NOTICE OF MEETING
WALLER COUNTY, TEXAS
REGULAR SESSION

Wednesday, October 28, 2026 at 9:00 AM

Waller County Courthouse, Hempstead, Texas

AGENDA

NOTICE is hereby given that the Commissioners Court of Waller County, Texas, will meet at the date and time listed above at its meeting place at:

Waller County Courthouse
836 Austin Street
Hempstead, Texas 77445

Said meeting will be a regular meeting for the purpose of transacting the business of the County and to **discuss and take possible action on any of the agenda items listed below:**

CALL TO ORDER

1. Approval of Agenda.

ECONOMIC DEVELOPMENT

2. Discuss and take action to consent to the assignment of the tax abatement agreement between Waller County, Texas, SRPF B/Empire West Phase III, L.P., SRPF B/Empire West Phase II, L.P., and Tesla, Inc. entered into on March 5, 2025, contract ID number 250305-19 (“Agreement”). The assignment is made between SRPF B/Empire West Phase III, L.P., SRPF B/Empire West Phase II, L.P., and Brookshire Commerce Center ILP, LLC. SRPF B/Empire West Phase III, L.P. and SRPF B/Empire West Phase II, L.P., owned the property subject to the Agreement at the time the Agreement was executed. Tesla, Inc. was the original tax abatement applicant, and leased the property owned by SRPF B/Empire West Phase III, L.P. and SRPF B/Empire West Phase II, L.P. The property is located in Brookshire, Texas in the City of Brookshire Reinvestment Zone Number 20-01, generally located north of Interstate 10, west of Woods Road, south of U.S. Highway 90, and east of Waller Avenue. SRPF B/Empire West Phase III, L.P. improved property by building a manufacturing facility with an estimated cost of approximately $31,000,000.00, and Tesla, Inc. installed distribution equipment and building improvements, including HVAC system upgrades at an estimated cost of $2,000,000.00. SRPF B/Empire West Phase II, L.P., improved property pursuant to the Agreement by improving a manufacturing facility by increasing the facility’s electrical capacity, and heating and cooling equipment at an estimated cost of approximately $44,000,000.00, and Tesla, Inc. installed manufacturing equipment with an estimated cost of approximately $150,000,000.00. SRPF B/Empire West Phase III, L.P. and SRPF B/Empire West Phase II, L.P., sold the property to Brookshire Commerce Center, ILP, LLC, and is requesting Waller County to consent to the assignment of the Agreement from SRPF B/Empire West Phase III, L.P. and SRPF B/Empire West Phase II, L.P. to

Brookshire Commerce Center, ILP, LLC. Brookshire Commerce Center, ILP, LLC is the current owner of the property.

3. Discuss and take action on the proposed tax abatement agreements between Waller County, Texas and IDV QOZB 2023, LLC. IDV QOZB 2023, LLC is the tax abatement applicant and the owner of the real property. The property is located in Waller County IDV Reinvestment Zone 17 (“Zone”), which was designated as a reinvestment zone by Waller County on June 10, 2026. The Zone is generally located north of Bains Lane, south of US Interstate 10, east of Donigan Road, and west of FM 1489 in Brookshire, Texas, 77423. IDV QOZB 2023, LLC will make the following improvements:

   a. construct an approximately 102,000 square foot industrial warehouse facility and associated site improvements at an estimated approximate cost of $7,300,000.00.

   b. construct an approximately 126,000 square foot industrial warehouse facility and associated site improvements at an estimated approximate cost of $8,000,000.00.

   c. construct an approximately 283,000 square foot industrial warehouse facility and associated site improvements at an estimated approximate cost of $16,200,000.00.

   d. construct an approximately 589,000 square foot industrial warehouse facility and associated site improvements at an estimated approximate cost of $32,100,000.00.

4. Discuss and take action to amend the tax abatement agreement between Waller County, Texas, Woods Road Industrial, LLC, and Igloo Products, Corp. that was approved by Waller County Commissioners Court on January 18, 2023, and having contract ID number 230118-13. Woods Road Industrial, LLC was the tax abatement applicant and the owner of the real property. The property is located in the Waller County Woods Road Industrial Park Reinvestment Zone 13 (“Zone”), located in Brookshire, Waller County, Texas, and designated as a reinvestment zone by Waller County on June 8, 2022. The Zone is generally located north of Kingsland Blvd, south of U.S. Interstate 10, east of Woods Road, and west of Jordan Ranch Road in Brookshire, Texas, 77423. Woods Road Industrial, LLC and Igloo Products, Corp. improved the property by constructing an approximately 1,000,000 square foot facility and related tenant improvements at an estimated cost of $13,000,000.00.

ADJOURN MEETING

NOTICE

The County Commissioners Court of Waller County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberation about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 Personnel Matters, 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development).