



The Johnson
Development Corp.

September 9, 2010

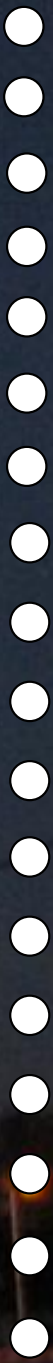
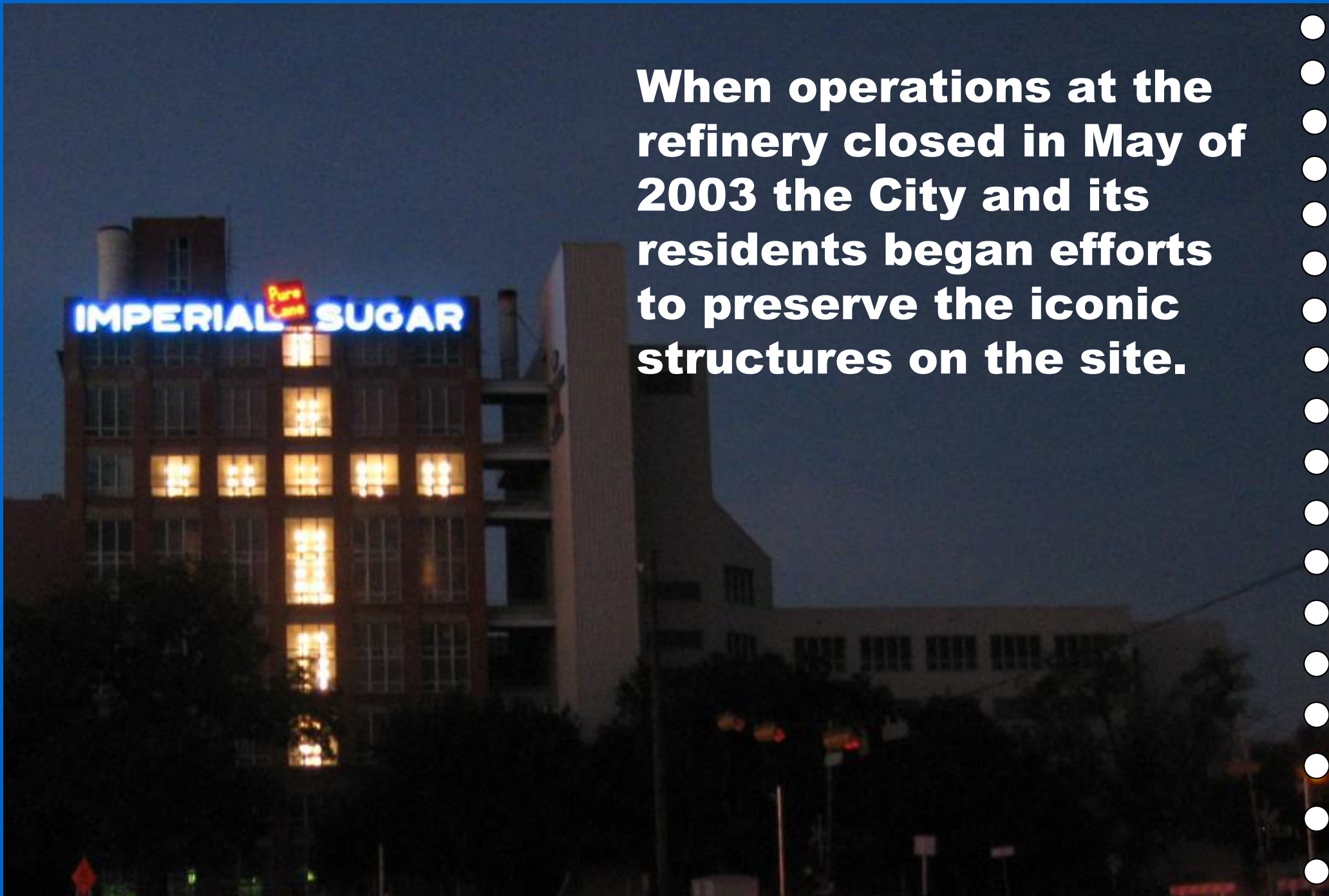
Imperial
Sugar Land, Texas

**For the last 100 years
Imperial Sugar Company has
influenced the life and
identity of residents in the
region.**

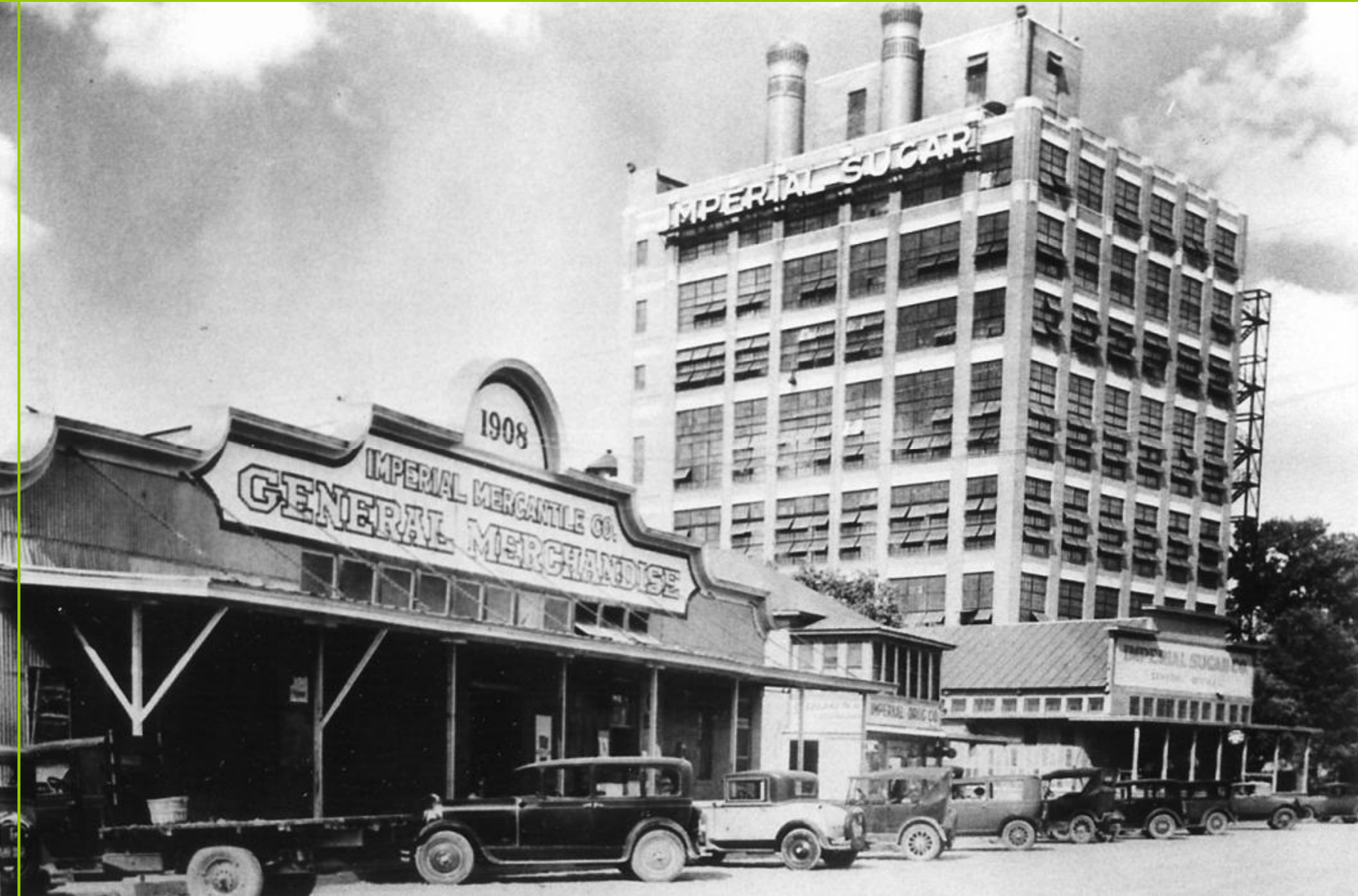




When operations at the refinery closed in May of 2003 the City and its residents began efforts to preserve the iconic structures on the site.



HISTORIC CONDITIONS



EXISTING CONDITIONS



AERIAL VIEW-REFINERY SITE



PROJECT DESCRIPTION

- **Joint Venture between Cherokee Investment Partners (Imperial Tract) and the State of Texas General Land Office (GLO Tract 3)**
- **716 acres**
- **South of Voss, West of Main, North of 90A and East of Highway 6**
- **Over 1.4 miles of frontage on State Highway 6**
- **575 feet of frontage on Main Street/Burney Road**
- **Oyster Creek meanders through the site**
- **Undeveloped coastal prairie**
- **Relatively flat**



PROJECT HISTORY

- **May 2005- Imperial Redevelopment District (District) is created by an act of the State of Texas Legislature**
- **June 2007- City of Sugar Land approves the Redevelopment Agreement with Cherokee, allowing for the creation of Tax Increment Reinvestment Zone No. 3 (TIRZ No. 3)**
- **July 2007- Cherokee Investment Partners (Cherokee) closes on the Imperial Refinery Site**
- **July 2007- Cherokee and the State of Texas General Land Office (GLO) close on a land transaction to include the GLO Tract 3 into the Development resulting in a 50% undivided interest in the entire project by both Cherokee and GLO**
- **July 2009- Johnson Development Corp. is hired by Cherokee & GLO as the Development Manager**
- **June 2010- The Imperial Development Site is identified as the preferred location for the new Minor League Ball Park**

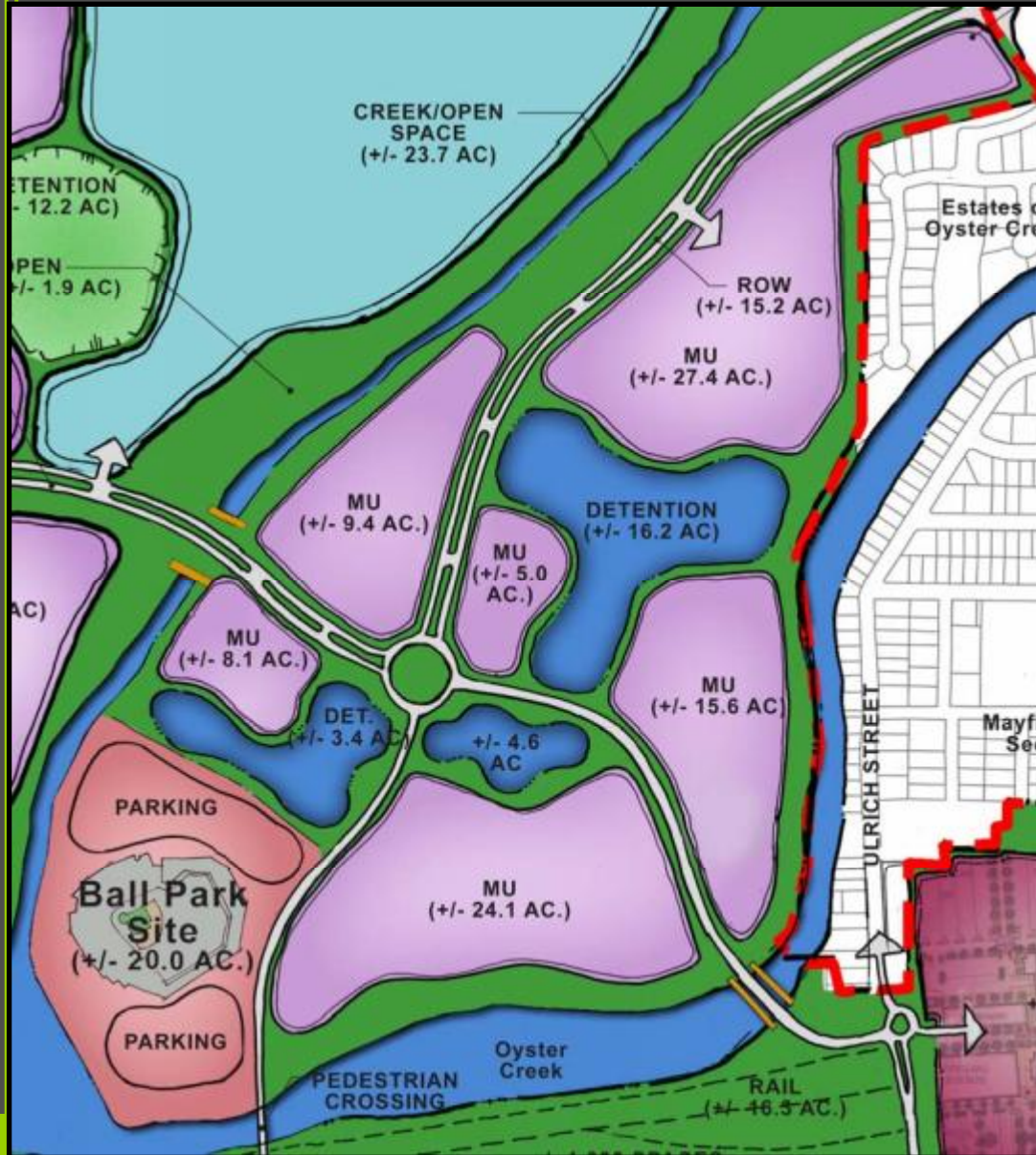
PROJECT GOALS

- Preserve “iconic” structures and promote a sense of place
- Develop a pedestrian friendly, walkable community
- Create a mixed-use development with superior aesthetic, architectural quality
- Generate an economically successful development with a robust daytime population



GENERAL PLAN

- Ball Park District

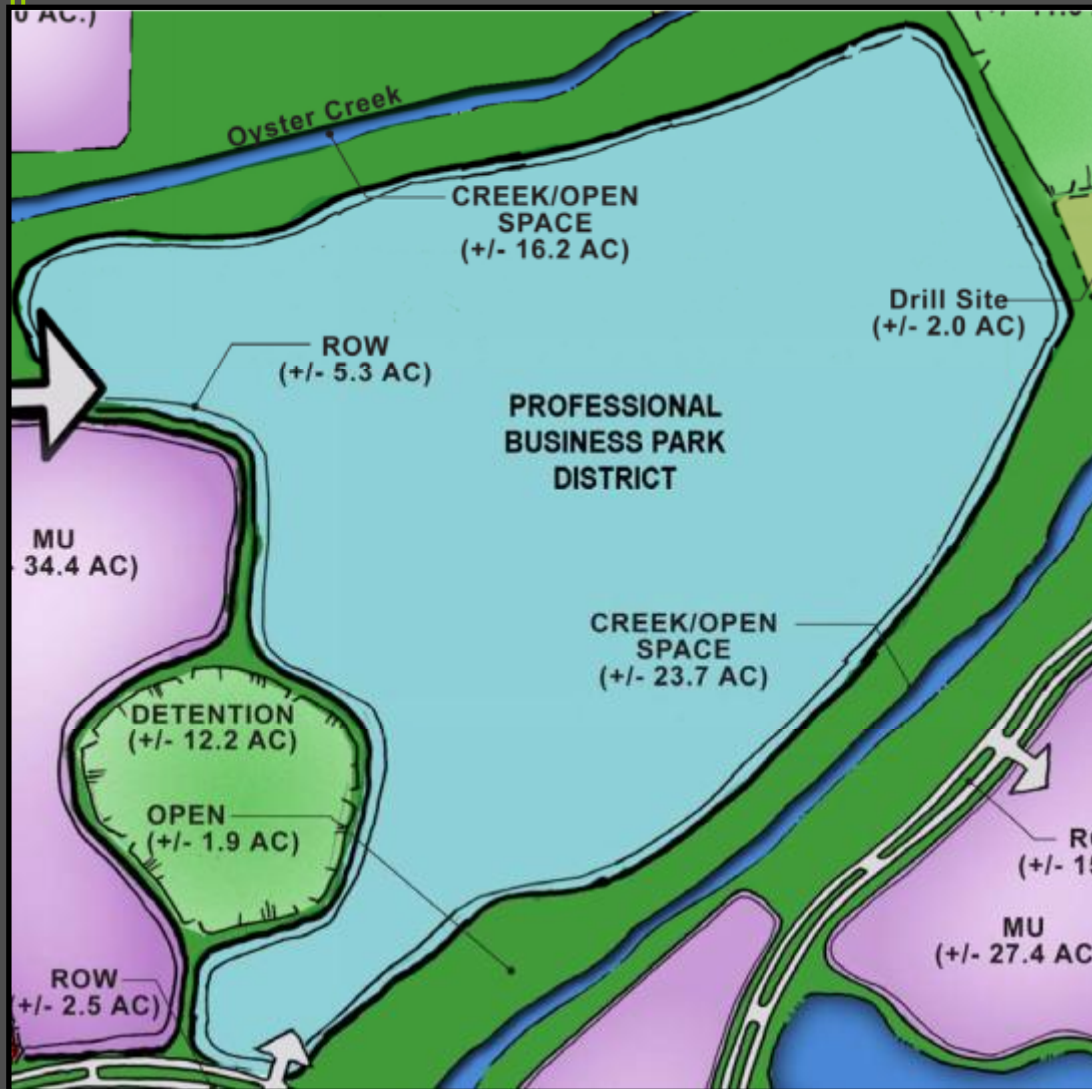


GENERAL PLAN

- Refinery District

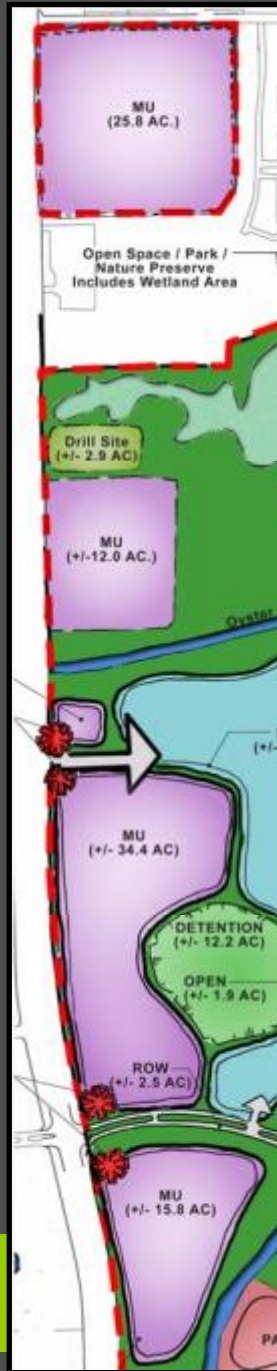


GENERAL PLAN



- Professional Business Park District

GENERAL PLAN



- Highway 6 District

MIXED USE (REFINERY DISTRICT)





Example of Residential Streetscape



Example of Residential Streetscape



Example of Residential Streetscape



Example of Residential Streetscape



Example of Residential Streetscape



Example of Residential Streetscape



Example of Green



Example of Retail Streetscape



Example of Mixed-Use Streetscape

DEVELOPMENT CHALLENGES

- **Demolition of the Refinery Site**
- **Environmental Contamination**
- **Gross vs. Net Acreage:**
 - **Approximately one half of gross acres are developable due to floodway, wetlands, drainage, open space, and infrastructure requirements**
- **Union Pacific Railroad**
- **Nalco Chemical**
- **High per acre development costs**
- **Adjacent Communities**
- **Traffic Mitigation**

PUBLIC FINANCING STRUCTURE

Imperial Redevelopment District (District):

- **Created by the State of Texas Legislature with the consent of the City of Sugar Land.**
- **Same financing authority as a Municipal Utility District, Roadway Utility District, Management District and a TIRZ.**
- **Eligible District cost reimbursements are currently estimated at \$76 million (implying a District tax rate of approximately \$1.10).**
- **Tax revenue funds generated from the District will be used to support the issuance of bonds for infrastructure cost reimbursements.**

PUBLIC FINANCING STRUCTURE

Tax Increment Reinvestment Zone No. 3 (TIRZ):

- **Eligible cost reimbursements are currently estimated at \$28 million.**
- **Eligible for 1/2 of the City and County's ad valorem tax revenue generated on the incremental property value increases due to development.**
- **A portion of the revenue will be used to support the City's debt for certain development costs associated with the baseball park.**
- **The remaining revenue will flow through the District to support the issuance of bonds for infrastructure cost reimbursements.**
- **1/2 of the sales taxes generated by the development will be eligible for parking structures.**

ECONOMIC BENEFIT TO CITY

The redevelopment of the site will create substantial economic benefit to the City of Sugar Land.

- **Approximately \$750 million in added property value**
- **On-site Sales Taxes**
- **On-site Property Taxes**
- **Personal Property Taxes (On Retail Inventory)**
- **Water and Sewer System Revenue**
- **The demolition and environmental remediation of the Imperial Sugar Refinery site**
- **On-site public parks, trails, and open space**
- **Reimbursement by the TIRZ of certain costs associated with the development of the Ball Park**

FUTURE PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES

- Full Service Hotel & Conference Center
- Entertainment Venues
- Parking Structures
- Business/Office Relocation & Economic Incentives





Imperial
Sugar Land, Texas

Preliminary Ball Park Sketch



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