



## **REP KITZMAN WITHDRAWS CONTROVERSIAL BILL HE SPONSORED**

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Texas State Representative District 85, Stan Kitzman, introduced HB5685 on Tuesday, April 22, to create Waller County Improvement District #3, just four miles south of Hempstead. The district would be owned by TexasLand USA.

According to County Judge Trey Duhon, TexasLand USA met with him (and other commissioners) individually months ago regarding potential incentives or tax abatements. As with all economic development projects, it was sent to Waller County Economic Development Corporation Director Vince Yokum. Ultimately, it was decided on the recommendation of Yokum, not to provide incentives.

Originally, TexasLandUSA was eyeing land north of Bucee's in Waller and met with Mayor Danny Marburger about the project. Marburger told the group that due to the amount of water needed for the project, that it was not possible to offer incentives saying, "Waller needs their water supply."

Public commenters on social media were concerned that the bill was to be rushed through the Legislature without input from citizens of the county. Other concerns were in regards to future traffic, an uptick in property values and massive road infrastructure needed for such a venture. Some positive commenters relayed their hope for more development of businesses in the City of Hempstead.

A summary of the bill on legiscan.com states that the bill relates to the creation of the Waller County Improvement District No. 3; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

The proposed district is for the development of a "Lone Star-centric amusement park" by Lizzie McGee and associates, located on 140 acres at the corner of FM 1887 and FM 3346, purchased by Tango Lima Bravo, associated with McGee. There is also a possibility of an "option" to purchase another 122 adjoining acres.

The bill had already been placed on the General State Calendar to be presented to the floor for a vote. However, according to Kitzman's office, when the bill comes to the floor, it will be pulled, allegedly by TexasLand USA, associated with Lizzie McGee.

According to an ABC 13 report, area landowners gathered more than 500 signatures protesting the bill.

Kitzman, sponsor of the bill, stated, "The landowners associated with the proposed Waller County Improvement District No. 3 have asked me to withdraw House Bill 5685. They believe additional time is needed to share accurate information about the project and how a proposed district would function."

Although the TexasLand USA founder stated that the proposed district would not create a Tax Increment Reinvestment Zone (TIRZ), the text of the proposed bill does allow a path forward for a TIRZ and tax abatements.