NOTICE OF MEETING
WALLER COUNTY, TEXAS
COMMISSIONERS COURT 2/20/24

Tuesday, February 20, 2024 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

CONSENT AGENDA

Items identified within the Consent Agenda are of a routine nature and will be passed with one vote without being discussed separately. If a member of the court or public requests that a particular item be discussed, that agenda item will be pulled from the Consent Agenda and discussed as part of the regular agenda at the appropriate time. One vote will approve the remaining items on the Consent Agenda.

ECONOMIC DEVELOPMENT

2. Approve Tax Abatement Agreement with CIV FCD Jordan Ranch, LLC and Coloplast Manufacturing US, LLC. Coloplast is the tax abatement applicant and tenant for property owned by CIV FCD Jordan Ranch. The property is located in the reinvestment zone known as Waller County Jordan Ranch Reinvestment Zone 14, located south of Interstate 10 near the intersection of Jordan Ranch Boulevard and Kingsland Boulevard. Coloplast will install equipment for manufacturing and distributing medical products at an estimated cost of $1,300,000 over a period of 10 years.

3. Terminate Tax Abatement Agreement with CIV FCD Jordan Ranch, LLC for spec building 2 (Contract ID # 221130-15b).

4. Approve Tax Abatement Agreement with Urban Twinwood, LP, the tax abatement applicant and owner of the property located in 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. Urban

Twinwood will construct an office, manufacturing, warehouse facility of approximately 50,000 square feet at an estimated cost of approximately $4,000,000.

5. Approve amendments to six (6) Tax Abatement Agreements with SRPF B/Empire West Phase II, L.P., the tax abatement applicant and owner of the property located between Interstate 10 and Highway 90 west of Woods Road in Brookshire, Texas. The property is in the reinvestment zone known as City of Brookshire Reinvestment Zone 20.01. The Tax Abatement Agreements will be for the following spec buildings:

   a. Building 4, a building of approximately 666,360 square feet at an estimated cost of $23,000,000.

   b. Building 5, a building of approximately 229,150 square feet at an estimated cost of $8,000,000.

   c. Building 6, a building of approximately 127,382 square feet at an estimated cost of $4,000,000.

   d. Building 7, a building of approximately 132,662 square feet at an estimated cost of $4,000,000.

   e. Building 8, a building of approximately 124,700 square feet at an estimated cost of $4,000,000.

   f. Building 9, a building of approximately 1,039,060 square feet at an estimated cost of $36,000,000.

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).