

ORDINANCE No. 2018 - 03

*AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF **MINERAL WELLS**, TEXAS, ORDAINING THE CITY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE (ACT), PROVIDING TAX INCENTIVES, DESIGNATING A LIAISON FOR COMMUNICATION WITH INTERESTED PARTIES, AND NOMINATING **AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC. (AMR)** TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM (EDT) THROUGH THE ECONOMIC DEVELOPMENT BANK (BANK) AS AN ENTERPRISE PROJECT (PROJECT).*

WHEREAS, the City Council of the City of **MINERAL WELLS**, Texas (City) 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; and

WHEREAS, the project or activity is not located in an area designated as an enterprise zone; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Act, **AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC.** has applied to the City for designation as an enterprise project; and

WHEREAS, the City finds that **AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC.** meets the criteria for tax relief and other incentives adopted by the City on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity and stability; and

WHEREAS, the City adopted a similar Ordinance (No. 2012-170) in 2012 in support of **PERRY EQUIPMENT CORPORATION**

WHEREAS, a public hearing to consider the revised ordinance was held by the City staff on **February 1, 2018**;

WHEREAS, the City desires to add a few potential local incentives to the previous ordinance.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINERAL WELLS, TEXAS THAT:

Section 1: The City nominates **AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC.** for an enterprise project designation.

Section 2: The following local incentives, at the election of the governing body, are or will be made available to the nominated project or activity of the qualified business:

a) The City may refund local sales tax based upon the level of economic development involved in the project.

- b) The City may abate property taxes for both real and personal property.
- c) The City may abate taxes on the increase in value of real property improvements and eligible personal property that locate in a tax increment financing district. The level of abatement shall be based upon the guidelines of the Tax Increment District.
- d) The City may provide a Freeport Tax exemption.
- e) The City may provide an Economic Development Tax (4b) contribution.
- f) The City may make available Chapter 380/381 financing.
- g) The City may consider other Tax Deferrals, Tax Refunds or Tax Incentives.
- h) The City may provide regulatory relief to businesses, including:
 - 1) zoning changes or variances;
 - 2) exemptions from unnecessary building code requirements, impact fees, or inspection fees; or
 - 3) streamlined permitting.
- i) The City may provide enhanced municipal services to businesses, including:
 - 1) improved police and fire protection;
 - 2) institution of community crime prevention programs;
- j) The City may provide improvements in community facilities, including:
 - 1) special transportation routes or reduced fares.
 - 1) capital improvements in water and sewer facilities; or
 - 2) road repair.
 - 3) creation or improvement of parks.
- k) The City may provide low-interest loans for housing rehabilitation or new construction.
- l) The City may transfer abandoned housing to individuals or community groups.
- m) The City may provide business and industrial development services, including:
 - 1) low-interest loans for business;
 - 2) use of surplus school buildings or other underutilized publicly owned facilities as small business incubators;
 - 3) provision of publicly owned land for development purposes, including residential, commercial, or industrial development; or
 - 4) creation of special one-stop permitting and problem resolution centers or ombudsmen.

5) promotion and marketing services.

n) The City may provide job training and employment services to businesses, including:

- 1) retraining programs;
- 2) literacy and employment skills programs;
- 3) vocational education; or
- 4) customized job training.

Section 3: The enterprise zone areas within the City are reinvestment zones in accordance with the Texas Tax Code, Chapter 312.

Section 4: The City of **MINERAL WELLS** City Council directs and designates its **CITY MANAGER** as the City's liaison to communicate and negotiate with the EDT through the Bank and enterprise project(s) and to oversee zone activities and communications with qualified businesses and other entities in an enterprise zone or affected by an enterprise project.

Section 5: The City finds that **AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC.** meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

- (a.) **AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC.** is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction, located outside of an enterprise zone and at least thirty-five percent (35%) of the business' new employees will be residents of an enterprise zone or economically disadvantaged individuals; and
- (b.) There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities in the area; and
- (c.) The designation of **AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC.** as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

Section 6: The enterprise project shall take effect on the date of designation of the enterprise project by EDT and terminate five (5) years after the date of designation.

Section 7: This ordinance shall take effect from and after its passage as the law and charter in such case provides.

PASSED AND ADOPTED this 6th day of February, 2018.

Mike Allen, Mayor

Attest:

Peggy Clifton, City Clerk

Approved as to form:

Mack Reinwand, City Attorney