

## **BILL ANALYSIS**

H.B. 4829  
By: Fletcher  
County Affairs  
Committee Report (Unamended)

### **BACKGROUND AND PURPOSE**

House Bill 4829 will create a district to facilitate the development of the property within the district into a development project of commercial and office uses. The district may be used in overlay with a tax increment reinvestment zone to assist with and serve as the financing mechanism to finance costs associated with public infrastructure including water, sanitary sewer, drainage, roadway, public green space and lighting improvements.

House Bill 4829 will create a municipal management district to be known as the Harris County Improvement District #17 over approximately 606 acres of land in the City of Tomball's extra territorial jurisdiction, and all of said land being situated in the vicinity of the intersection of Texas 249 and Humble Road (Southwest Corner).

### **RULEMAKING AUTHORITY**

No additional rulemaking authority is granted to a state officer, department, agency, or institution.

### **ANALYSIS**

The district will be created as a special district under and pursuant to the provisions of Section 59, Article XVI, Texas Constitution, and pursuant to the power of the Legislature to create special government agencies and districts for the purposes of constructing, financing and operating public infrastructure and improvements within and outside the district and promoting the economic development of the State of Texas, Harris County, the City of Tomball, and neighboring communities. The bill will provide for the District's administration, powers, duties, operation and financing and the appointment of the District's board of directors. The District will have the power to levy ad valorem taxes and to impose and levy assessments on property within its boundaries, to impose and collect other revenues for its public purposes, and to issue bonds and other obligations that are secured by such ad valorem taxes if such bonds are approved by the voters of the District at elections called for that purpose after receipt of required petitions. All taxable property to be included in the District is wholly owned by parties who have consented to the inclusion of their property in the District.

### **EFFECTIVE DATE**

Upon passage or, if the Act does not receive the necessary vote, the act takes effect September 1, 2009.