

## COMPARATIVE ANALYSES OF ECONOMIC DEVELOPMENT “DISTRICTS”

Shupe Ventura, PLLC  
500 Main Street, Suite 800  
Fort Worth, Texas 76102

[www.svlandlaw.com](http://www.svlandlaw.com)

[ike.shupe@svlandlaw.com](mailto:ike.shupe@svlandlaw.com)

[misty.ventura@svlandlaw.com](mailto:misty.ventura@svlandlaw.com)

817-405-9936

214-328-1101

[Revised February 5, 2017]

## Overview of Selected “Special District” Economic Development Tools

[ike.shupe@svlandlaw.com](mailto:ike.shupe@svlandlaw.com); [misty.ventura@svlandlaw.com](mailto:misty.ventura@svlandlaw.com)

	AVAILABLE REVENUE SOURCES FOR ECONOMIC DEVELOPMENT			NEW <u>OR</u> EXISTING REVENUE		TIMING OF REVENUE		POLITICAL SUBDIVISION?
	AD VALOREM PROPERTY TAX	SALES AND USE TAX	SPECIAL ASSESSMENTS	NEW REVENUE	EXISTING REVENUE	PRE DEVELOPMENT FUNDING	REIMBURSEMENT FUNDING	
Municipal Utility Districts Art XVI, 59; WC Chp 54	√			√			√	<b>Yes</b> , subject to open meetings and open records; TCEQ bond approval.
Fresh Water Supply Districts Art XVI, 59; WC Chp 53	√			√			√	<b>Yes</b> , subject to open meetings and open records; TCEQ bond approval.
Water Control and Improvement Districts Art XVI, 59; Art III, 52; WC Chp 51	√			√			√	<b>Yes</b> , subject to open meetings and open records; TCEQ bond approval.
Municipal Management Districts Art XVI, 59; Art III, 52; LGC Chp 375	√		√	√			√	<b>Yes</b> , subject to open meetings and open records; TCEQ bond approval.
<b><u>LEGISLATIVE DISTRICTS</u></b>	√	√	√	√		√ Bonds exempt from TCEQ review.	√	<b>Yes</b> , subject to open meetings and open records; TCEQ bond approval ( <u>generally city-controlled if MMDs, including the board, a finance plan, and bonds</u> ).
Public Improvement Districts LGC Chp 372			√	√		√	√	<b>No</b> ; an area designated and controlled by the governing body of a city or county.
Economic Development Corporations (4A & 4B) LGC Chps 504, 505		√		√	√	√	√	<b>No</b> ; non-profit corporations that act on behalf of and with the approval of the governing body of a city.
Tax Increment Financing TC Chp 311	√	√			√		√	<b>No</b> ; a "zone" designated and controlled by the governing body of a city.
Tax Abatements TC Chp 312	√				√		√	<b>No</b> ; a "zone" designated and controlled by the governing body of a city.
380/381 Economic Development Agreements Art III, 52-a; LGC Chp 380; LGC Chp 381	√ Annual Appropriation	√ Multi-Year			√		√	<b>No</b> ; agreements entered into between a developer and a city or county, including performance standards and a "clawback."

Find the full text of this and thousands of other resources from leading experts in dozens of legal practice areas in the [UT Law CLE eLibrary \(utcle.org/elibrary\)](http://utcle.org/elibrary)

## Title search: Comparative Analyses of Economic Development "Districts"

Also available as part of the eCourse

[2017 William W. Gibson, Jr. Mortgage Lending eConference](#)

First appeared as part of the conference materials for the  
51<sup>st</sup> Annual William W. Gibson, Jr. Mortgage Lending Institute session  
"ABCs of Development Infrastructure Finance"