



COMPREHENSIVE COMMUNITY SERVICES AGREEMENT (CCSA)

Presentation to The Woodlands Township Board of Directors

HISTORY OF THE COMPREHENSIVE COMMUNITY SERVICES AGREEMENT (CCSA)

The original CCSA was entered into effective January 1, 2014 (modified and extended in 2014 and again in 2019), by and between the Township and The Woodlands Land Development Company, L.P. (TWLDC) with the purpose to extend, modify, ratify, restate, and/or terminate certain remaining rights and obligations under various previous agreements, combining them into one combined and comprehensive agreement.

- In 1992, the Mutual Benefits Agreement was entered into between the former Community Associations of The Woodlands and The Woodlands Development Company with the purpose of providing managerial, administrative, and operational services within the boundaries of The Woodlands.
- In 1996, the Recreation Facilities Development Agreement was entered into between the former Community Associations of The Woodlands and The Woodlands Development Company for cooperation in regard to planning, construction, operation, and maintenance of recreational facilities.
- In 1997, the Streetscape Sharing Agreement was entered into to outline the streetscape maintenance areas and costs for which each party is responsible.
- In 1998, the Streetscape Maintenance Contract was entered into to retain the services of TWLDC for purposes of landscape maintenance.
- In 2006, the Construction Management Agreement was entered into to outline participation of The Woodlands Commercial Owners Association and TWLDC in projects related to bridges, parks, fountains, and other similar endeavors.
- In 2008, the Consent Agreement was entered into to assure a continued level of mutually beneficial community services and associated funding for The Woodlands during and after the transition of governance to the Township.

MATERIAL PROVISIONS OF THE AMENDED AND RESTATED CCSA

The Amended and Restated CCSA will help to ensure continued growth by enhancing the development and vision of our dynamic hometown situated within a natural forest:

- Town Center Maintenance Agreement – Enhanced maintenance continues in Town Center with a reduction in the \$300,000 supplemental funding currently provided by TWLDC of \$60,000 per year over the five-year period 2024-2028.
- Construction and Recreational Facilities - The Township maintains a recreational facilities capital fund balance of \$4,124,645.00 for developing new parks, pathways, lighting, landscaping, plazas, fountains and similar improvements in specifically identified areas of Town Center, Hughes Landing, the Village of Creekside Park and other areas within the boundaries of The Woodlands; TWLDC will match that amount on projects and collaborate in good faith to identify specific recreational facilities capital improvement projects that are mutually beneficial. Projects are discussed and presented prior to July 1 of each calendar year for the subsequent budget year. In the event that the parties' recreational facilities capital improvement funds are not exhausted at the Termination Date, any unspent funds may be carried over and expended for two (2) years following the Termination Date.
- Public Use Parcels Granted:
 - 208 acre tract of on Gosling, south of the Creekside Park entrance, for future park development (“Harris County Gosling Road Recreational Parcel”)
 - 2.09 acre tract of land adjacent to the Parks and Recreation Operations Center/Campus (“Park Operations Parcel”)
 - 24.312 acre tract of land – Bear Branch (“Public Works Parcel”)
 - The Township releases rights to a Boat House Parcel (on Lake Robbins) and Ashlane Way Parcel (both showing little or no future utility for public use).
- Uniform Standards and Covenants – The Township and TWLDC continue cooperation on uniform standards and covenants throughout The Woodlands:
 - Appointment of three TWLDC designees to DSC continues
 - Funding of \$75,000 (\$300,000 on an annual basis) toward DSC operations discontinued but all costs of architectural support continue to be funded by TWLDC
- Mutual Extension – Agreement extended through December 31, 2028.