

RESOLUTION NO. 50-2008

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; AND SETTING A PUBLIC HEARING DATE TO CONSIDER ADOPTION OF A REINVESTMENT ZONE FOR THE RIDGE RANCH PROJECT PURSUANT TO THE TAX INCREMENT FINANCING ACT, CHAPTER 311 OF THE TAX CODE.

WHEREAS, it is in the public interest to promote the development and redevelopment of the Ridge Ranch Project of the City of Mesquite ("City") by creating a reinvestment zone ("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 zone regarding the establishment of the zone; and

WHEREAS, the Act requires the City to hold a public hearing regarding the creation of the 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 zone 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:

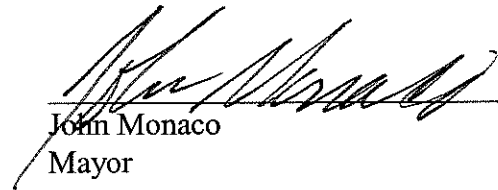
SECTION 1. That a public hearing shall be held at 3:00 p.m. on December 15, 2008, in the City Council Chamber, City Hall, 711 N. Galloway, Mesquite, Dallas County, Texas, at which time any interested person may appear and speak for or against the benefits to the City, its residents and property owners in the proposed reinvestment zone ("zone"), whether all or part of the territory described in the map attached hereto as Exhibit "A" should be included in such proposed zone.

SECTION 2. That notice of such public hearing shall be published in the official newspaper of the City of Mesquite ("City") at least seven days prior to the date of such hearing, and that written notice of such hearing along with a copy of this resolution shall be sent by mail to all taxing units overlapping the territory inside the proposed zone.

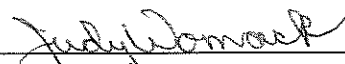
SECTION 3. That the City shall notify the affected taxing units of its intent to establish the zone at least 60 days prior to holding the public hearing regarding the creation of the zone as set forth in Exhibit "B" attached hereto. Notice may be given later than the 60th day before the date of the public hearing if the governmental body of each affected taxing unit agrees to waive the requirement.

SECTION 4. That, if applicable, the City shall send a notice of the hearing by certified mail to any person who has 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. If applicable, these notices shall be sent by certified mail before the 30th day of the hearing.


DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 3rd day of November, 2008.

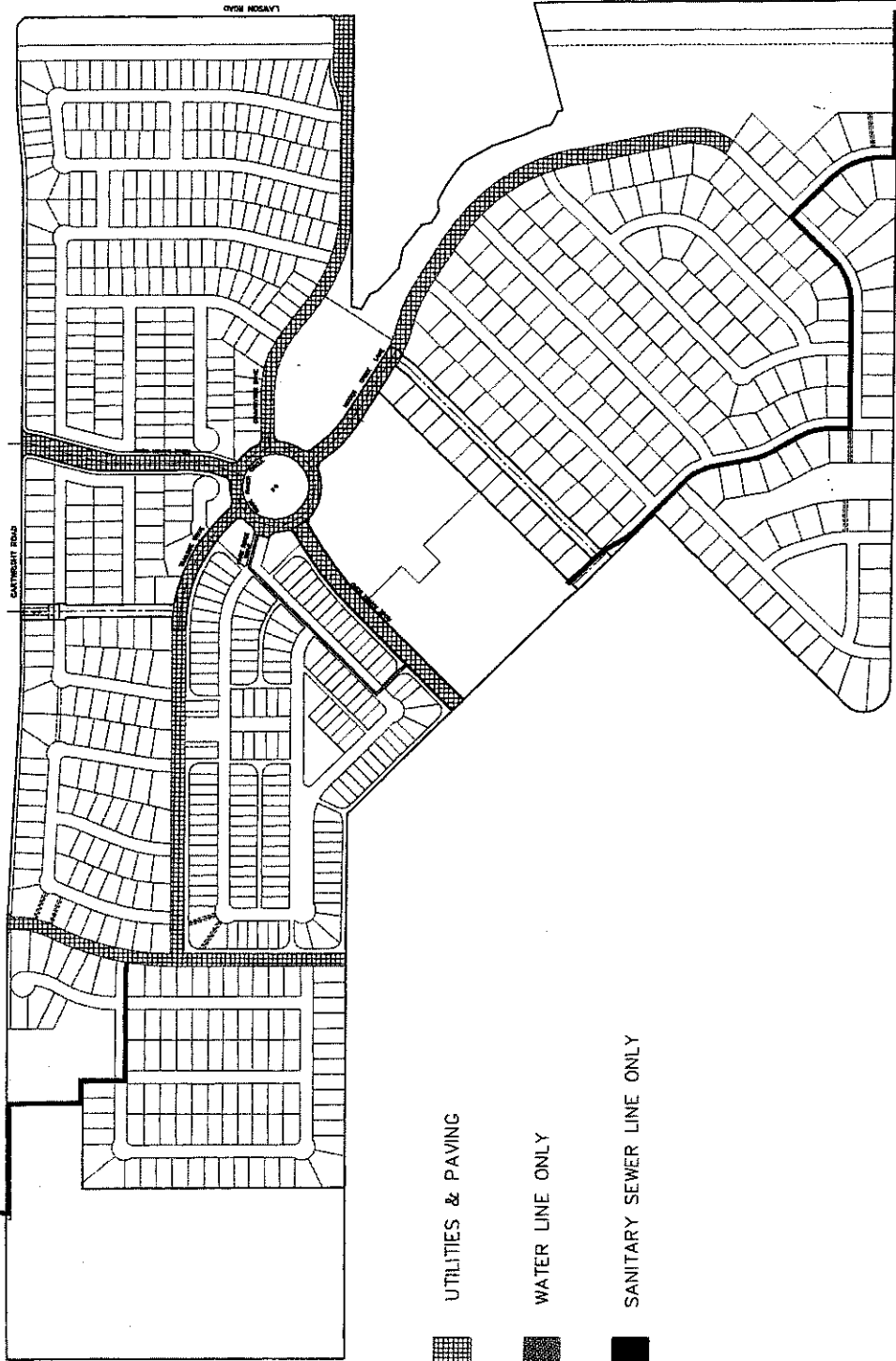
  
John Monaco  
Mayor

ATTEST:

  
\_\_\_\_\_  
Judy Womack  
City Secretary

APPROVED:

  
\_\_\_\_\_  
B.J. Smith  
City Attorney



UTILITIES & PAVING

WATER LINE ONLY

SANITARY SEWER LINE ONLY

**T.I.F. EXHIBIT**  
**RIDGE RANCH**

**DOWDEY ANDERSON & ASSOCIATES, INC.**  
2211 West 14th Street, Suite 200 • Fort Worth, TX 76102 • 817.333.8200

**MESQUITE**

T E X A S

Real. Texas. Flavor.

**Notice of the Intention of the City of Mesquite, Texas to Establish a  
Reinvestment Zone for Tax Increment Financing  
Pursuant to the Tax Increment Financing Act,  
Texas Tax Code Ann. Ch. 311 for the Ridge Ranch Area  
(an area roughly bound by Lawson Road, Cartwright Road,  
John Horn High School and the South Mesquite Creek.)  
City of Mesquite, Texas**

November 3, 2008

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

Dallas County Commissioners  
c/o Jim Foster, County Judge  
411 Elm Street  
Dallas, Texas 75202

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

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

Dear Honorable Members:

The City of Mesquite is considering the creation of a tax increment finance zone for the area known as Ridge Ranch. A public hearing on the proposed zone will be conducted on Monday, December 15, 2008; at 711 N. Galloway at 3:00 p.m. to solicit input from interested parties.

The City of Mesquite is requesting a waiver from the 60-day notice of the public hearing requirement from the County of Dallas, Dallas County Hospital District, Dallas County Community College District and the Mesquite Independent School District. The only taxing jurisdiction being asked to participate in the tax increment finance zone is the City of Mesquite.

A map of the proposed Zone and the preliminary financing and development plan for the Zone is included with this letter. Please respond at your earliest convenience acceptance of the waiver of the 60 day notice of the Public Hearing by contacting the City of Mesquite, Economic Development Office, P.O. Box 850137, Mesquite, Texas 75185-0137, 1515 North Galloway Mesquite, Texas 75149, (972) 216-6342, fax (972) 216-6431, or [tpalmer@ci.mesquite.tx.us](mailto:tpalmer@ci.mesquite.tx.us).

Sincerely,



Thomas E. Palmer  
Manager of Economic Development

Enclosure