

ORDINANCE NO. 2170

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS AMENDING THE BOUNDARY OF THE CITY OF TERRELL ENTERPRISE ZONE (ENTERPRISE ZONE NO. EZ 230-101397-T) FOR THE FIRST TIME PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT (TEXAS GOVERNMENT CODE, CHAPTER 2303); PROVIDING TAX INCENTIVES TO THE AMENDED AREA; REAFFIRMING AN AUTHORIZED REPRESENTATIVE TO ACT IN ALL MATTERS PERTAINING TO THE NOMINATION AND DESIGNATION OF THE AREA DESCRIBED HEREIN AS AN ENTERPRISE ZONE AND REINVESTMENT ZONE (TEXAS TAX CODE, CHAPTER 312); AND FURTHER REAFFIRMING THE LIAISON TO ACT ON ALL MATTERS PERTAINING TO THE ENTERPRISE ZONE ACT ONCE AMENDED BY TEXAS ECONOMIC DEVELOPMENT.

WHEREAS, the City Council of the City of Terrell, Texas desires to create the proper economic and social environment to induce the investment of private resources in productive businesses and enterprises located in severely distressed areas of the city and to provide employment to residents of such area; and

WHEREAS, certain conditions exist in such area which represent a threat to the health, safety, and welfare of the people of such area; and

WHEREAS, it is necessary and in the best interest of the City of Terrell to add such area to our enterprise zone pursuant to the Texas Enterprise Zone Act (Texas Government Code, Chapter 2303, the "Act");

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS:

- Section 1. That the City hereby amends the boundary of our existing City of Terrell Enterprise Zone. The area described in Exhibit A attached hereto and incorporated herein for designation as the enterprise zone.
- Section 2. That the City Council finds the zone area meets the qualifications of the Act.
- Section 3. That the City Council hereby ordains and declares that upon designation of the Proposed Enterprise Zone as an enterprise zone, the City shall provide the following incentives in the Proposed Enterprise Zone:
- (a.) The City may abate taxes on the increase in value of real property improvements and eligible personal property that locate in a designated enterprise zone. The level of abatement shall be based upon the extent to which the business receiving the abatement creates jobs for qualified employees, in accordance with the attached Exhibit B, and the qualified employee being defined by the Act.
 - (b.) The City may waive development fees to enterprise zone businesses meeting minimum standards.
 - (c.) The City may accelerate zoning and permit procedures.

Other incentives shall be provided by the City in the proposed enterprise zone upon its designation as an enterprise zone and throughout the City, including:

- (a.) Capital improvements in water and sewer facilities and road repair;

- (b.) The City will apply for training grants for new permanent jobs as available and appropriate to the industry;
- (c.) One-stop permitting;
- (d.) Low interest loans for housing rehabilitation or improvement.

Section 4. That the area described in this ordinance is designated as an enterprise zone and a reinvestment zone, subject to the approval of the Texas Economic Development.

Section 5. That the City Council directs and designates its Mayor as the City's authorized representative to act in all matters pertaining to the nomination and designation of the area described herein as an enterprise zone and a reinvestment zone.

Section 6. That the City Council further directs and designates its City Manager as liaison for communication with TxED to oversee zone activities and communications with qualified businesses.

Section 7. That a public hearing to consider this ordinance was held by the City Council on April 15, 2003.

Section 8. That this ordinance shall take effect from and after its passage as the law and charter in such case provides.

Passed and approved this the 15th day of April, 2003

Passed and adopted this the 6th day of May, 2003

Frances Anderson, Mayor

Attest:

John Rounsavall, City Secretary

Approved as to form:

Mary Gayle Ramsey, City Attorney

EXHIBIT A

The City of Terrell Enterprise Zone amendment will include the following:

Property described as Being All That Certain Tract or Parcel of Land in the Ransom Sowell Survey, A-443, Kaufman County, Texas, and Being a Part of That Called 388.5 Acre Tract, as Conveyed from Mattie McCord to James Carter McCord, as Recorded in Volume 422, Page 50, and Being All That Called 79 Acre Tract, as Conveyed from Emmett J. Dalton to John Carter McCord, as Recorded in Volume 479, Page 117, of the Deed Records of Kaufman County, Texas

EXHIBIT B

TAX ABATEMENT POLICY

**CITY OF TERRELL
CITY COUNCIL MEETING**

PUBLIC HEARING NOTICE

The City of Terrell, Texas, will conduct a public hearing Tuesday, April 15, 2003 at 7:00 p.m. in the City Council Chambers, 201 E. Nash Street, to receive input concerning the adoption of an ordinance to nominate an area of the city as a state designated enterprise zone and to designate a reinvestment zone. The proposed zone area is described as Being All That Certain Tract or Parcel of Land in the Ransom Sowell Survey, A-443, Kaufman County, Texas, and Being a Part of That Called 388.5 Acre Tract, as Conveyed from Mattie McCord to James Carter McCord, as Recorded in Volume 422, Page 50, and Being All That Called 79 Acre Tract, as Conveyed from Emmett J. Dalton to John Carter McCord, as Recorded in Volume 479, Page 117, of the Deed Records of Kaufman County, Texas.

Tax incentives to be offered within the proposed zone will be discussed at the hearing. All interested parties, including residents of the proposed zone, are encouraged to attend and present their views.

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