



# ALVIN ECONOMIC DEVELOPMENT

Alvin...The Best Location for Your Business Interest

Economic Newsletter

3rd Quarter

October 2019

Alvin prides itself on its great quality of place that has much to offer in recreation and entertainment. Our Parks and Recreation programs include something for all ages. Art & fitness programs, adult kickball, food truck frenzy, and farmer's market days are just a few offerings this time of year. Our civic clubs and foundations put on many community-wide events like Frontier Day, Men Who Cook, and Alvin Music Festival, among others. Walking trails, beautiful old oak trees, and quiet places for relaxation and enjoyment are all around. So, whether day or night, you will find fun throughout our 13 parks where family and friends gather.

## 2019 Alvin State of the City



*City of Alvin elected officials, along with Alvin-Manvel Area Chamber of Commerce representatives pose for a picture following the 2019 Alvin State of the City address on October 8, 2019.*

The annual Alvin State of the City address was hosted by the Alvin-Manvel Area Chamber of Commerce on Tuesday, October 8th. Mayor Paul Horn, along with City Manager Junru Roland, gave a presentation highlighting some of the successes of the previous fiscal year while also providing a preview of what's on the horizon for the next year.

Sales tax revenue continues to steadily increase. The City collected \$7.73 million in sales tax revenue in 2019, which is an increase of 11% from 2017, and an astounding 50% since 2010! With over 90,000 people shopping in Alvin daily, it is not surprising that these numbers continue to grow.

This continuous growth has also been the result of the steady addition of quality residential developments. The City issued 212 new housing permits during 2019, and over 1,000 additional homes are either planned or under construction.

(See Alvin on Page 2)

### Development Facts Fiscal Year 2019 (Oct 01, 2018 - Sep 30, 2019)

#### Building Permits & Values

New Commercial  
Permits  
\$4.5 Million

New Residential  
Permits  
\$38.8 Million

Commercial Remodels/Additions  
Permits  
\$8.5 Million

#### Current Home Builders in Alvin

Brighton - Forest Heights  
CastleRock - Forest Heights  
Lennar - Mustang Crossing  
M/I Homes - Mustang Crossing  
Devon Homes - Kendall Lakes  
Saratoga Homes - Kendall Lakes  
K. Hovnanian - Midtown Park  
K. Hovnanian - Sunset Ranch

#### Development Highlights Fiscal Year 2019

63 Planning Development  
Meetings

212 New Housing Permits Issued

Kendall Lakes - 29 Completed  
Forest Heights - 24 Completed

#### Alvin's Largest Employers

Alvin ISD  
Empereon  
Alvin Community College  
Wal-Mart  
Ascend Performance Materials  
INEOS Olefins & Polymers  
RiceTec  
Ron Carter Automotive  
TEAM, Inc.

## 2019 Alvin State of the City

### Alvin

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There are many new retail and commercial projects that are completed, underway or planned. Westover Plaza, located at 1200 North Bypass, is home to many new businesses and restaurants. Cline Crossing, located on East Highway 6 across from Home Depot, will be the new home of Discount Tire, Bluewave Car Wash and Chick-Fil-A.

The City of Alvin continues to invest in its infrastructure. Street repairs and street replacements were done for South Park Drive, Richards Street, Heisse Street, Kings Lane and Johnson Street between South Street and FM 1462. Also along South Street, a 5-acre detention pond is being developed at the northwest corner of South Street and Durant Street that will have a detention capacity of 16.8 acre feet. Improvements to the wastewater treatment plant are expected to extend the life of the facility for an additional 20 to 25 years, and water plant #6, located at the northeast corner of Heights Road and Brazos Street, is being replaced.



*City of Alvin City Manager Junru Roland addresses attendees during the annual City of Alvin State of the City address on October 8, 2019.*



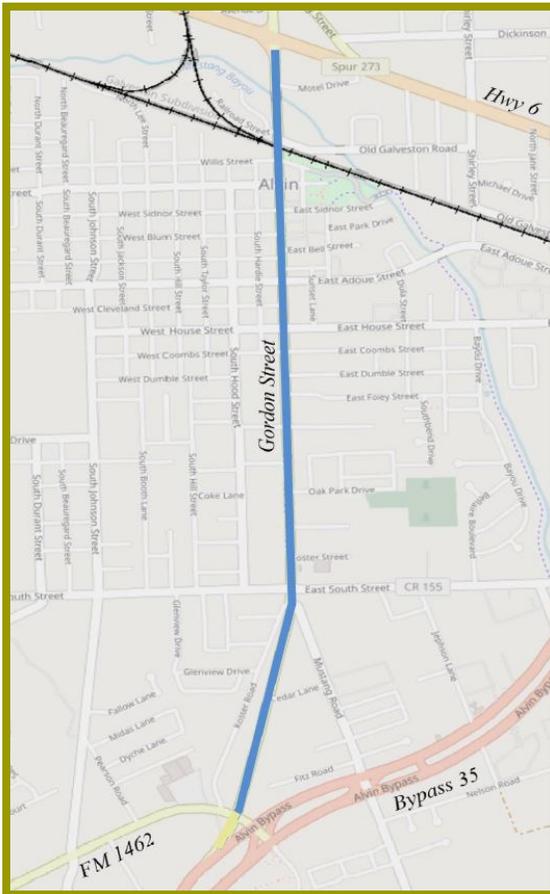
*City of Alvin Mayor Paul Horn addresses attendees during the annual City of Alvin State of the City address on October 8, 2019.*

The 2019 Alvin State of the City address was capped off with a presentation from Parks and Recreation Director Dan Kelinske. He highlighted some of the recent recreational projects his department has addressed. New sidewalks were installed throughout Pearson Park for easier access to the park's amenities. A new playground and children's maze was installed at Newman Park after receiving a "Build it with KaBoom!" grant. A new sand volleyball court was installed at Morgan Park and two new tree carvings are featured at the Alvin Police Department and Sealy Park. After updating all of these great projects, Mr. Kelinske announced that the new night lighted disc golf course, located at 3625 Briscoe Drive, will be open near the end of 2019. A disc golf basket was unveiled, and City Council member Gabe Adame sank a hole-in-one when he threw the ceremonial first disc!

## Business Incentive Grant Expands Boundaries

As the City of Alvin's Business Incentive Grant Program enters its 4th year, the Alvin City Council authorized the expansion of the program. The grant program is a reimbursable 50/50 matching grant. This means the City of Alvin will match half of an approved project's costs following the completion of the project, submission of all paid invoices and receipts, pictures of the completed project and any other items deemed reasonably necessary for determining the project's completion. Through the first 3 years of the grant program, there have been 9 grants awarded to eligible downtown businesses that has equated to over \$165,000 in private investment. Given the success of the program, the City Council decided to double the program's funding from \$25,000 to \$50,000. They also authorized the expansion of the grant program's boundaries to now include the Gordon Street corridor from Highway 6 to FM 1462. Eligible recipients include any new or existing service or commercial/

mixed-use business owners or tenants with leases of more than one year in length that are located within the target areas of the grant program. For further details on the Business Incentive Grant Program please call (281) 388-4281. To pick up a copy of the program's guidelines, application and maps of the eligible areas please visit the Economic Development office at Alvin City Hall, located at 216 West Sealy Street or by visiting [www.alvin-tx.gov](http://www.alvin-tx.gov) online and clicking on the Economic Development tab.



**The Business Incentive Grant boundaries have expanded to now include the Gordon Street corridor from Highway 6 to FM 1462.**

## Home Sweet Home

The City of Alvin issued 212 new housing permits last fiscal year and there are currently more than 1,000 new homes that are either planned or under construction. Below are just some of the expanding subdivisions:



**Martha's Vineyard will construct 300 new homes across 109 acres.**



**Mustang Crossing will construct 246 new homes across 72 acres for their next section.**



**The next section of Kendall Lakes will see 209 new homes constructed across 52 acres.**

## Grand Parkway Segment B

Regional collaborations continue to move Segment B of the Grand Parkway forward. On November 5th, TxDOT Executive Director James Bass came to Brazoria County to be the keynote speaker at The Economic Development Alliance for Brazoria County's 9th Annual Transportation and Infrastructure Summit. State Representative District 29 Ed Thompson was able to secure a morning meeting with Director Bass to discuss Grand Parkway Segment B. The central message and key elements covered were safety, congestion and current growth.



*From Left to Right: TxDOT Executive Director James Bass, City Manager Junru Roland, Asst. to the City Manager Lety Valle, State Representative District 29 District Director Liz Sitta, State Representative District 29 Ed Thompson, Brazoria County Commissioner Pct. 3 Stacy Adams and Mayor Paul Horn.*

During the meeting with Director Bass, we shared the future development map of FM 1462 and SH 288 as well as the planned development map in Galveston County/League City. These two areas represent thousands of acres where citizens will come to live along with business, retail and commercial industry. Following the meeting, Mayor Horn led a driving tour to give a firsthand look to Director Bass, who made specific comment about the tour in his keynote speech at the summit, saying it is always better to see and experience the landscape than to look at maps. TxDOT is conducting new traffic counts in the region to be complete by the end of 2019 and will have the new Traffic and Revenue Study complete by summer 2020. Then financial feasibility could take place to see the best direction for funding. The area is blessed to have so many working together on such an important regional transportation initiative.



**Thinking about  
Moving Your  
Business?**

*Then Think Alvin!*

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**TxDOT Traffic Counts**  
W Hwy 6 @ Business 35  
31,000

S Bypass 35 @ E Hwy 6  
41,000

S Bypass 35 @ FM 1462  
24,000

S Bypass 35 @ FM 528  
27,000

S Gordon @ Hwy 6  
17,000

FM 528 @ Bypass 35  
22,000

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