

RESOLUTION NO. 806

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TERRELL DESIGNATING AND CREATING THE TERRELL NEIGHBORHOOD EMPOWERMENT ZONE NUMBER TWO DESIGNATED AS TERRELL NEZ #2: METROCREST BUSINESS PARK NEIGHBORHOOD EMPOWERMENT ZONE AND MAKING THE NECESSARY FINDINGS OF PUBLIC BENEFIT AND PUBLIC PURPOSE TO SUPPORT THE CREATION OF THE ZONE IN THE CITY OF TERRELL FOR THE PURPOSE OF ECONOMIC DEVELOPMENT.

WHEREAS the City Council of the City of Terrell desires to see the redevelopment and revitalization of targeted areas of the City; and

WHEREAS the creation of housing, an increase in economic development and the increase in social services, education and public safety are also high priority issues for the City; and

WHEREAS the City has investigated different economic development tools used in other municipalities, and determined that Neighborhood Empowerment Zones have been used effectively and with positive results in other communities with the same economic challenges facing the City of Terrell; and

WHEREAS the State of Texas, through the Neighborhood Empowerment Zone program, as codified in Section 378 of the Texas Local Government Code, has provided municipalities a framework and authorization to provide certain incentives to both residential and commercial property owners, with the goal of achieving redevelopment of targeted areas by creation of a Neighborhood Empowerment Zone; and

WHEREAS the City of Terrell, pursuant to Section 378.003, makes the necessary findings that the City and area within the Terrell NEZ #2: Metrocrest Business Park Neighborhood Empowerment Zone will benefit the area and serve the public purpose of increasing public health, safety and welfare of persons in the municipality and increase economic development; and

WHEREAS creation of the zone by the City Council does satisfy requirements set forth in Section 378.002; and

WHEREAS, the City Council has previously adopted the Comprehensive Policy of Guidelines and Criteria for Economic Development Incentives which sets forth the general framework for how NEZ #2: Metrocrest Business Park Neighborhood Empowerment Zone will incent development and redevelopment within the boundaries of the Zone.

NOW THEREFORE BE IT RESOLVED:

1. That the City Council hereby designates the area described in the attached boundary description on "Exhibit 1" and attached map on "Exhibit 2" as the Terrell NEZ #2: Metrocrest Business Park Neighborhood Empowerment Zone.

2. The City Council further resolves that the Municipal Development Department will be responsible for the program and authorizes that Department to prepare an application and administrative procedures for implementation of the program.
3. The City Council further resolves that the Comprehensive Policy of Guidelines and Criteria for Economic Development Incentives set forth on "Exhibit 3" will serve as the framework for the implementation of the program.

PASSED AND APPROVED on this the 3rd day of November, 2015.

APPROVED:

HAL RICHARDS, MAYOR

ATTEST:

JOHN ROUNSAVALL, City Secretary

APPROVED AS TO FORM:

MARY GAYLE RAMSEY, City Attorney