

**CITY OF TERRELL
ORDINANCE NO. 1880**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS NOMINATING AN AREA AS AN ENTERPRISE ZONE PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT (TEXAS GOVERNMENT CODE, CHAPTER 2303); PROVIDING TAX INCENTIVES, DESIGNATING 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 DESIGNATING A LIAISON TO ACT ON ALL MATTERS PERTAINING TO THE ENTERPRISE ZONE ACT ONCE DESIGNATED BY THE TEXAS DEPARTMENT OF COMMERCE.

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 business enterprises located in severely distressed areas of the city and to provide employment to residents of such area;

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 to nominate such area in an 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 nominates the area set forth and attached hereto as Exhibit A.

Section 2. That the City finds the zone area meets the qualifications of the Act.

Section 3. That the City Council will provide certain tax incentives applicable to business enterprises in the zone which are not applicable throughout the City as follows:

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 with qualified employee being defined by the Act.

The City shall refund to any qualified business located in any such enterprise in such enterprise zone the amount of tax paid under the Municipal Sales and Use Tax Act (Texas Tax Code, Chapter 321) by the business and remitted to the Comptroller of Public Accounts up to the maximum extent authorized by Sections

2303.505 and 2303.506 of the Act, and for a period determined by the City, but which shall not exceed 5 years.

The City will assist any qualified business located in the enterprise zone with the application for industrial bonds.

Waiver of development fees to enterprise zone businesses meeting minimum standards.

Streamlined/accelerated zoning and permit procedures. Enterprise zone businesses will be processed upon receipt, before non-enterprise zone businesses already in hand.

Capital improvements in water and sewer facilities and road repair.

Increased fire and police protection.

Transfer of city owned surplus land at below market prices for the public purpose of economic development. The ability to purchase city-owned land shall be based upon the extent to which the business receiving the property creates jobs for qualified employees, in accordance with the attached Exhibit C.

One-stop permitting.

Other incentives that are also applicable to areas outside the enterprise zone may be negotiated in the proposed enterprise zone on a case by case basis are as follows:

Low-interest loan packaging is offered by the T.E.D.C. for industries locating in the City. The majority of these will be in the Enterprise Zone because that is where the industrial parks are located.

The City will apply for training grants for new permanent jobs as available and appropriate to the industry.

Low interest loans for low-income families are available through local financial institutions.

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 Department of Commerce.

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 the Department 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 of August 14, 1997.
- 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 by the City Council of the City of Terrell, Texas on this the 14th day of August, 1997.

PASSED AND ADOPTED by the City Council of the City of Terrell, Texas on this the 19th day of August, 1997.

APPROVED:

Don L. Lindsey, Mayor

ATTEST:

John Rounsavall, City Secretary

APPROVED AS TO FORM:

Mary Gayle Ramsey, City Attorney

(City Seal)

I, John R. Rounsavall, City Secretary for the City of Terrell, Texas certify that the above is a true and correct copy of Ordinance No. 1880 in file in the city offices of the City of Terrell, Texas and that I, as City Secretary of the City of Terrell, Texas, have legal custody of such writing.

John Rounsavall, City Secretary
August 5, 1997