

The Woodlands Township Corrects Misinformation in the Community

The Woodlands Township realizes there has been much information, misinformation and speculation circulating within the community regarding the Nov. 2, 2021 Incorporation election.

It is a fact that the election will allow residents of The Woodlands to vote on whether the community should remain a special purpose district or become the City of The Woodlands. Commissioned reports not generated by The Woodlands Township that have been released and reported in the media included outdated information that has potentially led residents to misunderstand the rationale for the election.

Unfortunately, the two Howard Hughes Corporation commissioned reports, "A Report on The Woodlands Township Incorporation Financial Model," as well as "A Critique of the Novak Consulting Group's Law Enforcement Report," did not use updated 2021 numbers and understated Township funding regarding the Township's Incorporation financial model.

It is highly important to note, as a governmental agency, The Woodlands Township must provide transparent, timely and accurate financial information

prepared in compliance with **Generally Accepted Accounting Principles (GAAP)**, the **Governmental Accounting Standards Board (GASB)** and best practices advocated by the **Government Finance Officers Association (GFOA)**. Equally as important, Township financial information must be accurate for credit rating agencies, bond holders, bond disclosure counsel, banking and other financial institutions and auditors. The Township achieved the highest rating of AA+ this year, placing the Township in the top 4% of governmental agencies in the State of Texas. No other special purpose district has achieved a higher rating.

Erroneous information circulating in the general public, and not produced by The Woodlands Township regarding incorporation, states a higher tax rate will be required of a new municipality. **In fact, the Board of Directors established the maximum initial tax rate that is part of the incorporation ballot initiative as \$0.2231 per one hundred dollars (\$100) valuation of taxable property, which is the same tax rate currently assessed by the Township.** Whether as a Township or as a city, the Township's financial model maintains the same tax rate throughout the five (5) year plan.

Scan the QR Code at right to see the factual Township Incorporation Financial Model presentation.



BALLOT LANGUAGE

Registered voters in The Woodlands may vote "For" or "Against":

THE WOODLANDS TOWNSHIP – PROPOSITION A

Authorizing the Type-A city incorporation of The Woodlands Township District and the adoption of an initial property tax rate of not more than \$0.2231 per one hundred dollars (\$100) valuation of taxable property

THE WOODLANDS TOWNSHIP – PROPOSITION B

Upon incorporation of The Woodlands Township District into a Type-A General Law City to be called the City of The Woodlands, the transfer of the rights, powers, privileges, duties, purposes, functions, responsibilities, the authority to issue bonds, and the authority to impose taxes from The Woodlands Township District to the City of The Woodlands

Early voting starts Monday, October 18, 2021, and voters must be registered to vote in the county of their residence. **Election Day is November 2, 2021.**



INCORPORATION: FACTUAL FIGURES

Recent non-Township reports regarding The Woodlands Incorporation Model contain inaccuracies based upon outdated data. This infographic clarifies the **most current data** included in The Woodlands Financial Incorporation Model.



The claim in the Howard Hughes-commissioned report that law enforcement operations and capital were underfunded by \$7.7 million was based on analyzing a different law enforcement model than the one approved by The Woodlands Township's Board of Directors.



The Howard Hughes-commissioned report did not include \$5.9 million already in the Township base budget for public works.



The Howard Hughes-commissioned report was off by \$2.5 million plus an additional \$1.25 million budgeted annually by the Township for concrete and asphalt street rehabilitation.



The Howard Hughes-commissioned report was off by \$12.2 million on the incorporation reserve balance in the year of 2025 developed by the Township.



The Howard Hughes-commissioned report understated funding for already funded, current Township contracted law enforcement personnel by \$11.4 million.



The Howard Hughes-commissioned report understated funding for additional Township direct law enforcement personnel upon incorporation by \$4.8 million.



The Howard Hughes-commissioned report understated available Township funding for law enforcement vehicles by \$6.1 million.

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Source: Funding Reconciliation between The Woodlands Township Incorporation Model and reports titled "A Critique of the Novak Consulting Group's Law Enforcement Report" and "A Report on The Woodlands Township Incorporation Financial Model" commissioned by The Howard Hughes Corporation



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