

**ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT BETWEEN
THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION AND
AMERICAN NATIONAL BANK**

This Economic Development Agreement ("Agreement") is made and entered into by and between THE AMERICAN NATIONAL BANK OF TEXAS ("ANBT"), a national banking association, and the Mansfield Economic Development Corporation (the "Corporation"), a nonprofit corporation organized under Title 12, of the Texas Local Government Code, for the purposes and considerations stated below:

RECITALS:

1. ANBT intends to make improvements to the property located at the Southwest corner of Broad and Matlock within the corporate limits of the City of Mansfield and hereafter referred to as the "Property" to attract a new long term tenant to the property.

2. The Corporation has determined and found that the Project and Improvements, as defined herein, will create jobs as defined in Title 12, Chapter 501 of the Texas Local Government Code, and that the expenditure of the Corporation to assist in the development of an industrial facility as set forth in this Agreement is suitable or required for the development of a new business enterprise, and falls within the definition of a "project" as defined in Title 12, Chapter 501 of the Texas Local Government Code.

3. The Corporation, which has determined that substantial economic benefit and the creation of new opportunities of employment will accrue to the City as a result of ANBT's development and operation of the Improvements (as hereinafter described), desires to have ANBT construct the Improvements on the Property. This development improvement will help to attract new business enterprises to the City and increase the taxable value of the Property and will directly and indirectly result in the creation of additional jobs throughout the City and the value of the benefits of the Project will outweigh the amount of expenditures required of the Corporation under this Agreement.

4. The Corporation, to encourage the development and operation of the Property, desires to participate in the funding of the cost to relocate certain infrastructure to the Property and facility which is necessary in order for ANBT to lease their facility in Mansfield and operate as hereinafter set forth, to aid and promote economic development in the City.

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Authorization.**

This Agreement is authorized by Title 12, Chapter 501 of the Texas Local Government Code.

2. **Definitions.**

CAPITAL INVESTMENT means the costs of improvements to the property, to include structures, infrastructure and other onsite improvements.

CITY means the City of Mansfield, Texas.

FACILITY means the office building to be constructed on the property located at the Southwest corner of Broad and Matlock in Mansfield, Texas.

IMPROVEMENTS mean the improvements to be constructed on the property by ANBT.

PROJECT means the reimbursement by the corporation of approximately one-half of the costs listed in Appendix "A", up to \$125,000, allocated proportionally to the non-bank lease space, to assist ANBT in providing water, sanitary sewer, storm drainage, electrical and communication, turn lane and associated permit fees at the 10 acre site at the southwest corner of Broad and Matlock in Mansfield, TX.

3 **Term.**

This Agreement shall be effective as of the date of execution of all parties. This Agreement will be a five year term and will terminate five years after the improvements are complete and inspected by the City.

Subject to Section 9(f), this Agreement may be assigned, transferred or otherwise assumed by a third party, provided that such third party agrees in writing to assume all liabilities, responsibilities, and obligations of ANBT hereunder. Upon written approval by Corporation of such assumption, assignment or transfer, ANBT shall thereafter be released from its obligations hereunder. Corporation shall not unreasonably refuse its approval provided reasonably satisfactory guaranties are provided to insure compliance with all terms of this Agreement.

4. **Covenants of ANBT.**

a. In consideration of Corporation agreeing to reimburse ANBT monies in accordance with the terms and conditions of this Agreement, ANBT agrees to:

- (1) Make a Capital Investment in the Facility in an amount equal to at least \$5,000,000 and receive a Certificate of Occupancy by December 31, 2016.
- (2) Provide proof that a tenant has signed a minimum 5 year lease for 5,000 square feet of the office building and will create and retain an average of 8 full- time employees or a tenant meeting the definition of project as defined in Title 12 of the Local Government Code the during the period of the lease.
- (3) Render the Property to the Tarrant County Appraisal District and remain current on all property taxes for the term of this Agreement.

b. Should ANBT fail to comply with any term of this Agreement, ANBT shall have thirty (30) days after written notice from Corporation to come into compliance. If the noncompliance is not cured within that period, or an agreement on a time frame to come into compliance is not reached with the Corporation, ANBT will forfeit its right to reimbursement by the Corporation. ANBT further agrees to repay Corporation, on a pro-rata basis, the amount of funding provided for said improvements should the Facility become vacant for a period in excess of 90 days without obtaining a new tenant acceptable to Corporation as satisfying the intent of this agreement.

c. ANBT covenants and certifies that it does not and will not knowingly employ an undocumented worker as that term is defined by Section 2264.01 (4) of the Texas Government Code. In accordance with Section 2265.052 of the Texas Government Code, if ANBT or its branch, division, or department is convicted of a violation under 8 U.S.C. Section 1324a (f), ANBT shall repay to the Corporation the full amount of all payments made under Section 5 of this Agreement, plus ten percent (10%) per annum from the date such payment was made. Repayment shall be paid within one hundred twenty (120) days after the date ANBT receives notice of violation from the Corporation.

5. Payments by Corporation.

Corporation shall participate with ANBT in the cost of the Project not to exceed One Hundred Twenty Five Thousand (\$125,000) to be paid for approximately fifty percent (50%) of the actual costs incurred by ANBT to provide water, sanitary sewer, storm drainage, electrical and communication, turn lane and associated permit fees. Payment shall be made upon satisfactory proof of the capital investment and signed lease, within 30 days after the Facility receives a final Certificate of Occupancy and submission to the Corporation of satisfactory documentation evidencing the expenditures required by Section 4(a) (1) herein.

6. **Improvements.**

ANBT shall be solely responsible for the design and construction of the Improvements and shall comply with all subdivision regulations, building codes and other ordinances of the City applicable to the Improvements.

7. **Indemnification.**

ANBT IN PERFORMING ITS OBLIGATIONS UNDER THIS AGREEMENT IS ACTING INDEPENDENTLY, AND THE CORPORATION ASSUMES NO RESPONSIBILITIES OR LIABILITIES TO THIRD PARTIES IN CONNECTION WITH THE PROPERTY OR IMPROVEMENTS. ANBT AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CORPORATION, ITS OFFICERS, AGENTS, EMPLOYEES, AND VOLUNTEERS IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES, FROM AND AGAINST CLAIMS, SUITS, DEMANDS, LOSSES, DAMAGES, CAUSES OF ACTION, AND LIABILITY OF EVERY KIND, INCLUDING, BUT NOT LIMITED TO, EXPENSES OF LITIGATION OR SETTLEMENT, COURT COSTS, AND ATTORNEYS FEES WHICH MAY ARISE DUE TO ANY DEATH OR INJURY TO A PERSON OR THE LOSS OF USE, OR DAMAGE TO PROPERTY, ARISING OUT OF OR OCCURRING AS A CONSEQUENCE OF THE PERFORMANCE BY ANBT OF ITS OBLIGATIONS UNDER THIS AGREEMENT, INCLUDING ANY ERRORS OR OMISSIONS, OR NEGLIGENT ACT OR OMISSION OF ANBT, ITS OFFICERS, AGENTS OR EMPLOYEES.

8. **Access to Information.**

ANBT agrees to provide the Corporation access to information related to the construction of the Improvements and Project during regular business hours upon reasonable notice. The Corporation shall have the right to require ANBT to submit any reasonably necessary information, documents, invoices, receipts or other records to verify costs of the Improvements and capital expenditures related to the Property.

9. **General Provisions.**

a. **Mutual Assistance.** ANBT and the Corporation shall do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.

b. **Representations and Warranties.** ANBT represents and warrants to the Corporation that it has the requisite authority to enter into this Agreement. ANBT represents and warrants to the Corporation that it will not violate any federal, state or local laws in operating the business, that all proposed Improvements shall conform to the applicable building codes, zoning ordinances and all other ordinances and regulations.

c. **Section or Other Headings.** Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

d. **Entire Agreement.** This Agreement contains the entire agreement between the parties with respect to the transaction contemplated herein.

e. **Amendment.** This Agreement may only be amended, altered, or revoked by written instrument signed by ANBT and the Corporation.

f. **Successors and Assigns.** This Agreement shall be binding on and insure to the benefit of the parties, their respective successors and assigns. ANBT may assign all or part of its rights and obligations hereunder only upon prior written approval of the Corporation, which approval shall not be unreasonably withheld or delayed.

g. **Notice.** Any notice and/or statement required and permitted to be delivered shall be deemed delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses, or at such other addresses provided by the parties in writing:

ANBT: American National Bank of Texas
Attn: Legal Department
P.O. Box 40
Terrell, Texas 75160

CORPORATION: Director
Mansfield Economic Development Corporation
301 South Main Street
Mansfield, Texas 76063

With a copy to: City Attorney
City of Mansfield
1200 East Broad Street
Mansfield, Texas 76063

h. **Interpretation.** Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for or against any party.

i. **Applicable Law.** This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas and venue shall lie in Tarrant County, Texas

j. **Severability.** In the event any provision of this Agreement is ruled illegal, invalid, or unenforceable by any court of proper jurisdiction, under present or future laws, then and in that event, it is the intention of the parties hereto that

the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

k. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

l. **No Joint Venture.** Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties.

m. **Default.** If a party should default (the "Defaulting Party") with respect to any of its obligations hereunder and should fail, within thirty (30) days after delivery of written notice of such default from the other party (the "Complaining Party") to cure such default, the Complaining Party, by action or proceeding at law or in equity, may be awarded its damages and/or specific performance for such default.

n. **Covenant Running with the Land.** All rights, covenants, restrictions, burdens, privileges and charges, set forth in this Agreement shall exist at all times as long as this Agreement is in effect, among all parties having any right, title or interest in any portion of all of the Property.

o. **Force Majeure.** If either party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder (other than the payment of money) by reason of strikes, lockouts, inability to procure materials, failure of power, governmental moratorium or other governmental action or inaction (including, failure, refusal or delay in issuing permits, approvals or authorizations), injunction or court order, terrorist attacks, riots, insurrection, war, fire, earthquake, flood or other natural disaster or other reason of a like nature not the fault of the party delaying in performing work or doing acts required under the terms of this Agreement (but excluding delays due to financial inability), then performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay, provided that the foregoing shall not be applicable to any payment obligation of either party under this Agreement.

p. **Attorney's Fees.** In the event it becomes necessary for either party to file suit to interpret or enforce the terms of this Agreement, the prevailing party in such action shall recover from the non-prevailing party, reasonable attorney's fees and costs of court.

MANSFIELD ECONOMIC DEVELOPMENT CORPORATION

By: _____ President

Date: _____

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

City Attorney

**AMERICAN NATIONAL BANK OF
TEXAS**

By: _____
Jake Hardin

Date: _____

APPENDIX "A"



CHARLES CROOK
CONSULTING, INC.

ENGINEER'S OPINION OF PROBABLE COST

CLIENT: American National Bank
PROJECT: MEDC Assistance Request

DATE: 8/19/2014
CCC JOB NO: 13-095

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY	UNIT	UNIT PRICE	COST
A	Water Improvements				
1	8" Water Line	759	LF	\$ 30.00	\$ 22,770.00
2	12" Water Line	31	LF	\$ 32.00	\$ 992.00
3	Connect to Existing 12" Water Line	1	EA	\$ 2,000.00	\$ 2,000.00
4	Fire Hydrant Assembly	2	EA	\$ 3,200.00	\$ 6,400.00
5	Ductile Iron Fittings	0.25	TON	\$ 3,500.00	\$ 875.00
6	Thrust Blocking	1	LS	\$ 1,000.00	\$ 1,000.00
	Subtotal Water Improvements				\$ 34,037.00
B	Sanitary Sewer Improvements				
1	Connect to Existing SSMH	1	EA	\$ 3,000.00	\$ 3,000.00
2	4' Dia. SSMH	2	EA	\$ 3,500.00	\$ 7,000.00
3	8" PVC Sanitary Sewer Line	386	LF	\$ 46.00	\$ 17,756.00
4	8" PVC Plug	1	LS	\$ 200.00	\$ 200.00
	Subtotal Sanitary Sewer Improvements				\$ 27,956.00
C	Storm Drainage Improvements				
1	30" RCP	354	LF	\$ 65.00	\$ 23,010.00
2	30" plug	1	EA	\$ 200.00	\$ 200.00
3	4'x4' Drop Inlet	1	EA	\$ 3,500.00	\$ 3,500.00
4	4'x4' Junction Box	1	EA	\$ 3,500.00	\$ 3,500.00
	Subtotal Storm Drainage Improvements				\$ 30,210.00
D	Electric & Communication Improvements				
1	Electrical Lines, Switchgear & Transformer	1	LS	\$ 102,000.00	\$ 102,000.00
2	Communication lines to the Site	1	LS	\$ 23,162.00	\$ 23,162.00
	Subtotal Electric & Communication Imp.				\$ 125,162.00
E	Turn Lane Extension - Broad Street				
1	10" Reinforced Concrete Paving	310	SY	\$ 52.00	\$ 16,120.00
2	Barrier Free Ramp	2	EA	\$ 1,500.00	\$ 3,000.00
3	Integral Curb	303	LF	\$ 5.00	\$ 1,515.00
4	Sawcut and Remove Ex. Curb and Gutter	346	LF	\$ 15.00	\$ 5,190.00
5	Excavation	86	CY	\$ 8.00	\$ 688.00
6	Relocate Existing Signage	1	LS	\$ 500.00	\$ 500.00
7	Temporary Traffic Control	1	LS	\$ 1,000.00	\$ 1,000.00
8	Striping/Signage	1	LS	\$ 1,500.00	\$ 1,500.00
	Subtotal Turn Lane Ext. Improvements				\$ 29,513.00
F	Impact and Permit Fees				
1	Domestic W & S Impact Fees (2")	1	LS	\$ 23,850.00	\$ 23,850.00
2	Irrigation Water Impact Fees (3/4")	1	LS	\$ 2,600.00	\$ 2,600.00
3	Roadway Impact Fees - 20k x \$2,800	1	LS	\$ 56,000.00	\$ 56,000.00
4	Permit Fees (Final Plat)	1	LS	\$ 2,950.00	\$ 2,950.00
	Subtotal Impact and Permit Fees				\$ 85,400.00
	TOTAL:				\$ 332,278.00

The Engineer's Opinion of Probable Cost is based on data available to this Engineer's office from a variety of sources. This opinion is not intended to represent a comprehensive estimate of all costs associated with a particular project but should be considered an opinion regarding an aspect of the project based on the Engineer's experience. The total costs shown herein may or may not include such items as raw land costs, carrying costs, attorneys fees, zoning or platting services, jurisdictional water determinations, Phase 1 or Phase 2 Assessments, feasibility studies, surveying costs, tree mitigation, geotechnical reports or testing, utility adequacy studies, EPA or Corps of Engineer's studies including floodplain analyses, City assessment or impact fees, taxes, filing fees, inspections, insurance, bonds, construction administration or management fees, condemnation procedures or other such associated fees.