\$ 25,939,648	\$ 1,279,478	\$ 16,860,771
2046	\$ 134,689,131	\$ 623,807,719	\$ 489,118,588	2046	2047	\$ 2,044,369	\$ 27,984,017	\$ 1,328,840	\$ 18,189,611
2047	\$ 134,689,131	\$ 642,521,951	\$ 507,832,820	2047	2048	\$ 2,122,589	\$ 30,106,606	\$ 1,379,683	\$ 19,569,294
2048	\$ 134,689,131	\$ 661,797,609	\$ 527,108,478	2048	2049	\$ 2,203,155	\$ 32,309,761	\$ 1,432,051	\$ 21,001,345
2049	\$ 134,689,131	\$ 681,651,537	\$ 546,962,406	2049	2050	\$ 2,286,139	\$ 34,595,900	\$ 1,485,990	\$ 22,487,335
2050	\$ 134,689,131	\$ 702,101,084	\$ 567,411,953	2050	2051	\$ 2,371,612	\$ 36,967,512	\$ 1,541,548	\$ 24,028,883
2051	\$ 134,689,131	\$ 723,164,116	\$ 588,474,985	2051	2052	\$ 2,459,649	\$ 39,427,161	\$ 1,598,772	\$ 25,627,655
2052	\$ 134,689,131	\$ 744,859,040	\$ 610,169,909	2052	2053	\$ 2,550,327	\$ 41,977,488	\$ 1,657,713	\$ 27,285,367
2053	\$ 134,689,131	\$ 767,204,811	\$ 632,515,680	2053	2054	\$ 2,643,726	\$ 44,621,214	\$ 1,718,422	\$ 29,003,789
						\$ 44,621,214		\$ 29,003,789	