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RESOLUTION NO. 18-89

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING THE POLICY IN EXHIBIT "A" ATTACHED, PROVIDING FOR CITY PARTICIPATION IN THE COST OF WATER AND SANITARY SEWER UTILITIES REQUIRED TO SERVE AN INDUSTRIAL OR COMMERCIAL PARK AND DECLARING AN EFFECTIVE DATE THEREOF.

WHEREAS, the long-term economic health and vitality of the community depend heavily on continued business growth and the creation of new job opportunities; and

WHEREAS, the City of Mesquite desires to strengthen its ability to attract new business and industry to the City, as well as to retain and encourage expansion of existing business and industry; and

WHEREAS, the City of Mesquite must compete with other communities in the Dallas area, the State of Texas, and across the nation currently offering inducements and incentives to attract new business and industry; and


WHEREAS, the City of Mesquite particularly desires to encourage the development of industrial and commercial parks by offering participation in the cost of water and sanitary sewer utilities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the City of Mesquite does hereby adopt the policy outlined in Exhibit "A" attached, providing for City participation in the cost of water and sanitary sewer utilities required to serve an industrial or commercial park.

SECTION 2. That this resolution shall take effect immediately upon passage as the charter in such cases provides.


DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 3rd day of July, 1989.


George A. Vehner, Sr.
Mayor

ATTEST:

APPROVED:


Lynn Prugel
City Secretary


B.J. Smith
City Attorney

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POLICY STATEMENT

CITY PARTICIPATION IN UTILITY IMPROVEMENTS
SERVING INDUSTRIAL AND COMMERCIAL PARK DEVELOPMENTSI. Policy Statement & Purpose

In the interest of stimulating economic development in Mesquite, particularly the development of industrial and commercial parks, the City of Mesquite will, as an incentive to a property owner or developer, give consideration to participation in the cost of water and sanitary sewer utility improvements, both off-site and on-site, required to serve an industrial or commercial park. It is the policy of the City to consider this utility incentive on a case by case basis, in accordance with the criteria and guidelines outlined in this document.

II. Definitions

For the purposes of this policy and incentive program, the definitions of certain words and terms used herein shall be as follows:

- (a) "Eligible Costs" means the total cost of eligible utilities installed, including engineering services required.
- (b) "Eligible Utilities" means water and sanitary sewer mains, eight (8") inches in diameter or larger, including taps, valves, fittings, fire hydrants, manholes and cleanouts. Expressly excluded are meters, service lines to buildings, and lines serving specially designed fire protection systems installed within buildings.
- (c) "Industrial Park" or "Commercial Park" means a development of industrially or commercially zoned land, subdivided into two (2) or more lots, in which each lot is provided public access by way of a paved street and all required basic utility services, including water, sanitary sewer, electrical power, gas, and telephone.
- (d) "Off-site" means location outside the boundary of the tract of land identified as the industrial or commercial park development.
- (e) "On-site" means location within a public right-of-way or easement within tract of land identified as the industrial or commercial park development.

III. City Participation Authorized

- (a) The City of Mesquite will consider participation in the cost of utilities serving a qualifying industrial or commercial park on a percentage basis, up to 100% of eligible utility costs, with a maximum participation limit of \$200,000.

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- (b) City participation under this policy is at the discretion of the City Council on a case by case basis, with each application subject to review on its own merits.
- (c) Application for City participation under this policy must be submitted prior to the beginning of project construction, based on estimated project costs. The calculation of participation, if any, will be based upon actual documented construction costs upon completion of the utility improvements.

IV. Development Eligibility Requirement

An applicant must satisfy the following eligibility requirement to gain consideration of City participation in utility costs under this policy:

The applicant must provide evidence that at least one industry or business qualifying for tax abatement consideration is committed to locating and building in the proposed industrial or commercial park.

V. Criteria and Guidelines

The following criteria and guidelines are established as the basis for Council consideration of City participation in utility costs under this policy:

- (a) Total amount of investment to be made in the proposed development by the applicant.
- (b) Type and value of public improvements to be made by applicant.
- (c) Total amount of taxes anticipated to be paid to the City the first year following development.
- (d) Potential for creation of new jobs.
- (e) Potential for stimulation of other development in the area, and influencing the quality of development in the area.

VI. Sunset Provision

This policy providing for City participation in the cost of utility improvements serving industrial and commercial park developments shall be effective upon its adoption by the City Council and will remain in effect for a period of time expiring April 1, 1990, unless amended or rescinded by a majority vote of the City Council. Upon expiration, the policy and the results of its implementation and application will be reviewed to determine whether the program purpose and objectives have been achieved. Based upon that review, the policy may be modified, renewed or eliminated.