

RESOLUTION NO. 52-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE ISSUANCE OF NOTICE OF INTENTION TO ESTABLISH A TAX INCREMENT FINANCE REINVESTMENT ZONE; SETTING A PUBLIC HEARING DATE TO CONSIDER ADOPTION OF A REINVESTMENT ZONE FOR THE BIG TOWN MALL SITE PURSUANT TO THE TAX INCREMENT FINANCING ACT, CHAPTER 311 OF THE TAX CODE; AND DECLARING AN EFFECTIVE DATE THEREOF.

WHEREAS, it is in the public interest to promote the development and redevelopment of the Big Town Mall site of the City of Mesquite by creating a reinvestment zone pursuant to the Tax Increment Financing Act, Chapter 311 of the Tax Code ("Act"); and

WHEREAS, it is appropriate to receive the comments of all affected property owners and of other taxing jurisdictions ("taxing units") which levy real property taxes within the proposed reinvestment zone regarding the establishment of the zone; and

WHEREAS, the Act requires the City of Mesquite ("City") to hold a public hearing regarding the creation of the reinvestment zone for the purpose of receiving these comments; and

WHEREAS, the Act requires the City to notify the affected taxing units of its intent to establish the reinvestment zone at least 60 days prior to holding the public hearing regarding the creation of the zone; and

WHEREAS, other preliminary procedural steps required for the creation of the zone must be completed prior to the establishment of the zone.

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

SECTION 1. That a public hearing shall be held at 3:00 p.m. on December 20, 2004, in the City Council Chamber, City Hall, 711 N. Galloway, Mesquite, Dallas County, Texas, at which time any interested person may appear and speak for or against the benefits to the City, its residents and property owners in the proposed reinvestment zone, whether all or part of the territory described in the map attached hereto as Exhibit "A" should be included in such proposed reinvestment zone.

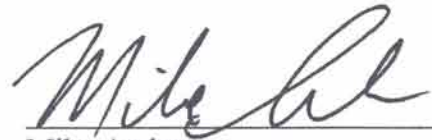
SECTION 2. That notice of such public hearing shall be published in the official newspaper of the City of Mesquite no later than seven days prior to the date of such hearing, and that written notice of such hearing along with a copy of the resolution shall be sent by mail to all taxing units overlapping the territory inside the proposed reinvestment zone.

SECTION 3. That the City notified the affected taxing units of its intent to establish the reinvestment zone at least 60 days prior to holding the public hearing regarding the creation of the zone as set forth in Exhibit "B" attached hereto.

SECTION 4. That the City sent a notice of the hearing by certified mail to any person who had given written notice by certified or registered mail to the City Secretary or other designated official of the City requesting notice of the hearing within 60 days preceding the date of adoption of this resolution. These notices were sent by certified mail before the 30th day of the hearing.

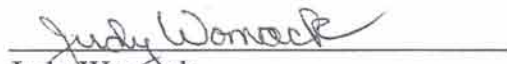
SECTION 5. That this resolution shall take effect immediately upon passage as the law in such cases provides.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 6th day of December, 2004.

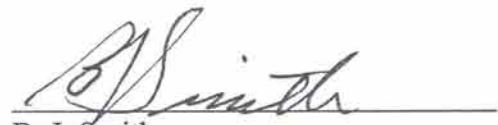


Mike Anderson
Mayor

ATTEST:


Judy Womack
City Secretary

APPROVED:


B. J. Smith
City Attorney

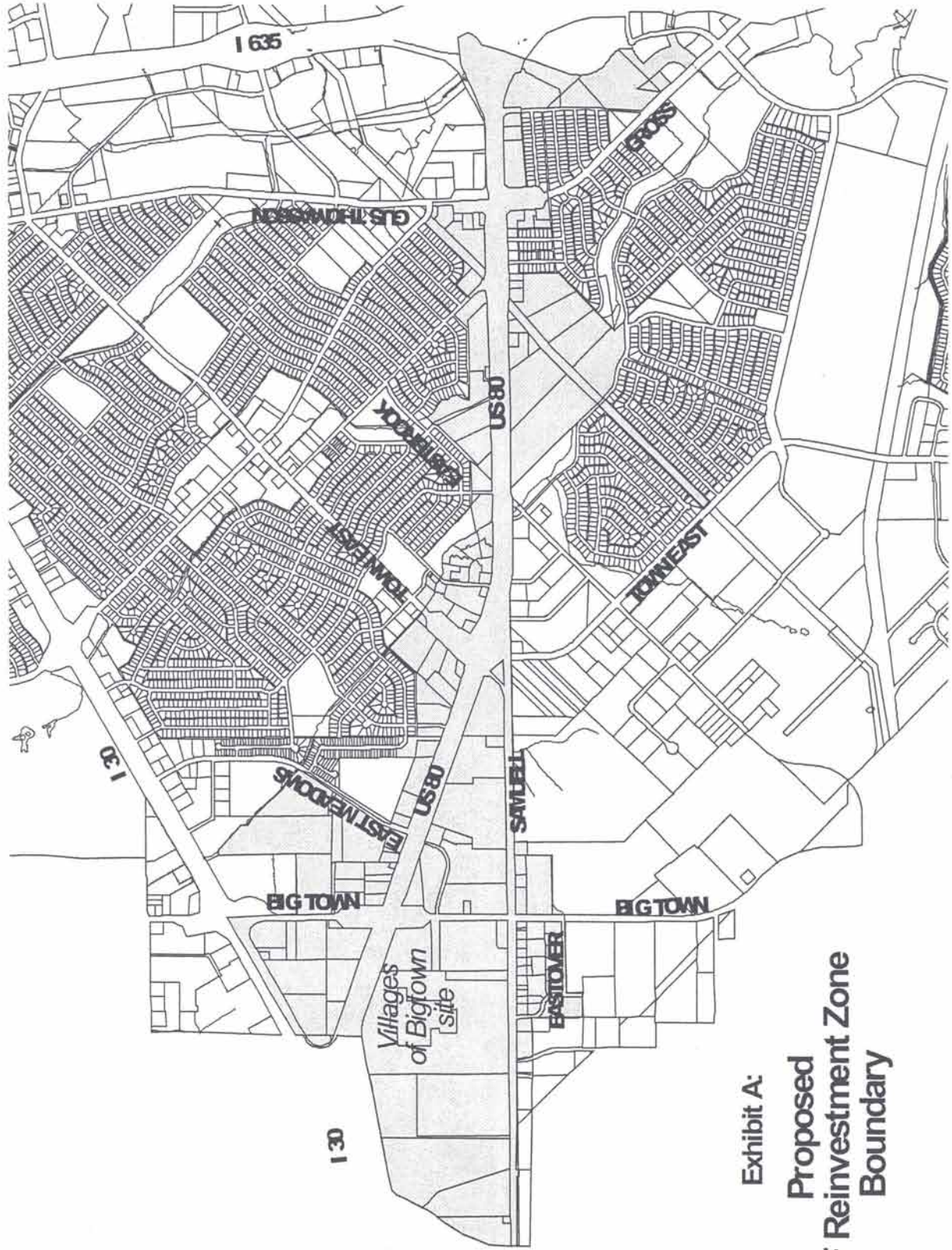


Exhibit A:
Proposed
TIF Reinvestment Zone
Boundary



**MESQUITE
T.E.X.A.S**

Exhibit "B"

**Notice of the Intention of the City of Mesquite, Texas, to Establish a
Tax Increment Financing Reinvestment Zone Pursuant to
Texas Tax Code Ann. Ch. 311
City of Mesquite, Texas**

October 19, 2004

Board of Trustees
Mesquite Independent School District
c/o Gary Bingham, President
405 E. Davis
Mesquite, Texas 75149

Board of Managers
Dallas County Hospital District
c/o Dr. Lauren McDonald
5201 Harry Hines Boulevard
Dallas, Texas 75235

Board of Trustees
Dallas County Community College District
c/o Jerry Prater, Chair
701 Elm Street, Suite 400
Dallas, Texas 75202

Dallas County Commissioners
c/o Margaret Keliher, County Judge
411 Elm Street, 2nd Floor
Dallas, Texas 75202

Board of Trustees
Dallas Independent School District
c/o Lois Parrott, President
3700 Ross Ave.
Dallas, TX 75204


Dear Honorable Members:

The City of Mesquite is considering the creation of a tax increment financing reinvestment zone, TIF, and this notification is pursuant to state statute. The City of Mesquite is sending this notification but is not committing to the creation of the Zone at this time. The City Council will be evaluating the proposed projects, boundaries and tax implications of the proposed financing and project plan during the coming months.

The proposed Zone is located generally along U.S. Highway 80 from the Mesquite/Dallas city limits to I.H. 635. The major project within the financing and project plan is the redevelopment of the Big Town Mall site into an urban mixed-use development. The preliminary plan calls for approximately \$93,000,000 in development and interest costs to be incurred by the TIF for a term of 30 years.

Other taxing jurisdictions may be asked to participate in the TIF under other terms and conditions. A representative from your organization is invited to contact the City of Mesquite, Mr. Tom Palmer, Manager of Economic Development, at 972.216.6340 if you require additional information or have any questions.

Sincerely,


Ted Barron
City Manager

Attachments:
Description of Proposed Project
Map of Proposed Zone
Preliminary Financing and Project Plan

- Mike Anderson
Mayor
- Dennis Tarpley
Mayor Pro Tem
- Stan H. Pickett
Deputy Mayor Pro Tem
- John L. Heiman, Jr.
Councilmember
- John Monaco
Councilmember
- David L. Paschall
Councilmember
- Shirley Roberts
Councilmember
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- Ted Barron
City Manager