



**NOTICE OF MEETING
WALLER COUNTY, TEXAS
REGULAR SESSION**

**Wednesday, September 17, 2025 at 9:00 AM
Waller County Joe Kuciemba Annex, 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 Joe Kuciemba Annex
425 FM 1488
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. Approve three tax abatement agreements between Waller County, Texas, and IU Heritage, LP. IU Heritage, LP owns the property that is subject to the tax abatement agreements, and is the applicant for the tax abatement agreements. The property is located in Katy, Texas in the Waller County Urban Reinvestment Zone 16, commonly referred to as Pederson Road Business Park, and is generally located west of Cane Island Parkway, east of Schlipf Road, south of Morton Road, and north of U.S. Highway 90. IU Heritage, LP will improve the land by building the following Spec Buildings:
 - a. Building 1, an approximately 33,280 square foot commercial facility with an estimated cost of \$2,563,320.00
 - b. Building 2, an approximately 90,480 square foot commercial facility with an estimated cost of \$6,937,406.00
 - c. Building 3, an approximately 209,040 square foot commercial facility with an estimated cost of \$16,047,444.00

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).