

MEMO

DATE: March 25, 2024
TO: Mayor & City Council 
FROM: Mercy L. Rushing, City Manager & Executive Director, Mineola Dev. Inc.
SUBJECT: Resolution Creating a Reinvestment Zone for Tax Abatement

Tax Abatement is part of the City's Investment tool to encourage new property redevelopment and development along with creation of new jobs for our community. For the city to continue to offer Tax Abatement to commercial/industrial businesses and affordable housing projects we would need to pass the following:

1. Resolution creating a Reinvestment Zone - We are proposing that our Reinvestment Zone incorporate all the commercial/industrial and multi-family affordable housing zone areas within our entire City Limits. This resolution will be good for five (5) years, renewable every five years as long as State of Texas continues to allow cities to give Tax Abatements as incentives for Economic Development. The expiration of the designation does not affect an existing tax abatement agreement made during the legal time frame for the Reinvestment Zone. By Law the abatement period may not exceed 10 years on any one property. Next renewal period for City of Mineola will be October 2029

MEDC Staff will make sure and notify all other taxing entities within our community of our renewal of Reinvestment Zone for our City.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF MINEOLA, TEXAS ESTABLISHING REINVESTMENT ZONE NUMBER ONE WITHIN THE CITY LIMITS OF THE CITY OF MINEOLA, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mineola (“City”), by and through its City Council, previously passed Resolution No. 18-10-22-B concerning economic development and tax abatement generally, and specifically, to provide tax abatement programs in areas zoned commercial, industrial and multi-family residential; and

WHEREAS, the City now desires to formally designate the entire corporate limits of the City of Mineola as Reinvestment Zone Number One, in order to provide economic development incentives as provided by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Mineola, Texas as follows:

I.

All areas located within the city limits of the City of Mineola, Texas are hereby designated as City of Mineola Reinvestment Zone Number One. See Attachment “A”

**II.
REPEALER**

To the extent of any conflict between this Resolution and Resolution No. 18-10-22-B, the terms and conditions of this Resolution shall prevail and repeal any such conflict with said Resolution No. 18-10-22-B. Additionally, any other resolution and/or order or motion of the City Council for the City of Mineola in conflict with the terms and conditions of this Resolution are hereby repealed to the extent of said conflict.

**III.
SEVERABILITY**

If any section, article, paragraph, sentence, clause, phrase or word in this Resolution, or application thereto to any persons or circumstances, is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution, and the City Council hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

**IV.
EFFECTIVE DATE**

This Resolution shall take effect immediately upon its passage and approval by the City Council for the City of Mineola, Texas.

PASSED AND APPROVED by the City Council for the City of Mineola, Texas this
_____ day of _____, 2024

APPROVED BY:




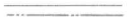

Jayne Lankford, Mayor














ATTEST:

Cindy Karch, City Secretary

ATTACHMENT "A"

Legend

-  City Limit Line
-  Rivers, Creeks & Streams
-  Lakes, Tanks, and Ponds
-  Railroad Right of Way and Track
-  Street Right of Way

-  AG - Agricultural
-  SF12 - Single Family Detached (Low Density)
-  SF7 - Single Family Detached (Medium Density)
-  MD - Single Family Detached (Medium Density)
-  MH - Single Family Manufactured Home
-  MF18 - Multifamily
-  MF24 - Multifamily
-  MU - Mixed Use
-  C1 - Local Business
-  C2 - General Business
-  I - Industrial
-  HOD - Heritage Overlay District
-  MHO - Manufactured Home Overlay District

✓✓✓✓✓✓✓✓



← Inset

(For zoning in preserve see inset)

ZONING MAP

City of Mineola

Ordinance No. 06-03-27 Adopted March 27,
2006 Updated April 25, 2012

✓ **Zoning used for all - ZONE 1 for Tax Abatement Reinvestment**

RESOLUTION 18-10-22-B

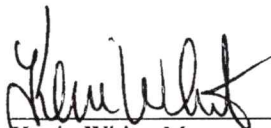
WHEREAS, the City of Mineola in order to maintain, improve and expand its commercial and industrial base and to encourage the establishment of new businesses and the expansion of existing businesses; and,

WHEREAS, the City of Mineola desires to prevent and eliminate deterioration and blight in the community, and,

WHEREAS, the City of Mineola seeks to encourage job creation and investment in the community,

THEREFORE, be it resolved that the City of Mineola intends to provide a tax abatement program within the corporate limits of the City of Mineola, in the designated commercial, industrial and multi-family residential zoned areas of the city.

Approved this 22nd day of October, 2018.


Kevin White, Mayor

Attest:


Cindy Karch, City Secretary