

# North Georgetown TIRZ Development Incentive Agreements

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# Captions

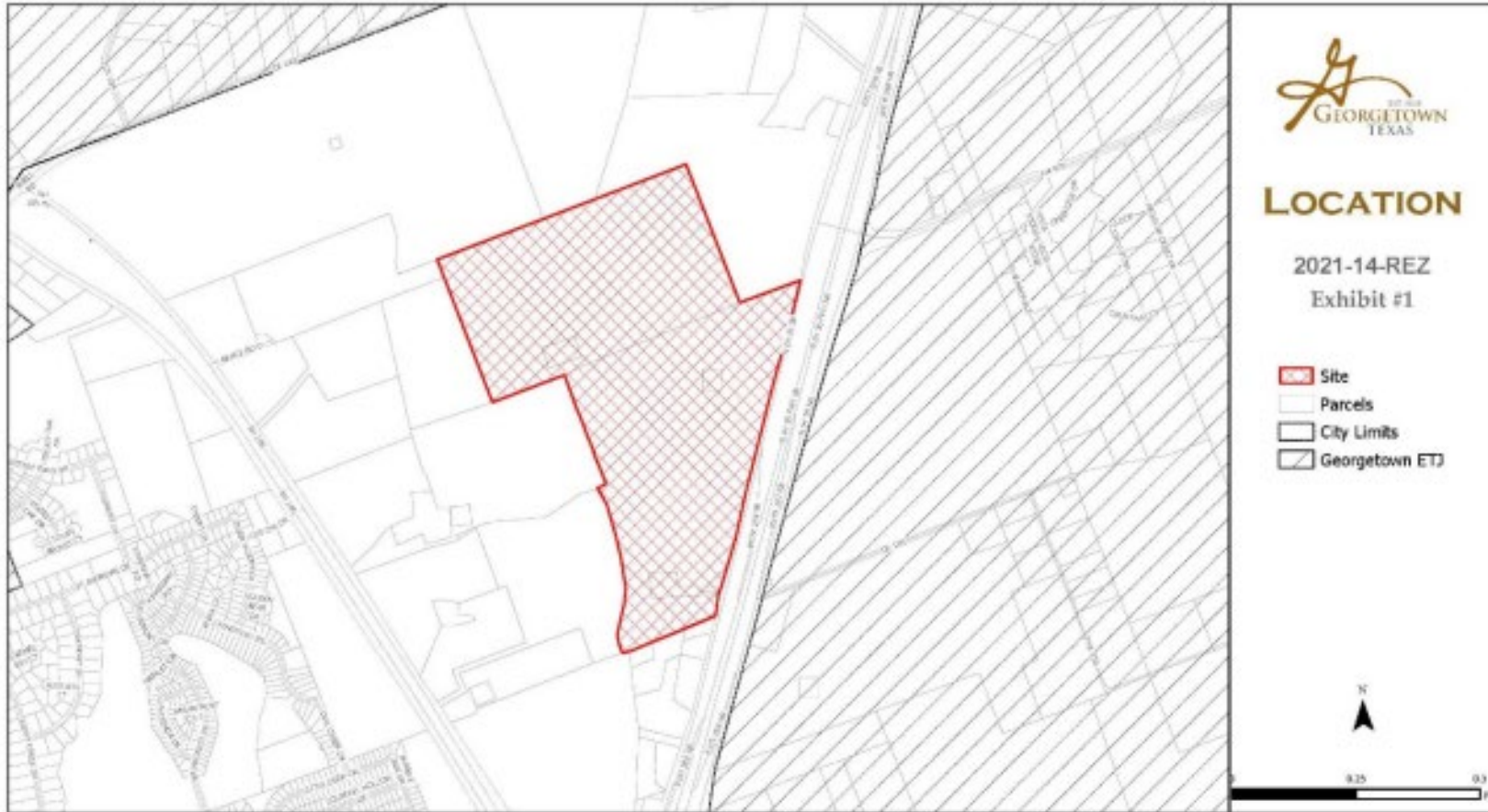
- C. Consideration of the TIF Zone #6 (North Georgetown TIRZ) Infrastructure Reimbursement Agreement between the City of Georgetown and JSACQ / Georgetown, LP
- D. Consideration of an economic development incentive agreement between Georgetown Transportation Enhancement Corporation (GTEC) and JSACQ / Georgetown, LP

# Company Profile



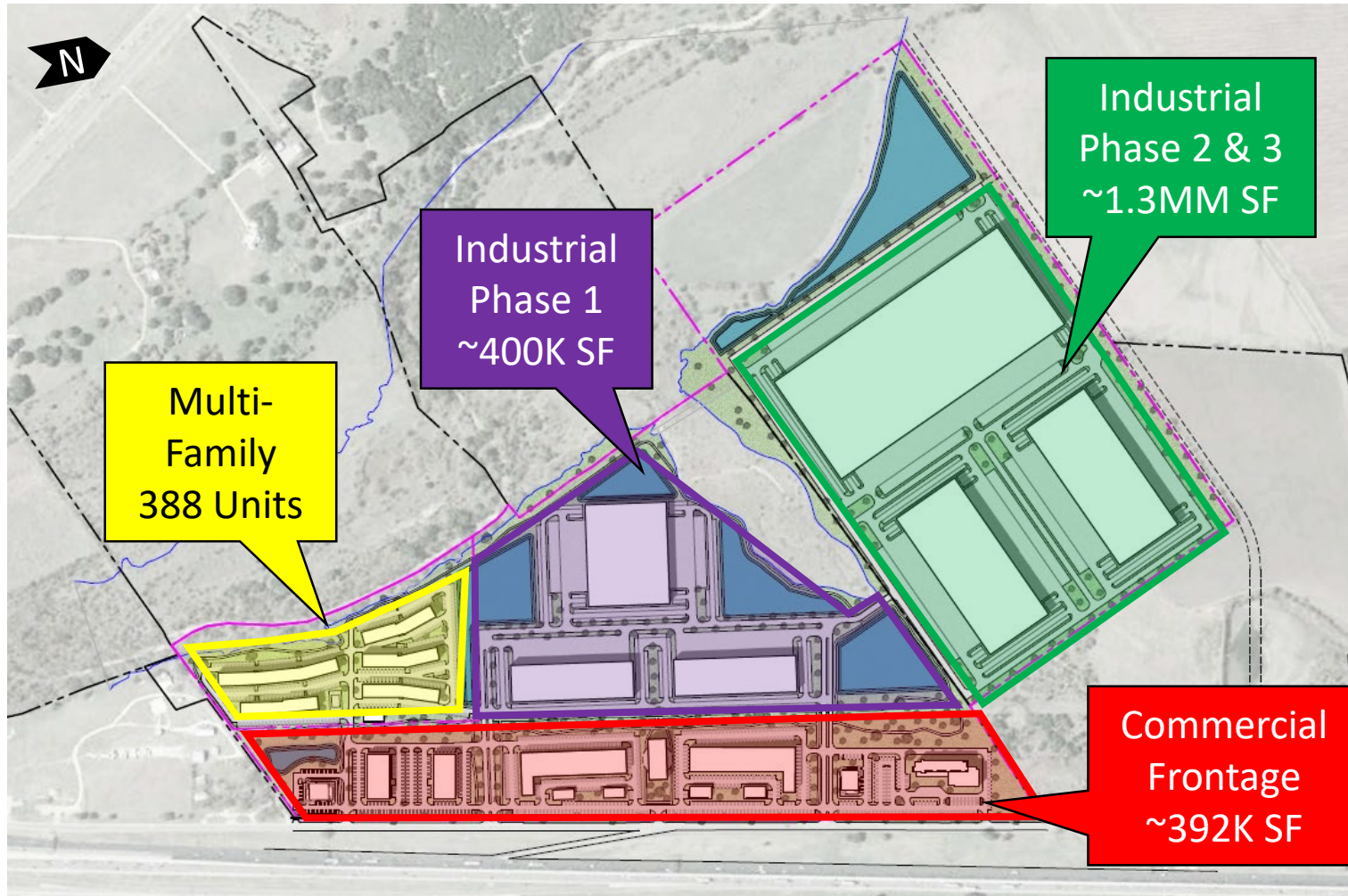
- Jackson Shaw (dba JSACQ / Georgetown, LC) is a Dallas-based developer that specializes in urban industrial and hospitality development.
- They have recently developed over 9.5MM SF of industrial with more than 3MM SF currently under construction across Texas, Colorado, Florida, Arizona, Nevada, and Washington DC

# Project Location



- Approximately 224 acres
- Follows the boundaries of the new North Georgetown TIRZ

# Proposed Concept



- Jackson Shaw is looking to develop property, beginning with Phase I in 2022
- Estimated assessed value increase of \$246,700,000

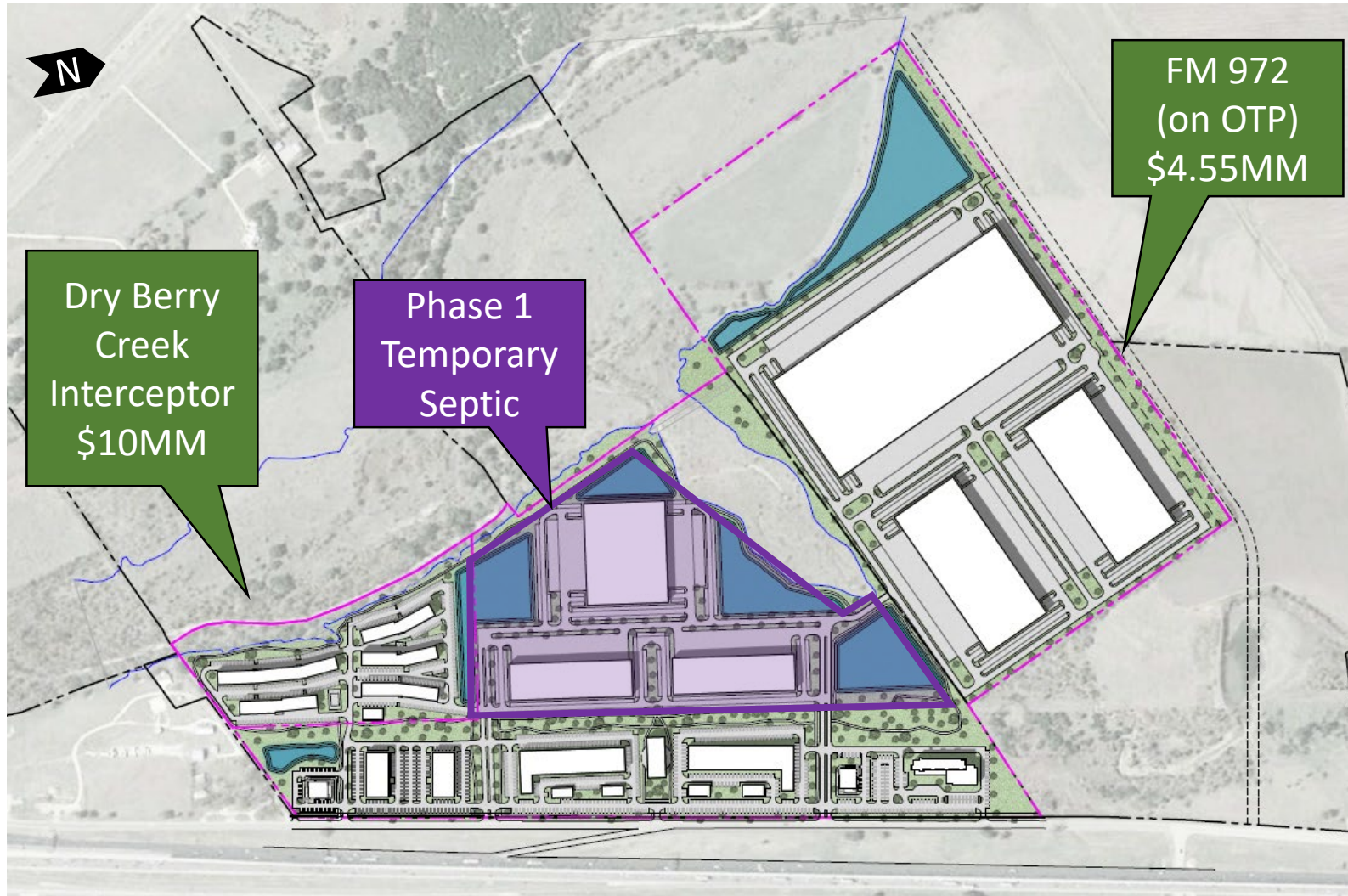
# Proposed Concept Renderings

Flex Industrial Rear-Load Concept



Commercial Frontage Concept

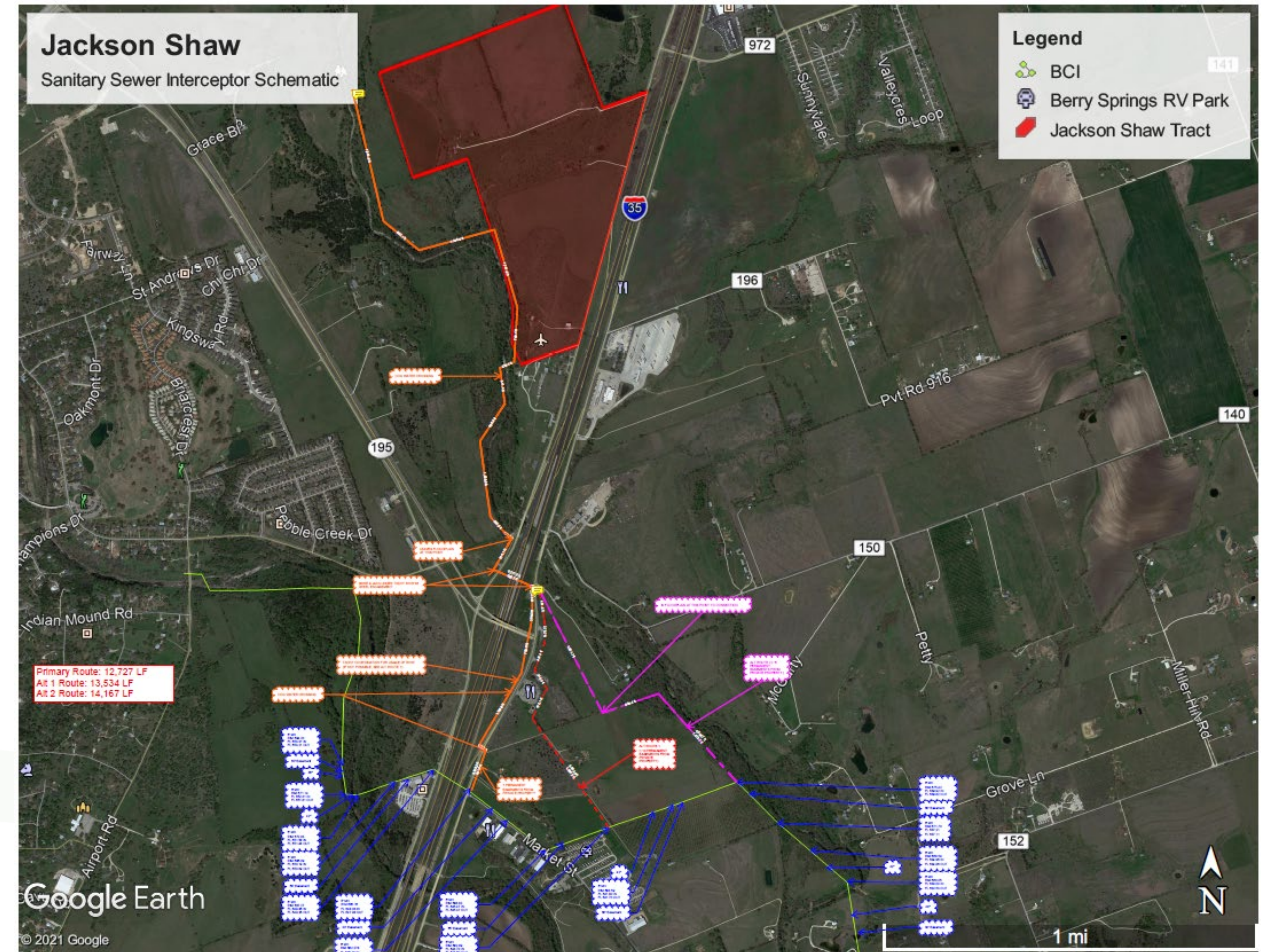
# Proposed Infrastructure



- Only Phase 1 (400K SF of industrial development) may use temporary septic
- All other development must connect to the Dry Berry Creek Interceptor for waste water service

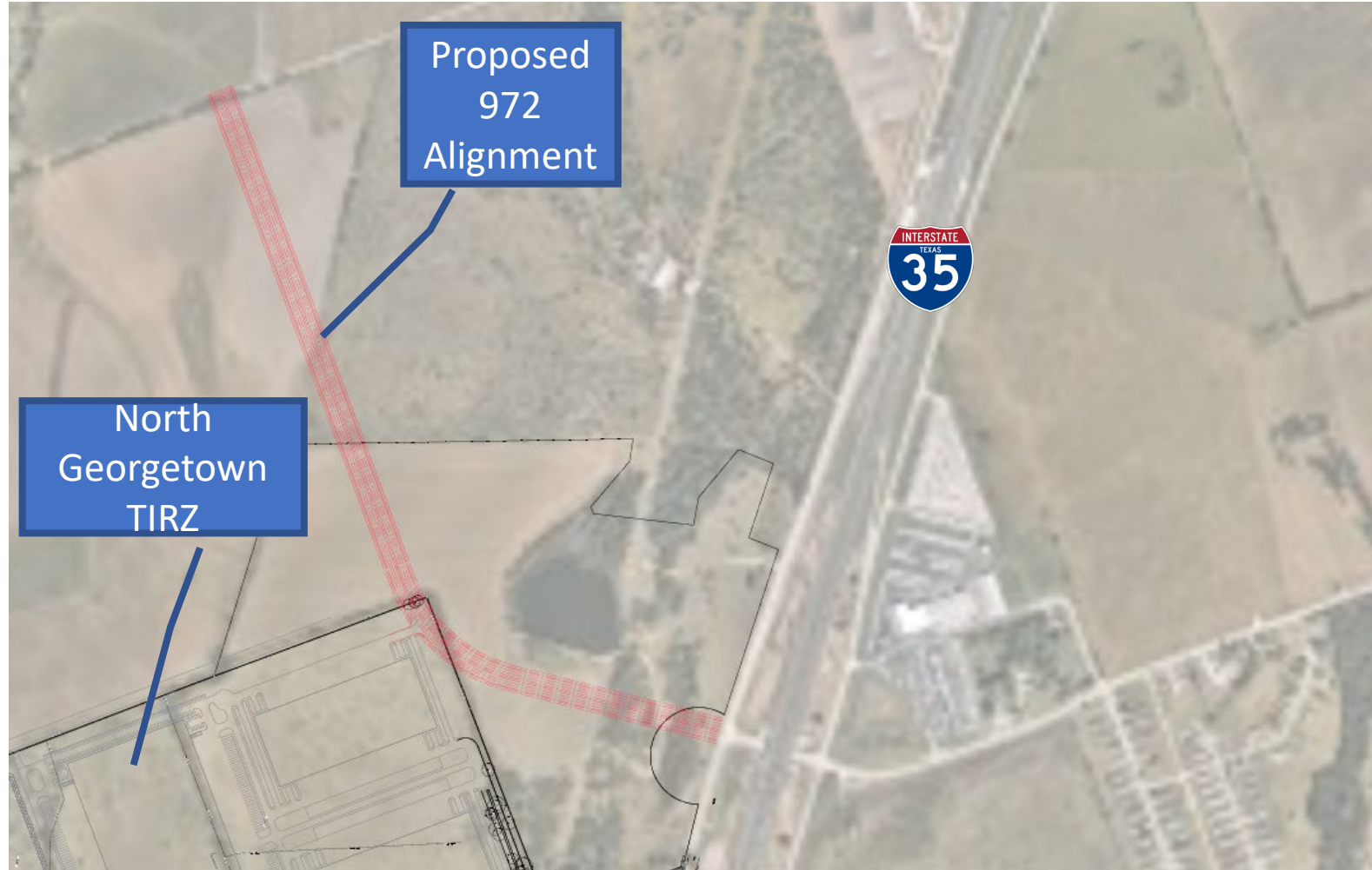
# Dry Berry Creek Interceptor

- Over 12,000 linear feet of 36" sanitary sewer trunk line
- Line will run along the Dry Berry Creek bed to connect with the Berry Creek Interceptor
- Jackson Shaw will construct the line with completion by June 30, 2025
- Estimated cost of the project is approximately \$10,000,000
- TIRZ will reimburse up to \$8,500,000





# FM 972 Extension



- Proposed major arterial
  - 135' width w/ ROW
  - 10' sidewalk/bike path
- Estimated construction cost of \$4.55MM
- Jackson Shaw will design and construct
- Completion by March 1, 2025

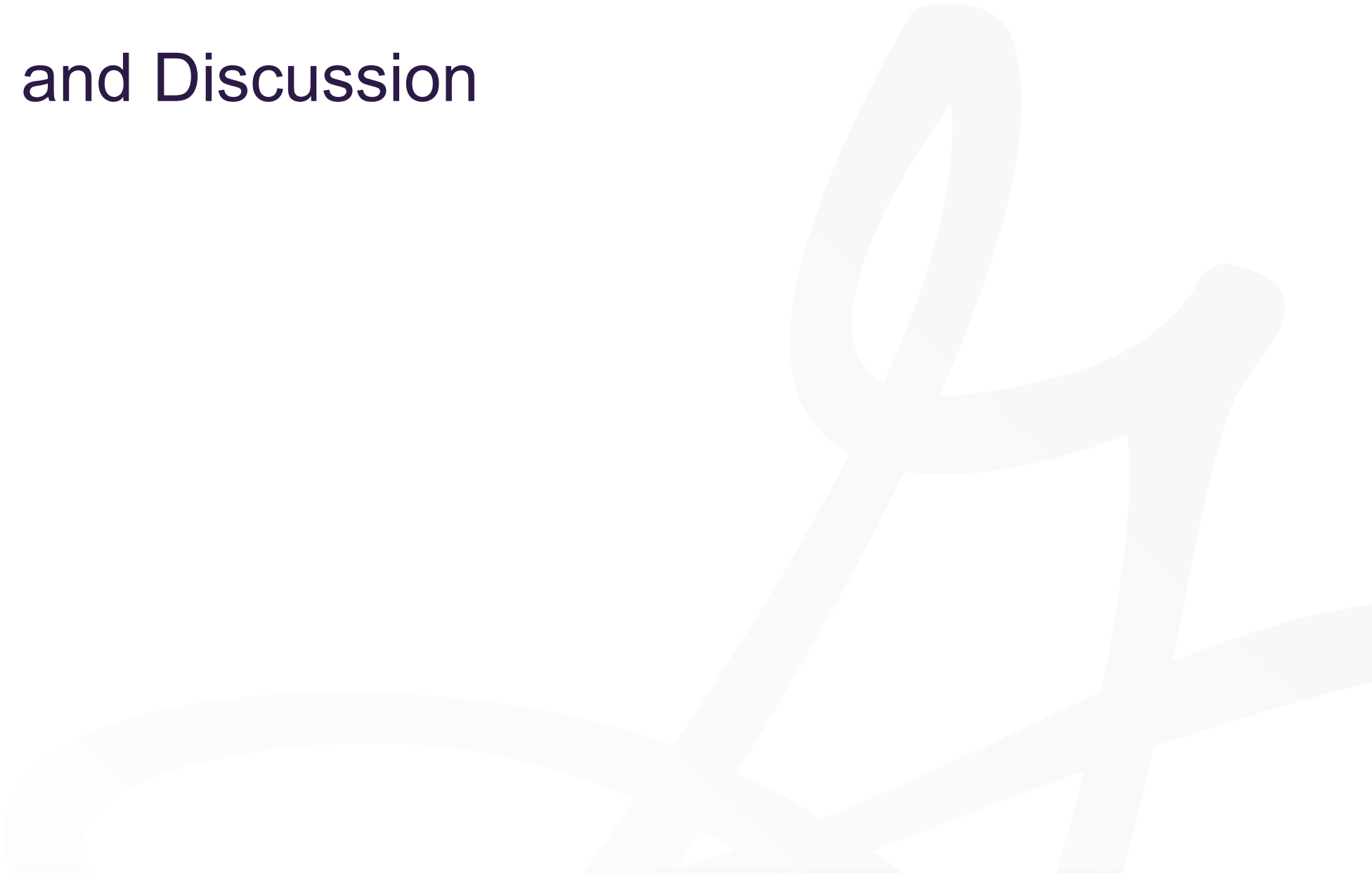
# Proposed Incentives

| Incentive  | Amount              |
|--|---------------------|
| Temporary Septic allowed<br><i>Only allowed on Phase 1 industrial until the Dry Berry Creek Interceptor is completed</i> | --                  |
| Infrastructure Reimbursement – FM 972<br><i>Paid from the GTEC Fund; applies to construction of public road FM 972</i>   | \$4,600,000         |
| Infrastructure Reimbursement – Dry Berry Creek Interceptor<br><i>Paid from the North Georgetown TIRZ</i>                 | \$8,500,000         |
| <b>Total Incentive Package</b>   | <b>\$13,100,000</b> |

Jackson Shaw (JSACQ / Georgetown LC) must:

- Complete construction of Phase I – 400,000 square feet of speculative industrial development – by June 30, 2025
- Invest a minimum of \$24,000,000 in capital expenditures

# Questions and Discussion



# Item C

Consideration of the TIF Zone #6 (North Georgetown TIRZ)  
Infrastructure Reimbursement Agreement between the City  
of Georgetown and JSACQ / Georgetown, LP

# Item D

Consideration of an economic development incentive agreement between Georgetown Transportation Enhancement Corporation (GTEC) and JSACQ / Georgetown, LP