

**ORDINANCE NO. OR-2049-17**

**AN ORDINANCE OF THE CITY COUNCIL OF CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303 ("THE ACT"), TEXAS GOVERNMENT CODE (ACT), PROVIDING TAX INCENTIVES, DESIGNATING A LIAISON FOR COMMUNICATION WITH INTERESTED PARTIES, AND NOMINATING MOUSER ELECTRONICS, INC. TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM THROUGH THE ECONOMIC DEVELOPMENT BANK AS AN ENTERPRISE PROJECT**

**WHEREAS**, the City Council of the **City of Mansfield, Texas** (City) desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises and to provide employment to residents from an enterprise zone; and,

**WHEREAS**, the project or activity is located in an area designated as an enterprise zone; and,

**WHEREAS**, pursuant to Chapter 2303, Subchapter F of the Act, **Mouser Electronics, Inc.** has applied to the City for designation as an enterprise project; and,

**WHEREAS**, at the election of City Council, certain local incentives are available to **Mouser Electronics, Inc.** as a qualified business that will create a higher level of employment, economic activity and stability; and,

**WHEREAS**, a public hearing to consider this Ordinance was held by the City Council on **May 22<sup>nd</sup>, 2017**.

**NOW, THEREFORE BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS THAT:**

**SECTION 1.**

The City Council nominates **Mouser Electronics, Inc.** for enterprise project status.

**SECTION 2.**

The following local incentives, at the election of the City Council, are or will be made available to the nominated project or activity of the qualified business:

- a) The City may establish a reinvestment zone and abate taxes on the increase in value of real property improvements and eligible personal property for up to 10 years for qualifying projects under the requirements of the City's Tax Abatement Policy. The level of abatement shall be based upon capital

investment, and the extent to which the business receiving the abatement creates jobs for qualified employees, in accordance with the Tax Abatement Policy and with qualified employee being defined by the Act.

- b) The City may provide business and industrial development services, including:
  - 1) Local sales tax refund;
  - 2) Chapter 380 tax rebates for qualifying projects that significantly enhance the City's tax base as provided in the City's policy;
  - 3) Establishment of a Tax Increment Reinvestment Zone;
  - 4) Freeport exemption;
  - 5) Creation of stream-lined permitting and problem resolution centers or ombudsmen;
  - 6) Promotion and marketing services;
  - 7) Other tax deferrals, tax refunds or tax incentives;
  - 8) Low-interest loans for business;
  - 9) Use of surplus school buildings or other underutilized publicly owned facilities as small-business incubators;
  - 10) Provision of publicly owned land for development purposes; or
  
- c) 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.
  
- d) The City may provide enhanced municipal services to businesses, including:
  - 1) Improved police and fire protection; or
  - 2) Institution of community crime prevention programs; or
  - 3) Special public transportation routes or reduced fares.
  
- e) The City may provide improvements in community facilities, including:
  - 1) Capital improvements in water and sewer facilities;
  - 2) Road repair;
  - 3) Creation or improvement of parks; or
  - 4) Creation of other venues, such as museums, conference centers, etc.
  
- f) The City may provide improvements to housing, including:
  - 1) Low-interest loans for housing rehabilitation, improvement, or new construction; or
  - 2) Transfer of abandoned housing to individuals or community groups.
  
- g) The City, in partnership with other regional entities, may provide job training and employment services to businesses, including:
  - 1) Job training and employment services;
  - 2) Retraining programs;

- 3) Literacy and employment skills programs;
- 4) Vocational education; or
- 5) Customized job training.

### SECTION 3.

Any enterprise zone areas created within the City are reinvestment zones in accordance with the Texas Tax Code, Chapter 312.

### SECTION 4.

The City Council directs and designates the City Manager as the City's liaison to communicate and negotiate with the Governor's Office, Economic Development and Tourism (EDT) through the Economic Development 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 Council finds that **Mouser Electronics, Inc.** meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

- a) **Mouser Electronics, 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 in an enterprise zone and at least twenty-five percent (25%) of the business' new employees will be residents of an enterprise zone or economically disadvantaged individuals or veterans; 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 **Mouser Electronics, 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 thereafter.

### SECTION 7.

The provisions of this Ordinance are severable and the invalidity of any part of this Ordinance will not affect the validity of the remainder of the Ordinance.

FIRST READING APPROVED ON THE 22<sup>ND</sup> DAY OF MAY, 2017.

SECOND READING APPROVED ON THE 23<sup>RD</sup> DAY OF MAY, 2017.

DULY PASSED ON THE THIRD AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 24<sup>TH</sup> DAY OF MAY, 2017.



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David L. Cook, Mayor

ATTEST:



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Jeanne Heard, City Secretary

APPROVED AS TO FORM AND LEGALITY



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Allen Taylor, City Attorney