

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
THURSDAY MARCH 9, 2017
6:00 P.M.**

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Workshop Session at 6:00 P.M. in the first-floor conference room at City Hall, with the following members present: Mayor Paul A. Horn, Mayor Pro-tem Gabe Adame; Council members: Adam Arendell, Brad Richards, Glenn Starkey, and Keith Thompson.

Staff members present: Sereniah Breland, City Manager; Dixie Roberts, City Clerk; Larry Buehler, Director of Economic Development.

WORKSHOP ITEMS:

Discuss Special District Guidelines (i.e. Municipal Utility District MUD, Tax Increment Reinvestment Zone TIRZ, Public Improvement District PID).

Sue Darsy with Marsh Darsy Partners gave a brief presentation on special district guidelines.

Various special districts used in Texas: Municipal Management Districts (MMD), Public Improvement Districts (PID), Utility Districts (UD), and Tax Increment Reinvestment Zones (TIRZ). Special districts are tools for effectively providing and financing infrastructure – water, sewer, and drainage. These districts can fund basic infrastructure needed for development, along with maintenance and operation costs. MMD's PID's and TIRZ can provide quality of life improvements. Special districts can help implement a city's Capital Improvement Program.

No two developments will be the same. A developer's ownership and financing structure will dictate their targets for return on investment or internal rate of return. Special districts can influence the speed with which infrastructure costs can be repaid and affect rates of turn. Developments should be evaluated case-by-case with city's policy goals and metrics. Projects should be evaluated by projects on the basis of furthering some aspect of city goals or vision. Financing considerations. Should new growth pay for itself or should current residents help pay for the growth? What is the magnitude of infrastructure cost? Does the city value the new development? What's the cost of serving the new development? What is the estimate of the fiscal impact on the City's general fund or overall stimulus to the City's economy?

Developers should be evaluated. Take into consideration the developers track record of success with similar size and type of project. Confirm financial capability. Review development pro-forma. Review any 3rd party feasibility or market assessments. Check references, personal, professional, banking, and other municipalities.

Development agreements are the ties that bind, it is what documents the deal and form the contractual basis for action on the parts of the participants. The agreement sets forth the roles and responsibilities of the various parties: the developer, the city, the special district etc. and details

how expenditures will be advanced, by whom, how they'll be repaid, and from what sources. Well-crafted agreements are essential. The agreements are intended to memorialize and tie down the terms of the transaction, they are the governing documents that will be administered, managed, and interpreted over an extended period of time. In years to come, the original players may not be around, so being as comprehensive, thorough, and specific as possible is crucial. Various types of agreements: consent conditions, utility agreements, strategic partnership agreements, development agreements.

ADJOURNMENT

Mayor Horn adjourned the meeting at 7:25 p.m.

PASSED and APPROVED this _____ day of _____, 2017.

Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Clerk