

CERTIFICATE FOR RESOLUTION

I.

On the 14th day of November, 2019, the City Council of the City of Conroe, Texas, consisting of the following qualified members, to-wit: **Toby Powell, Mayor; Duke Coon, Mayor Pro-Tem; Council Members Seth Gibson, Duane Ham, Jody Czajkoski and Raymond McDonald**, did convene in public session in the Council Chamber of the City Hall at 300 West Davis in Conroe, Texas. The roll being first called, a quorum was established, all members being present except the following, to wit: Mayor Toby Powell. The Meeting was open to the public and public notice of the time, place and purpose of the Meeting was given, all as required by Chapter 551, Texas Government Code.

II.

WHEREUPON, AMONG OTHER BUSINESS transacted, the Council considered adoption of the following written Resolution, to-wit:

RESOLUTION NO. 4472-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CONROE, TEXAS, ESTABLISHING A PROGRAM TO INCENTIVIZE THE DEVELOPMENT OF NEW RESIDENTIAL HOUSING UNITS IN DOWNTOWN CONROE

III.

Upon motion of Council Member McDonald, seconded by Council Member Czajkoski, all members present voted for adoption of the Resolution, except the following: No one voted against and no one abstained. A majority of those Council Members present having voted for adoption, the presiding officer declared the Resolution passed and adopted.

IV.

A true, full and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate.

SIGNED AND SEALED this 14th day of November, 2019.


SOCO M. GORJON, City Secretary



RESOLUTION NO. 4472-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CONROE, TEXAS, ESTABLISHING A PROGRAM TO
INCENTIVIZE THE DEVELOPMENT OF NEW RESIDENTIAL
HOUSING UNITS IN DOWNTOWN CONROE

WHEREAS, the City Council has established a Downtown Conroe Development Plan with the objective of stimulating new mixed use development and redevelopment within the designated Downtown area; and

WHEREAS, the Downtown Plan emphasizes the need for new and expanded residential development within the designated Downtown area; and

WHEREAS, the City Council finds and determines that the incentive program established by this resolution will stimulate new residential development in accordance with the Downtown Plan:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CONROE, TEXAS, THAT:

Section 1. This resolution is generally applicable within the territory inside the City of Conroe that is shown on the Map attached as Exhibit A, which territory is bounded by Interstate Highway 45 to the west, Dallas Street to the north, 10th Street to the east and the railway tracks to the south. This territory is hereinafter referred to as the "Downtown Housing Target Zone" or "DHTZ". Notwithstanding this general boundary description the neighborhood designated as the Uptown District is expressly excluded from the DHTZ and the program established by this resolution shall not be applicable to development in the Uptown District.

Section 2. The goal of the program established by this resolution is to create 1,000 new residential units within the DHTZ. The program automatically closes to new entry when agreements have been reached extending incentives to the target number of new residential units.

Section 3. New residential development in the DHTZ shall be eligible to apply for a housing development incentive not to exceed \$15,000 per housing unit to be payable in annual installments on a reimbursement basis following the issuance of a certificate of occupancy for the new housing units. The incentive shall be applicable to single family homes, duplexes, townhouses, apartments, condominiums, and other forms of residential construction that are expected to result in a minimum taxable project value of \$350,000 based on the estimated construction cost. Each new detached single family home shall constitute a separate project and each duplex or other structure that includes

attached or multi-family residential units shall constitute a project. The incentive may be paid from any funds lawfully available to City but in no event shall any annual installment payment exceed 75% of the amount of ad valorem tax revenue collected by the City of Conroe on the project for the preceding year. The first incentive payment shall be due not earlier than April 1 of the calendar year following the year for which the improvements first become taxable. The payments shall continue for 10 consecutive years or until the maximum incentive of \$15,000 per residential unit has been paid. Projects that do not result in a taxable value of at least \$350,000 shall not be eligible to receive the incentive.

Section 4. The City Administrator shall provide for the administration of the DHTZ incentive program and may designate an appropriate city department or official to receive and process applications for DHTZ incentive agreements. Every DHTZ incentive agreement must be in writing and provide for the number of new housing units to be created. All DHTZ incentive agreements must be approved by the City Council and must fully incorporate the requirements of this resolution.

Section 5. Each project must be designed and constructed in accordance with architectural guidelines and standards adopted for such purpose by the City Council. A three person architectural review board appointed by the City Council must review and approve the exterior design of each project to assure that the proposed design conforms to the adopted guidelines. Approval of the architectural control committee must be obtained prior to beginning construction.

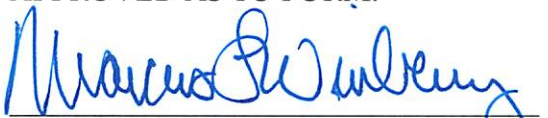
Section 6. The City Council may at any time review, alter or terminate the DHTZ incentive program, provided that no such alteration or termination shall be deemed to alter the rights established under any previously approved DHTZ incentive agreement.

Section 7. This resolution shall be effective immediately upon adoption.

PASSED AND APPROVED this 14th day of November, 2019.


TOBY POWELL, Mayor

APPROVED AS TO FORM:


MARCUS L. WINBERRY, City Attorney

ATTEST:


SOCO M. GORJON, City Secretary

V I S I O N

Five "Districts" of Downtown Conroe

by District

Five Unique Sides of Downtown Conroe

Downtown Conroe can be neatly divided into five different areas based on geographic boundaries, economic opportunities, mix of assets and uses, and overall character. Each of the five "districts" can be strengthened to provide very unique and highly complementary experiences particularly attractive to a variety of existing and new audiences.

