



Brazoria County
Fire Training
Center

Angleton RV Park

288

Angleton Christian School

288

STASNY RANCH DEVELOPMENT

LIVE | WORK | PLAY

ta Inn & Suites
by Wyndham...

Buc-ee's

Sebesta Rd

Hope Animal Hospital

288

Western Ave

Project:

~ 331 acre Development

- 160 ac industrial, 27 ac commercial, 50 ac residential, 15 ac multi-family residential
- 2200 potential local jobs created - 50 engineers and 50 mechanics in just phase 1
- Parks and Lakes
- City Gateway signage
- Housing for new local workforce/residents
- Revenue for the city

Timing:

Construction would begin in 2023

Location:

Stasny Ranch Property, SH 288/SH 35

Project

Investment: \$1 Billion +





Industrial Single Family Multi Family Commercial

CONCEPTUAL LAND PLAN

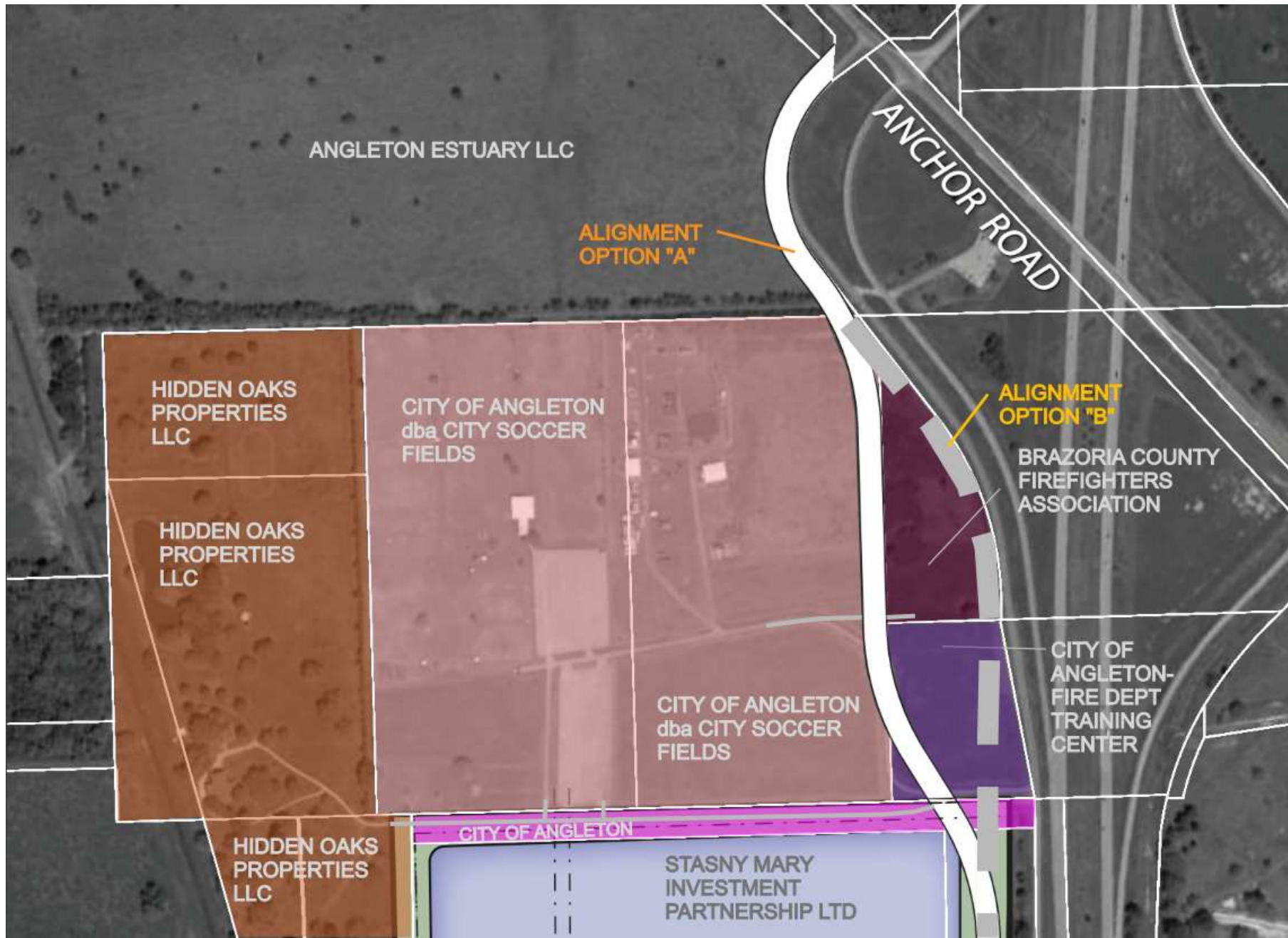
This drawing is graphic representation only and subject to change based on information including but not limited to engineering and drainage, environment issues, etc.



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1. Accessible Concrete Sidewalks Along Frontage & Within Park
 - a. Park Signage Meeting Specifications Outlined In City's Gateway Master Plan
2. Standard Subdivision Utilities
3. Wireless Network Infrastructure
4. Led Lighting (Per Min. C.O.A. Standards)
5. Street Trees & Tree Preservation
6. DRINKING Fountain(s) (1 PER 5 ACRES)
7. Shade Structure W/ (1 Per 5 Acres)
 - a. PICNIC Table(s) (1 ACCESSIBLE)
 - b. GRILL Station(s)
 - c. TRASH Receptacle(s)
8. Playground W/
 - a. (1) 5-12 Play Structure (30 Person Occupancy)
 - b. Benches (2 Per 2 Acres)
9. Parking Lot Access
10. Public Restroom

1. 6' 0" Concrete Trail System (2.5 Miles)
 - a. Improved Top Of Bank Of Detention Ponds & Connectivity Through Neighborhood Terminating At The Park
2. (2) Lake Systems With Pond Fountains
3. Improved Toe Of Dry Detention W/ Soccer Goals/Backstop/Etc



COLLECTOR ALIGNMENT OPTIONS

WITH
PROPERTY OWNERSHIP

- Roadway width, right-turn /decel lanes and intersections would conform with TIA
- Adjustments to Soccer facility access roads would be made as needed
- Cooperation with the City of Angleton would be needed to obtain Right-of-Way and TxDOT approvals

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CITY PARTICIPATION AND REVENUE POTENTIAL

City Participation at 75% of the Property Tax Rate for 25 years

- This is not a prepayment of dollars by the city. These dollars are only contributed to MUD bond debt after the developer has performed with new taxable development.
- This would apply to infrastructure & facilities that will be ultimately maintained by the city or MUD

Summary of Estimated City Revenues*

- Sum of annual revenues: ~ \$9.3 M
- Non-recurring revenues ~\$1.8 M
- Total city revenues over a 25-year period: ~ \$232.5 M

Engineer's Estimate of Development Costs for Infrastructure and MUD Reimbursement*

- W/S/D/Det/Streets/Parks/Trails/Power/Gas/Engineering ~ \$73.1 M**
- Eligible for MUD Reimbursement ~ \$49 M
- Anticipated MUD Reimbursement to Developer ~ \$28 M***

Working together the City and Developer will each benefit by creating local jobs, additional housing, long-term city revenue and a significant and visible gateway to the City.

• These are estimated revenue projections based on the ultimate build out of the proposed Stasny Ranch Development.

** This Estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, etc.

*** This is the estimated MUD reimbursement at full build out of the development.

DEAL POINTS FOR DEVELOPMENT AGREEMENT

- The Developer desires to bring a quality Live / Work / Play development to the City of Angleton (see Land Plan attached). The City will consent to the concept of an in-city municipal utility district for Brazoria County Municipal Utility District No. 76 (the “MUD”). The Developer agrees to petition all of the property to move from the extraterritorial jurisdiction of the City into the City limits. The City will consent to the in-city MUD.
- The City will use its best efforts to obtain or deed needed right-of-way, if needed, for a North-South collector road to Anchor Road, as shown on the Master Plan.
- The City approves the concept of the Master Plan, as attached. This Master Plan includes 50 foot single-family lots and entitlements for up to 300 multi-family units.
- The City will rebate 75% of the City’s ad valorem tax rate over the Developer’s property to the MUD in a Chapter 380 or tax increment refinancing zone (“TIRZ”) structure. The MUD will limit use of the City’s rebate to only finance water, sewer and road facilities. The rebate will expire no less than 25-years after the agreed upon initial date.

The Developers request City Council approval of these four (4) deal points on December 13, 2022, in a letter executed by the Mayor.