

Order No. 2021-14

AN ORDER OF THE COMMISSIONERS OF NAVARRO COUNTY, TO CREATE AND DESIGNATE REINVESTMENT ZONE 21-103 PURSUANT TO CHAPTER 312, TEXAS TAX CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Commissioners of Navarro County, Texas (the "County") desire to promote the development of a certain area within its jurisdiction by designating it a reinvestment zone; and

WHEREAS, the Commissioners desire to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in areas of the County and to provide employment to residents of the County; and

WHEREAS, the Commissioners desire to promote the development or redevelopment of a certain geographic area within its jurisdiction by the creation of a reinvestment zone for commercial/industrial reinvestment, as authorized by the Property Redevelopment and Tax Abatement Act, Chapter 312, Texas Tax Code (the "Act"); and

WHEREAS, the County held a public hearing on November 22, 2021, after publishing notice of such hearing, and giving written notice to all taxing units overlapping the territory inside the proposed reinvestment zone; and

WHEREAS, the County, at such hearing, invited any interested person, or his attorney, to appear and contend for or against the creation of the reinvestment zone, whether all or part of the territory described in the ordinance calling such hearing should be included in such proposed reinvestment zone, and considered the concept of tax abatement; and

WHEREAS, by the approval of a Resolution on November 8, 2021, the County has approved Tax Abatement Guidelines, Criteria and Policies; and

WHEREAS, it is the belief of the County that the premises do not include any property that is owned or leased by a member of the Commissioners Court or any other board or commission of the County having responsibility for the approval of the agreement. The parties recognize, and understand, that any property so owned is excluded by law from the property tax abatement.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS COURT OF NAVARRO COUNTY TEXAS, THAT:

SECTION 1.

FINDINGS OF COMMISSIONERS

The County, after conducting such hearings and having heard such evidence and testimony, has made the following finding and determinations based upon the testimony presented to it:

- A. That a public hearing on the adoption of the reinvestment zone has been properly called, held and conducted and that notices of such hearings have been published as required by

law and delivered to all taxing units overlapping the territory inside the proposed reinvestment zone; and

- B. That the boundaries of the reinvestment zone should be described and depicted in the attached Exhibit "A and B"; and
- C. That the creation of the reinvestment zone for commercial/industrial tax abatement with the boundaries as described in Exhibits "A and B" will result in benefits to the County and to the land included in the zone, the improvements sought are feasible and practical, and would be a benefit to the land included in the reinvestment zone after the expiration of an agreement entered into under Section 312.204 of the Act; and
- D. That the reinvestment zone defined in Exhibits "A and B" meets the criteria for the creation of a reinvestment zone as set forth in Section 312.201 of the Act; and
- E. That it would reasonably be likely, as a result of the designation, to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment zone that would contribute to the economic development of the county.

SECTION 2.

This Resolution shall become effective from and after its passage.

SECTION 3.

The zone shall take effect on the effective date of this Resolution and shall be in effect for five (5) years from that date, unless a longer period is authorized by law.

PASSED and APPROVED on this 22nd day of November, 2021.



ATTEST

Sherry Dowd

Sherry Dowd
County Clerk

H.M. Davenport, Jr.

H.M. Davenport, Jr.
County Judge

EXHIBITS ATTACHED:

- A. Location Map**
- B. Description**

Exhibit B

OWNER	Parcel ID	LEGAL1
SONNYS FARM SERVICE INC,	39948	ABS A10669 P QUERO ABST TRACT 11 50.0 ACRES
SONNYS FARM SERVICE INC,	39949	ABS A10669 P QUERO ABST TRACT 12 54.33 ACRES
HONATH,ELMER C	40325	ABS A10319 W GAGE ABST TRACT 7 172.515 ACRES
MCCLENDON,DAN DAVID	40326	ABS A10319 W GAGE ABST TRACT 8 88.05 ACRES
HONATH,ELMER C	40327	ABS A10319 W GAGE ABST TRACT 9 80.0 ACRES
NELSON,CHESTER G	40516	ABS A10691 JOSHUA RICHARDSON ABST TRACT 1 300.21 ACRES
COWLES,RUTH CHAPMAN	40525	ABS A10693 JOSHUA RICHARDSON ABST TRACT 1 225.42 ACRES
MCCLENDON,DAN DAVID	40527	ABS A10304 G GARDINER ABST TRACT 1 148.0 ACRES
SONNYS FARM SERVICE INC,	40528	ABS A10304 G GARDINER ABST TRACT 2 418.0 ACRES
COWLES,RUTH CHAPMAN	41521	ABS A10536 W MURRAY ABST TRACT 1 715.87 ACRES
NELSON,C G	41524	ABS A10536 W MURRAY ABST TRACT 2 109.25 ACRES
HONATH,ELMER C	41525	ABS A10536 W MURRAY ABST TRACT 3 270.329 ACRES
COWLES,RUTH CHAPMAN	41527	ABS A10330 A GAGE ABST TRACT 1 124.396 ACRES
NELSON,CHESTER G	41530	ABS A10330 A GAGE ABST TRACT 2 29.828 ACRES
COWLES,RUTH CHAPMAN	41582	ABS A10365 W HEATH ABST TRACT 1 150.93 ACRES
HONATH,ELMER C	41584	ABS A10101 J C BLANKENSHIP ABST TRACT 1 194.6 ACRES
COWLES,RUTH CHAPMAN	41615	ABS A10283 J FRY ABST TRACT 2 88.19 ACRES
NELSON,CHESTER G	44679	ABS A10636 F PROCELLO ABST TRACT 23 441.715 ACRES
REED,KAREN LYNN MCCLINTIC	44892	ABS A10363 J HAGGARD ABST TRACT 4 100.0 ACRES
COWLES,RUTH CHAPMAN	52490	ABS A10691 JOSHUA RICHARDSON ABST TRACT 2 15.3 ACRES