

THE STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

**INTERLOCAL COOPERATION AGREEMENT FOR
THE COLLECTION OF TAXES**

This Agreement ("Agreement") is made and entered into by and between the County of Fort Bend, Texas, with the agreement, consent, and participation of the Fort Bend County Tax Assessor/Collector (singularly or collectively referred to as "County" or "County Tax Assessor/Collector"),, and The Park at Eldridge Public Improvement District, a taxing entity in the State of Texas.

Section 372.0175 of the Local Government Code allows the city to contract with the county to collect special assessments.

Section 372.0175. CONTRACTS FOR COLLECTION OF ASSESSMENTS. The governing body of a municipality or county may contract with the governing body of another taxing unit, as defined by Section 1.04, Tax Code, or the board of directors of an appraisal district to perform the duties of the municipality or county relating to collection of special assessments levied under this subchapter. Added by Acts 2011, 82nd Leg., R.S., Ch. 1211 (S.B. 422), Sec. 1, eff. June 17, 2011.

RECITALS

WHEREAS, Section 6.24 of the Texas Property Tax Code and the Interlocal Cooperation Act, Chapter 791, Texas Government Code, as amended, authorize political subdivisions of the State of Texas to enter into interlocal contracts for the provision of tax assessing and collecting services; and

WHEREAS, Fort Bend County acting by and through its Commissioner's Court with the approval of the County Tax Assessor-Collector, hereinafter referred to as the "County," has agreed to provide tax assessing and collecting services for The Park at Eldridge Public Improvement District; and

WHEREAS, The Park at Eldridge Public Improvement District acting by and through its governing body, having authorized their President to execute this Agreement has agreed to authorize the County to provide tax assessing and collecting services for it in the form and manner most efficient and economical to it and its taxpayers; and

WHEREAS, The Park at Eldridge Public Improvement District has the authority to authorize the County to act as its Tax Assessor and Collector, and the County has the authority to act in that capacity;

NOW, THEREFORE, for and in consideration as hereinafter expressed and the mutual condition set out herein, it is agreed by and between the County and The Park at Eldridge Public Improvement District as follows:

ARTICLE I PURPOSE

- 1.01 The purpose of this Agreement is to designate and allow the Fort Bend County Tax Assessor/Collector as the Tax Assessor/Collector for The Park at Eldridge Public Improvement District for the collection of assessments, including penalties, interest, and attorney's fees owed to The Park at Eldridge Public Improvement District in Fort Bend County.

ARTICLE II TERM

- 2.01 This Agreement shall be effective as of date executed by both Parties and shall terminate on June 30, 2025.
- 2.02 This Agreement shall automatically renew each July 1 for up a one (1) year term thereafter and through June 30, 2029, unless sooner terminated as provided herein.
- 2.03 The Park at Eldridge Public Improvement District may terminate this agreement at any time by providing ninety (90) days advanced written notice to County.
- 2.04 County may terminate this agreement without cause by providing written notice to The Park at Eldridge Public Improvement District no later than six (6) months in advance of the expiration of the initial term of this Agreement or any renewal term.
- 2.05 In the event of termination of this Agreement by The Park at Eldridge Public Improvement District, The Park at Eldridge Public Improvement District shall assume all contractual obligations entered into with County for services rendered to The Park at Eldridge Public Improvement District for the duration of the term of the Agreement and any renewal, and County shall be relieved of all contractual obligations under this agreement.
- 2.06 As soon as practicable after the date of termination or the expiration of this Agreement, the County shall submit a final report containing the information set forth in Article III. At that time, distribution of the amount due to The Park at Eldridge Public Improvement District shall be made or The Park at Eldridge Public Improvement District shall be invoiced for any amounts due from The Park at Eldridge Public Improvement District pursuant to the terms of this Agreement. Payment by The Park at Eldridge Public Improvement District shall be due and payable, no later than thirty (30) days after receipt

of an invoice. Copies of all reports and all records of The Park at Eldridge Public Improvement District shall be delivered to The Park at Eldridge Public Improvement District when and if this Agreement is terminated or upon its expiration if not sooner terminated.

ARTICLE III OBLIGATION OF COUNTY

- 3.01 For the purposes and consideration herein stated and contemplated, County shall provide tax collection services by and through the Tax Assessor for The Park at Eldridge Public Improvement District for tax accounts within the jurisdiction of The Park at Eldridge Public Improvement District, limited to Fort Bend County accounts.
- 3.02 The Park at Eldridge Public Improvement District hereby designates the County Tax Assessor/Collector as its Tax Assessor/Collector for purposes of compliance with Chapter 26 of the Texas Property Tax Code, as amended, for Fort Bend County accounts.
- 3.03 County shall perform all the duties required by law of the Tax Assessor-Collector of The Park at Eldridge Public Improvement District with regard to assessing and collection of ad valorem taxes.
- 3.04 The Park at Eldridge Public Improvement District shall adopt a tax rate in accordance with Tax Code 26.05 (a)
- 3.05 The Park at Eldridge Public Improvement District hereby expressly authorizes County to do and perform all acts necessary and proper to collect taxes for The Park at Eldridge Public Improvement District, including but not limited to:
 - A. Calculation of taxes, preparation of current and delinquent tax rolls, proration of taxes, correction of clerical errors in tax rolls, collection of current liabilities, collection of delinquent taxes, issuance of refunds.
 - B. County shall assess and collect the ad valorem property taxes owing to the The Park at Eldridge Public Improvement District. The term "assess" does not include those functions defined as "appraisal" by the Property Tax Code.
 - C. The county shall produce a consolidated tax statement for both County and The Park at Eldridge Public Improvement District taxes.
 - D. County shall prepare consolidated tax statements for each parcel on the tax rolls of The Park at Eldridge Public Improvement District.
 - E. County shall mail statements.
 - F. County shall mail notices of delinquent service charges in accordance with Section 33.07, 33.08 and 33.11 of the Texas Property Tax Code.
 - G. County shall perform for The Park at Eldridge Public Improvement District all duties provided by law of the State of Texas for the collection of taxes.
 - H. County shall perform any additional, reasonable services, which may be requested by The Park at Eldridge Public Improvement District. County shall bill all additional services to The Park at Eldridge Public Improvement District at actual costs.

- 3.06 County shall provide the following reports, upon request, by The Park at Eldridge Public Improvement District:
- A. Report of the current year tax levy, showing taxable value, exemptions, abatements, net taxable values, tax rate, and assessment for each parcel or property;
 - B. Remittance report with each remittance to The Park at Eldridge Public Improvement District showing the assessments paid by year, amount paid, principal and interest paid, service charge paid, etc.;
 - C. Monthly report of assessment activity showing the amount of initial levy, collections during month for both current and delinquent assessments, adjustments during the month, and the year-to-date collections percentage of current levy; and
 - D. Any additional reports, which may be requested by the The Park at Eldridge Public Improvement District.
- 3.07 The assessments collected by County for The Park at Eldridge Public Improvement District shall be remitted as follows:
- A. a credit/debit memo within same depository bank: or
 - B. by ACH; or
- 3.08 The Park at Eldridge Public Improvement District shall provide written notification to County of the manner in which assessments shall be remitted, as described in Section 3.07 above.
- 3.09 The assessments collected by County shall be remitted at least once per week.
- 3.10 Wire transfers shall incur a charge of five dollars (\$5.00) for each transfer.
- 3.11 Refunds to taxpayers and taxpayer checks returned from banks shall be deducted from the County's remittance to The Park at Eldridge Public Improvement District.

ARTICLE IV
OBLIGATIONS OF The Park at Eldridge Public Improvement District

- 4.01 The Park at Eldridge Public Improvement District agrees to promptly deliver to County all records necessary to perform its duties under the terms of this Agreement.
- 4.02 For services rendered pursuant to this Agreement, The Park at Eldridge Public Improvement District agrees to pay County for the actual costs incurred, for assessing or collecting assessments for The Park at Eldridge Public Improvement District in accordance with Tax Code Section 6.27. The Parties acknowledge and agree that these amounts as of the date of this Execution are as follows:
- A. Forty cents (\$0.40) per parcel per year;**
 - B. One dollar (\$1.00) per account to add delinquent accounts to County's records; and**
 - C. Two dollars and seventy-seven cents (\$2.77) per account outside of Fort Bend County.**
 - D. Other costs for which The Park at Eldridge Public Improvement District will reimburse the County for actual costs incurred for any additional**

**services requested by The Park at Eldridge Public Improvement District
or mandated by state statute.**

- 4.03 County will review actual costs annually and advise The Park at Eldridge Public Improvement District of any cost change in advance of the auto renewal. The Agreement will then renew at those rates without need to amend this document unless otherwise terminated by the Parties.
- 4.04 The Park at Eldridge Public Improvement District shall pay to County the cost of assessment and collection as provided in Section 4.02. The payment shall be remitted to County after the mailing of consolidated tax statements and no more than 30 days after receipt of County invoice.

**ARTICLE V
ADMINISTRATIVE PROVISIONS**

- 5.01 All records necessary to be maintained by County for the assessment and collections of assessments shall be kept clearly on the books and records of County, and a designated representative of The Park at Eldridge Public Improvement District, including The Park at Eldridge Public Improvement District's auditors, is authorized to examine the records maintained by County at such reasonable time and interval as The Park at Eldridge Public Improvement District deems necessary. Such books and records will be kept in the offices of County.
- 5.02 The Park at Eldridge Public Improvement District shall maintain a Public Fidelity Bond covering all offices, officials and employees for one hundred thousand dollars (\$100,000.00).
- 5.03 The Park at Eldridge Public Improvement District shall transfer to the possession and control of County, without charge, copies of all records necessary for the performance of the duties and responsibilities of County pursuant to this Agreement, which shall include all tax records, including the delinquent tax rolls.
- 5.04 County shall not be legally responsible to The Park at Eldridge Public Improvement District for any failure to collect assessments, nor shall the County Tax Assessor-Collector be legally responsible unless the failure to collect assessments results from failure to perform the duties imposed by law and by this Agreement.
- 5.05 The Park at Eldridge Public Improvement District reserves the right to institute such suits for the collection of delinquent assessments, as The Park at Eldridge Public Improvement District deems necessary and to contract with an attorney for collection of delinquent taxes.
- 5.06 County shall comply with all provisions of the Texas Property Tax Code, as amended, and any policies and procedures regarding collection of assessments which The Park at Eldridge Public Improvement District may adopt.
- 5.07 In the event County waives any penalty and/or interest on any parcel, pursuant to Section 33.011 of the Property Tax Code, The Park at Eldridge Public Improvement District consents to the waiver of the penalty and/or interest on the same parcel(s), and hereby authorizes County to waive such penalty and/or interest on behalf of The Park at Eldridge Public Improvement District.
- 5.08 The Park at Eldridge Public Improvement District's performance under this Agreement is conditioned on the appropriation of funds by The Park at Eldridge Public Improvement

District on a yearly basis for payment of the Collection Fee, and shall constitute a commitment of current revenues only. The failure by The Park at Eldridge Public Improvement District's governing body to appropriate funds sufficient for payment of such Collection Fee shall be grounds for termination of this Agreement.

ARTICLE VI LIABILITY

- 6.01 Each party to this Agreement agrees that it shall have no liability whatsoever for the actions or omissions of an individual employed by another party, regardless of where the individual's actions occurred. Each party is solely responsible for the actions and/or omissions of its employees and officers.

ARTICLE VII MISCELLANEOUS

- 7.01 This Agreement shall be governed by and constructed in accordance with the laws of the State of Texas.
- 7.02 No assignment of this Agreement or of any right accrued hereunder shall be made, in whole or in part, by either party without the prior written consent of the other party. Venue shall be in Fort Bend County, Texas.
- 7.03 The undersigned officer and/or agents of the parties hereto are the properly authorized officials of the party presented and have the necessary authority to execute this Agreement on behalf of the parties hereto and each party hereby certifies to the other that any necessary approvals have been duly passed and approved and are now in full force and effect.
- 7.04 The parties to this Agreement do not intend by this Agreement that any specific third party may obtain a right by virtue of the execution of performance of this Agreement.
- 7.05 In the event that any one or more of the terms, provisions or conditions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect the other terms, provisions or conditions; and the Agreement shall be construed as if such invalid, illegal, or unenforceable term, provision or condition had never been contained in it.
- 7.06 The parties may not amend or waive this Agreement, except by a written agreement executed by both parties.
- 7.07 This executed instrument is understood and intended to be the final expression of the parties' agreement and is a complete and exclusive statement of the terms and conditions

with respect thereto, superseding all prior agreements or representations, oral or written, and all other communication between the parties relating to the subject matter of this agreement. Any oral representations or modifications concerning this instrument shall be of no force or effect excepting a subsequent modification in writing signed by all the parties hereto.

ARTICLE VIII

NOTICES

8.01 Any notice required to be given under the provisions of this Agreement shall be in writing and shall be duly served when it shall have been deposited, enclosed in a wrapper with the proper postage prepaid thereon, and duly registered or certified, return receipt requested, in a United States Post Office, addressed to the Owner at the mailing address as hereinafter set out. If mailed, any notice of communication shall be deemed to be received three (3) days after the date of deposit in the United States Mail. Unless otherwise provided in this Agreement, all notices shall be delivered to the Owner or the County at the following addresses:

To County: The Honorable Carmen P Turner, MPA, PCC, CTOP
Fort Bend County Tax Assessor-Collector
1317 Eugene Heimann Circle
Richmond, Texas 77469-3623

To The Park at Eldridge Public Improvement District:
Attn: The Park at Eldridge Public Improvement District
Jing Xiao, Director of Finance
PO Box 110
Sugar Land, TX 77487-0110

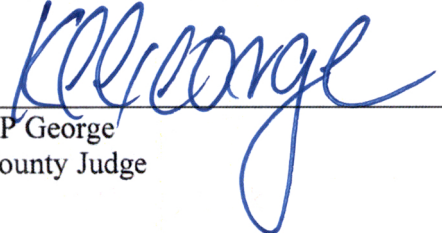
Either party may designate a different address by giving the other party ten (10) days written notice thereof.

ARTICLE IX ENTIRE AGREEMENT

9.01 This executed instrument is understood and intended to be the final expression of the parties' agreement and is a complete and exclusive statement of the terms and conditions with respect thereto, superseding all prior agreements or representations, oral or written, and all other communication between the parties relating to the subject matter of this

agreement. Any oral representations or modifications concerning this instrument shall be of no force or effect excepting a subsequent modification in writing signed by all the parties hereto, except as provided in Section 4.03 of this Agreement.

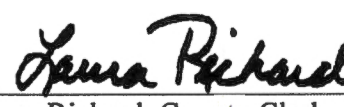
FORT BEND COUNTY:



KP George
County Judge

Date: July 23, 2024

Attest:



Laura Richard, County Clerk

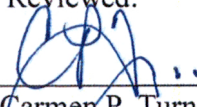


The Park at Eldridge Public Improvement District:

Date: _____

Attest:

Reviewed:



Carmen P. Turner, MPA, PCC, CTOP
Tax Assessor-Collector

CITY OF SUGARLAND:



Michael W. Goodrum
City Manager

07/15/2024

Date