

AGENDA - PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, MARCH 11, 2013, AT 6:30 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

- I. CALL TO ORDER**
- II. PURPOSE OF HEARING - PUBLIC COMMENT AND TESTIMONY REGARDING THE CREATION OF A REINVESTMENT ZONE IN ACCORDANCE WITH SECTION 312.201 OF THE TAX CODE AND CITY OF PEARLAND'S GUIDELINES FOR GRANTING TAXING ABATEMENTS. *Mr. Darrin Coker, City Attorney.***
- III. STAFF REVIEW**
- IV. CITIZEN COMMENTS**
- V. COUNCIL/STAFF DISCUSSION**
- VI. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

Public Hearing Agenda

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

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|---|-----------------------------------|
| AGENDA OF: 3-11-13 | ITEM NO.: Public Hearing |
| DATE SUBMITTED: NA | DEPARTMENT OF ORIGIN: PEDC |
| PREPARED BY: Darrin Coker | PRESENTOR: Darrin Coker |
| REVIEWED BY: Darrin Coker | REVIEW DATE: NA |
| SUBJECT: Public Hearing for creation of a Reinvestment Zone | |
| EXHIBITS: Property Descriptions | |
| EXPENDITURE REQUIRED: | AMOUNT BUDGETED: |
| AMOUNT AVAILABLE: | PROJECT NO.: |
| ACCOUNT NO.: | |
| ADDITIONAL APPROPRIATION REQUIRED: | |
| ACCOUNT NO.: | |
| PROJECT NO.: | |
| To be completed by Department: | |
| <input type="checkbox"/> Finance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution | |

EXECUTIVE SUMMARY

A public hearing is required prior to the creation of a reinvestment zone for properties located near the intersection of N. Spectrum Blvd and Kirby Drive (south of the CSI property), and a zone must be formed before the City may enter into a Tax Abatement Agreement with any prospect that may develop in the zone. The hearing is being held to determine whether the proposed industrial improvements sought for the property are feasible and practicable and whether the improvements will benefit the land within the zone.

PEDC has been working with a company on possible construction of a light manufacturing facility. The proposed facility would include office, manufacturing and warehouse area in an 80,000 sq. ft. tilt-up concrete building. The structure will be of similar quality and style to the Cardiovascular Systems and Merit Medical facilities. Investment in land, building and equipment is estimated at \$9M.

The first reading of the ordinance creating the reinvestment zone will be considered by City Council on March 11th with a second reading scheduled for March 25th. An actual abatement agreement would not be presented to the City Council until April.

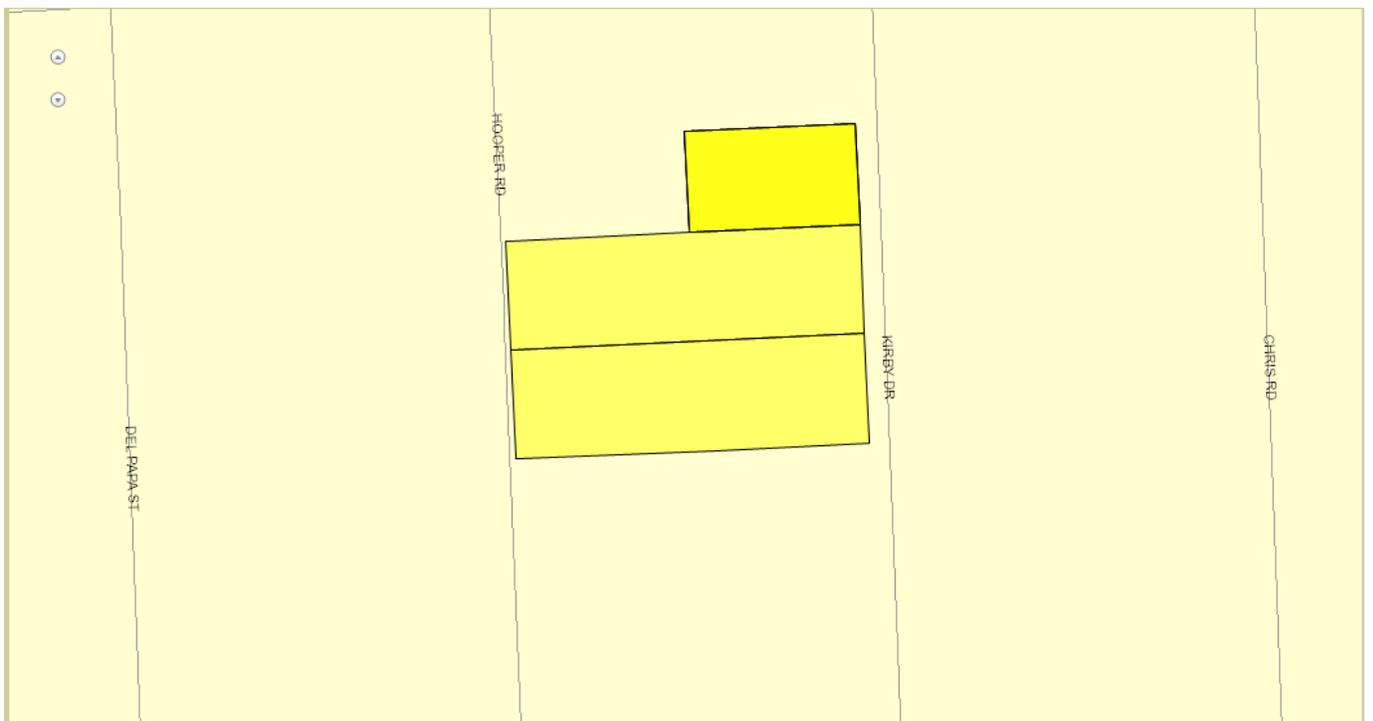
Exhibit A:

The property consists of three parcels. It is located west of Kirby Dr. and east of Hooper Rd. Harris County Appraisal District parcel numbers;

HCAD Account Number: 0451800000176- Legal Description: TRS 43 1/2B 44 1/2D53 & 54, ABST 876 D, WHITE

HCAD Account Number: 0451800000178- Legal Description: TRS 43 43 1/2C 44 & 44 1/2C, ALLISON RICHEY GULF HOMES SEC F ABST 876D WHITE

HCAD Account Number: 0451800000160- Legal Description: TRS 43 A, GULF HOMES SEC F ABST 876D WHITE



GIS Mapping Interface - Pearland, Texas

Query/Info Selection Draw Lat/Long System

Layers
Queries
Geocoding
Markup

Manager

- Polygons
Area: 31.55, Perimeter: 27.12
- PolyLines
 - Length: 611.70
 - Length: 484.82
 - Length: 635.93
 - Length: 659.75
 - Length: 1239.61
 - Length: 1112.55
 - Length: 25.70
- Points
- Text
- Callouts

Lat / Long
Overview Map

Tool: Draw Polyline X: 3108096.83, Y: 13781597.76, Longitude: -95.4134, Latitude: 29.5956 1: