



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

**Wednesday, March 05, 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

PUBLIC COMMENT

ECONOMIC DEVELOPMENT

2. Approve the assignment of the Tax Abatement Agreement (contract ID number 231129-15) entered into on November 29, 2023 between Waller County, Urban Twinwood, LP, and Q-Trade International Corp. Urban Twinwood, LP is assigning to Twinwood Gravity Operating, LLC, all of Urban Twinwood, LP's interests, duties, and obligations under said Tax Abatement Agreement. Urban Twinwood, LP owned the property subject to the Tax Abatement Agreement at the time the Agreement was executed, and was the original tax abatement applicant. Twinwood Gravity Operating, LLC acquired from Urban Twinwood, LP, and is now the owner of the property located in the Twinwood Business Park. The property is in the reinvestment zone known as Waller County Twinwood Business Park Reinvestment Zone 12, located south of Interstate 10 and west of Woods Road. The property was improved pursuant to the Tax Abatement Agreement by the construction of an office, manufacturing, and warehouse facility of approximately 85,000 square feet at an estimated cost of approximately \$10,000,000, and the installation of manufacturing and additional personal equipment at an estimated value of \$2,000,000.
3. Approve the Tax Abatement Agreement between Waller County, Texas, Tesla Inc., and SRPF B/Empire West Phase II L.P. to be effective upon Tesla Inc. leasing certain property from SRPF B/Empire West Phase II L.P., and provided that Tesla Inc. and SRPF B/Empire West Phase II L.P. enter into a Tax Abatement Agreement with the City of Brookshire, Texas. Tesla Inc. is the tax abatement applicant, and intends to lease property owned by SRPF B/Empire West Phase II L.P. The property is located in the reinvestment zone known as the City of Brookshire Reinvestment Zone Number 20-01,

generally located north of Interstate 10, west of Woods Road, and south of U.S. 90 in Brookshire, Texas 77423. SRPF B/Empire West Phase II L.P. will improve a manufacturing facility with an estimated cost of \$44,000,000. The improvements to the manufacturing facility include improvements to the facility's electrical capacity, and heating and cooling equipment. Tesla Inc. will install manufacturing equipment with an estimated cost of approximately \$150,000,000.

4. Approve the Tax Abatement Agreement between Waller County, Texas, Tesla Inc., and SRPF B/Empire West Phase III L.P. to be effective upon Tesla Inc. leasing certain property from SRPF B/Empire West Phase III L.P., and provided that Tesla Inc. and SRPF B/Empire West Phase III L.P. enter into a Tax Abatement Agreement with the City of Brookshire, Texas. Tesla Inc. is the tax abatement applicant, and intends to lease property that will be owned by SRPF B/Empire West Phase III L.P. upon final acquisition. The property is located in the reinvestment zone known as the City of Brookshire Reinvestment Zone Number 20-01, generally located north of Interstate 10, west of Woods Road, and south of U.S. 90 in Brookshire, Texas 77423. SRPF B/Empire West Phase III L.P. will build a manufacturing facility with an estimated cost of approximately \$31,000,000, and Tesla Inc. will install distribution equipment and building improvements, including HVAC system upgrades, with an estimated cost of approximately \$2,000,000.

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).