

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORSICANA, 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 NAVARRO HOSPITAL, L.P. D/B/A NAVARRO REGIONAL HOSPITAL 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 **Corsicana**, 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, **Navarro Hospital, L.P. d/b/a Navarro Regional Hospital** has applied to the City for designation as an enterprise project; and

WHEREAS, the City finds that **Navarro Hospital, L.P. d/b/a Navarro Regional Hospital** 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, a public hearing to consider this ordinance was held by the City Council on **January 27, 2020**.

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

SECTION 1.

The City nominates **Navarro Hospital, L.P. d/b/a Navarro Regional Hospital** for enterprise project status.

SECTION 2.

The local incentives identified and summarized briefly in the attached Exhibit A, at the election of the governing body, are or will be made available to nominated Projects in the City of Corsicana.

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 **Corsicana** City Council directs and designates its **City Manager**, or her designee, 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 **Navarro Hospital, L.P. d/b/a Navarro Regional Hospital** meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

- a) **Navarro Hospital, L.P. d/b/a Navarro Regional Hospital** 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, 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 **Navarro Hospital, L.P. d/b/a Navarro Regional Hospital** 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 on **March 3, 2025**.

SECTION 7.

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

[signature page follows]

PASSED AND APPROVED this **27th** day of **January, 2020**.

PASSED AND ADOPTED this the **27th** day of **January, 2020**.

Don Denbow, Mayor

ATTEST:

Cathy McMullen, Acting City Secretary

APPROVED AS TO FORM:

Kerri Anderson Donica, City Attorney

Exhibit A

	Name of Incentive	Description of Incentive	Availability
1	Tax Abatement	Property tax abatement for certain projects located in the city.	Citywide – Case by Case Basis
2	Zoning Changes/Variiances	Zoning Board of Adjustment may authorize variances from the zoning ordinance.	Citywide – Case by Case Basis
3	Building Code Exemptions	The city may defer compliance with codes.	Citywide – Case by Case Basis
4	Tax Increment Financing	The City established the Tax Increment Reinvestment Zone #1 to provide public improvements.	Citywide – Case by Case Basis
5	Improved Police and/or Fire Protection	Protection and safety of City residents.	Citywide
6	Community Crime Prevention Programs	Citizen’s Police Academy, Crime Stoppers, etc.	Citywide
7	Capital Improvements in Water and Sewer Facilities	The City may provide resources for a capital improvement project related to water and sewer service.	Citywide
8	Road Repair	The City is responsible for maintaining and repairing public streets and alleys inside City limits.	Citywide
9	Creation or Improvement of Parks	The City maintains parks and promotes a healthy lifestyle for residents.	Citywide
10	Low-Interest Loans for Housing Rehabilitation or New Construction	The City may issue conditional land grants.	Citywide – Case by Case Basis
11	Low-Interest Loans for Business	The City offers low interest loans to businesses located in the downtown area to help revitalize the community.	Citywide – Case by Case Basis
12	One-Stop Permitting, Problem Resolution Center or Ombudsmen	The City has a Citizen Action Center to report complaints and problems.	Citywide
13	Promotion and Marketing Services	Chamber of Commerce	Citywide
14	Job Training and Employment Services	Offered in conjunction with the local college and other training providers.	Citywide

15	Retraining Program	Offered in conjunction with the local college and other training providers.	Citywide
16	Literacy and Employment Services	Offered in conjunction with the local college and other training providers.	Citywide
17	Vocational Training	Offered in conjunction with the local college and other training providers.	Citywide
18	Customized Job Training	Offered in conjunction with the local college and other training providers.	Citywide
19	Freeport Exemption	The city may offer Freeport exemptions.	Citywide – Case by Case Basis
20	Community Development Block Grant	Cash grants for project stimulus.	Citywide – Case by Case Basis