


# MEMO

DATE: April 22, 2024  
TO: Mayor & City Council  
FROM: Mercy L. Rushing, City Manager   
SUBJECT: **Resolution to Adopt City Tax Rebate Incentive Schedule**

## **Information:**

Tax Rebate is another allowable tool by the State of Texas for the City to use to encourage economic development or new property development or and redevelopment along with creation of new jobs for our community.

The City of Mineola authorized by the State of Texas through Chapter 312 of Texas Tax Code to enter into Tax Rebate 380 agreement for commercial/industrial for economic development to support and aid growth and quality of life for Mineola.

The Schedule for the proposed Tax Rebate mirrors the Tax Abatement schedule that the City Council passed on March 25, 2024, this year at the regular City Council meeting at City Hall as follows.

## **Propose Tax Rebate Schedules New Capital Investment for New Development or Redevelopment as follows:**

### **Schedule 1 - Minimum of 5 Million + and or 25+ full time Jobs**

Schedule I      Year 1-5 - 80% Rebate  
                         Year 6-9 - 50% Rebate  
                         Year 10 - 25% Rebate

### **Schedule II – 1 Million – 4 Million and or 10-15+ full time jobs**

Schedule II      Year 1-3 – 80% Rebate  
                         Year 4-6 - 50% Rebate  
                         Year 7 - 25% Rebate

### **Schedule III – Minimum of \$500K and or 6 – 10 + full time jobs**

Schedule III      Year 1 - 80% Rebate  
                         Year 2-3 - 50% Rebate  
                         Year 4-5 - 25% Rebate

**Schedule IV – \$150K and 3 – 5 Jobs (Minimum of \$150,000.00)**

**Schedule IV – Year 1 – 80% Rebate**

**Year 2 - 50% Rebate**

**Year 3 - 25% Rebate**

**Recommendation: It is my recommendation that the City Council consider the adoption of a City Tax Rebate Incentive Schedule presented under Exhibit "A."**

## RESOLUTION

### A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MINEOLA, TEXAS, ADOPTING SCHEDULE FOR TAX REBATE

**WHEREAS**, the City Council of the City of Mineola desires to promote the development/redevelopment of certain contiguous geographic areas within its corporate limits; and

**WHEREAS**, the City of Mineola is authorized to enter into Tax Rebate 380 Agreements for commercial-industrial, purposes as authorized in Chapter 312 of the Texas Tax Code, "Property Development and Redevelopment (The Act); and

**WHEREAS**, the City of Mineola created Tax Rebate Schedule Guidelines according to the Commercial-Industrial Zone areas inside the City Limits of Mineola for the designation of Tax Rebate Agreements.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Mineola declares it is eligible for and intends to participate in a Tax Rebate Program.

**BE IT FURTHER RESOLVED** that the City of Mineola hereby adopts the attached Property Tax Rebate for use in all Tax Rebate Incentive Programs.

**PASSED, APPROVED and ADOPTED** the 22nd day of April, 2024.

**CITY OF MINEOLA, TEXAS**

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**Jayne Lankford, Mayor**

**ATTEST:**

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**Cindy Karch, City Secretary**



**CITY OF MINEOLA SCHEDULE**  
**FOR**  
**PROPERTY TAX REBATE INCENTIVE**

**MAYOR**

Jayne Lankford

**CITY COUNCIL MEMBERS**

Mitchell Tuck  
Sue Jones  
Cassandra Sampson  
Jack Newman  
Terry Eaton  
Eric Carrington

## **CITY OF MINEOLA**

### **PROPERTY TAX REBATE INCENTIVE PROGRAM**

The Property Tax Rebate policy of the City of Mineola reflects a balance between the revenue needs of local government and the desire to provide incentives for the expansion, relocation and new development of commercial and industrial businesses. The city also takes into consideration the renovation and rehabilitation of existing properties within the Main Street District to help create and enhance heritage tourism within the City of Mineola

Under special circumstance, where major capital investment and/or jobs created will have an extraordinary impact on the local economy. The City Council is willing to provide property tax rebates to qualifying eligible real property owners where we will execute the 380 economic development agreement with the City of Mineola. Property tax rebates will be available for both new facilities and structures and for the expansion of modernization of exiting facilities and structures. The priority for tax rebate will be “creating new or and more employees”. The City defines these employers as those that expand the economic base of the community by generating new and more property and sales tax for the City and adding to the quality life of the citizens of the City of Mineola.

The City agrees to rebate through reimbursement of City’s local ad-valorem taxes on real property improvements or new capital development of qualified businesses in Mixed Use, Commercial (C1 & C2), and Industrial Zones within the City Limits of Mineola Texas.

See attachment Exhibit A and Exhibit B for Tax Rebate Schedules and Zoning District for Tax Rebate as follows:

## TAX REBATE SCHEDULE

### EXHIBIT "A"

#### SCHEDULE I

Tax Rebate on improvements to real property may be granted to qualified businesses creating 25 or more full-time jobs and/or investing a **minimum of \$5,000,000.00 or more** in capital improvements/developments according to the following sliding scale:

YEAR VALUE	% OF ADDED TO BE ABATED
1	80%
2	80%
3	80%
4	80%
5	80%
6	50%
7	50%
8	50%
9	50%
10	25%

#### Schedule II

Tax Rebate on improvements to real property will be granted to qualified businesses creating 10 – 15 and or more full-time jobs and/or investing a **minimum of \$1,000,000.00 - \$4,000,000.00** in capital improvements according to the following sliding scale:

YEAR VALUE	% OF ADDED TO BE ABATED
1	80%
2	80%
3	80%
4	50%
5	50%
6	50%
7	25%

### Schedule III

Tax Rebate on improvements to real property will be granted to qualified businesses creating 6 - 10+ and or more full-time jobs and/or investing a **minimum of \$500,000.00 or more** in capital improvements according to the following sliding scale:

YEAR VALUE	% OF ADDED TO BE ABATED
1	80%
2	50%
3	50%
4	25%
5	25%






### Schedule IV














Tax Rebate on improvements to real property will be granted to qualified businesses creating minimum of 3 – 5 and or more full-time jobs and/or investing a **minimum of \$150,000.00+** in capital improvements according to the following sliding scale: **(Historic District)**

YEAR VALUE	% OF ADDED TO BE ABATED
1	80%
2	50%
3	25%

# ATTACHMENT "B"

## 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

# ZONING MAP City of Mineola

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

**✓ Zoning used for all - Tax Rebate  
for Property Investment Program**



Inset

(For zoning in preserve  
see inset)





## REQUEST FOR CITY PROPERTY TAX REBATE

### CLIENTS REQUESTING TAX REBATE MUST PROVIDE THE FOLLOWING:

- Must provide property description, we need legal description and may attach actual survey document of the property. We also need actual address of property of the property.
- Must complete and sign Assistance Application form (6 pages) and sign pages 3, 5 and 6 prior to returning application back to the City of Mineola. You may do this via email or drop it off at City Hall at 300 Greenville Hwy.
- We need Certificate of Filing with Secretary of State showing good standing with the State of Texas. This can be printed out via their website.
- We need the legal name of corporation or business as well as who is to sign the document and their position/title within the company. Such as CEO or President of the corporation.
- We need a rough layout/plan for the actual building and area to develop.
- We need to know how much the land was purchased for and how much new Capital Investment or renovation/expansion will be spent for this project. We need building cost, land prep. Etc.. to determine based on our Tax Rebate Schedule (attach is the rebate schedule) where your project will qualify. We also need to know how many new employees will be hired due to this expansion or new development.
- Once you fill out application and give us all information we need the City Manager or MEDC Executive Director will call to let you know where on the Schedule your project will fall under.

**\*REMEMBER YOU MAY NOT BUILD ANY STRUCTURE, POUR CONCRETE UNTIL YOUR REQUEST FOR ABATEMENT IS APPROVED BY THE CITY. THIS PROCESS TAKES A MINIMUM OF 60 – 90 DAYS DUE TO PUBLIC HEARING REQUIREMENTS. PLEASE RETURN APPLICATION AND INFO. AS SOON AS POSSIBLE TO CITY IN CARE OF THE CITY MANAGER TO MAKE SURE THAT WE GET THIS PROJECT STARTED AS SOON AS POSSIBLE. YOU ARE ALLOWED TO CLEAN AND PREPARE AREA FOR RESTORATION/RENOVATION. FOR NEW BUILDING CONSTRUCTION ONLY YOU ARE ALLOWED TO CLEAN & CLEAR THE LAND AND BRING DIRT IF NEEDED FOR YOUR DEVELOPMENT.**

# Wood County MONITOR

Mineola Office  
903-569-2442  
715 Mimosa St  
Mineola, TX 75773

Please submit payments to  
**PO Box 210**  
Mineola, TX 75773

Quitman Office  
903-763-4522  
214 E Goode St  
Quitman, TX 75783

CITY OF MINEOLA - MM

## Advertising Insertion Order

Notice of Public Hearing: Resolution Tax Rebate City Incentive

**Contact:**  
**Address:** CITY OF MINEOLA  
ATTN: PAYABLES  
PO BOX 179  
MINEOLA, TX 75773

**Sales Rep:** WCM-M-House  
**Phone:** 903-569-6183  
**Email:** ap@mineola.com  
**Fax:** 903-569-6551

**Order Date:** 4/8/2024  
**Order Number:** 71358

**Advertiser No:** 158888

*Displaying Run Dates: All Dates*

Issue Date	Publication	Description	Section	Ad Size	Price
4/11/2024	Wood County Monitor	Notice of Public Hearing: Resolution Tax Rebate City Incentive	Classifieds	2 x 3.5	\$63.00
<b>Publication Count:</b> 1		<b>Run Count:</b> 1		<b>SubTotal:</b>	\$63.00
				<b>Total Price:</b>	<b>\$63.00</b>

### Authorization To Run Advertisement

MERCY BUSKING  
Printed Name

Mercy Busking  
Signature

# **CITY OF MINEOLA**

## **NOTICE OF PUBLIC HEARING**



**THE CITY OF MINEOLA** will hold a Public Hearing on Monday, April 22, 2024, beginning at 5:30 pm in the Mineola Municipal Complex, 300 Greenville Highway, Mineola, TX. The Public Hearing is to consider approving a Resolution for adopting a schedule for Property Tax Rebate as a guide to further outline the terms for using Property Tax Rebate as an incentive tool for Economic Development 380 City Agreement as allowed by Chapter 312 of the Texas Tax Code. (The Act).

Mercy Rushing, City Manager  
City of Mineola