



UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

TOPIC: Action regarding a Resolution Designating a certain area as a Reinvestment Zone for Texas Tax Code Chapter 313 Appraised Value Limitation in the United Independent School District, In Webb County, Texas, to be known as the Corazon Solar Reinvestment Zone; Establishing the Boundaries Thereof; and providing for an effective date

SUBMITTED BY: Juan Cruz **OF:** Attorney

APPROVED FOR TRANSMITTAL TO SCHOOL BOARD: _____

DATE ASSIGNED FOR BOARD CONSIDERATION: November 20, 2019

RECOMMENDATION:

It is recommended that the UISD Board of Trustees approve the Resolution Designating a certain area as a Reinvestment Zone for Texas Tax Code Chapter 313 Appraised Value Limitation in the United Independent School District, In Webb County, Texas, to be known as the Corazon Solar Reinvestment Zone; Establishing the Boundaries Thereof; and providing for an effective date

RATIONALE:

BUDGETARY INFORMATION:

POLICY REFERENCE & COMPLIANCE:

RESOLUTION

A RESOLUTION DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR TEXAS TAX CODE CHAPTER 313 APPRAISED VALUE LIMITATION IN THE UNITED INDEPENDENT SCHOOL DISTRICT, IN WEBB COUNTY, TEXAS, TO BE KNOWN AS THE CORAZON SOLAR REINVESTMENT ZONE; ESTABLISHING THE BOUNDARIES THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Trustees of the United Independent School District desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone as authorized by the Property Redevelopment and Tax Abatement Act, as amended (V.T.C.A. Texas Tax Code § 312.0025), for the purpose of authorizing an *Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes*, as authorized by Chapter 313 of the Texas Tax Code; and

WHEREAS, on November 20, 2019, a hearing before the Board of Trustees of the United Independent School District was held, such date being at least seven (7) days after the date of publication of the notice of such public hearing, and the delivery of written notice to the respective presiding officers of each taxing entity that includes within its boundaries real property that is to be included in the proposed reinvestment zone; and

WHEREAS, the Board of Trustees of United Independent School District at such public hearing invited any interested person to appear and speak for or against the creation of the reinvestment zone, and whether all or part of the territory described should be included in the proposed reinvestment zone; and

WHEREAS, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone and opponents, if any, of the reinvestment zone appeared to contest the creation of the reinvestment zone.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE UNITED INDEPENDENT SCHOOL DISTRICT:

SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. That the Board of Trustees of the United Independent School District, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on adoption of the *Corazon Solar Reinvestment Zone* has been properly called, held and conducted and that notices of such hearing have been published as required by law and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone; and

- (b) That the boundaries of the *Corazon Solar Reinvestment Zone* be and, by the adoption of this Resolution, is declared and certified to be, the area as described in the legal description attached hereto as “EXHIBIT A”; and,
- (c) That the map attached hereto as “EXHIBIT B” is declared to be and, by the adoption of this Resolution is certified to accurately depict and show the boundaries of the *Corazon Solar Reinvestment Zone* which is normatively described in EXHIBIT A; and
- (d) That creation of the *Corazon Solar Reinvestment Zone* with boundaries as described in EXHIBIT A and EXHIBIT B will result in benefits to the United Independent School District and to land included in the reinvestment zone, and that the improvements sought are feasible and practical; and
- (e) The *Corazon Solar Reinvestment Zone* described in EXHIBIT A and EXHIBIT B meets the criteria set forth in Texas Tax Code § 312.0025 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, in that it is reasonably likely that the designation will contribute to the retention or expansion of primary employment, and/or (i) will attract major investment in the zone that will be a benefit to the property and United Independent School District, and (ii) would contribute to economic development within the United Independent School District, and that the entire tract of land is located entirely within the United Independent School District.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, the United Independent School District hereby creates a reinvestment zone under the provisions of Texas Tax Code § 312.0025, encompassing the area described by EXHIBIT A and EXHIBIT B, and such reinvestment zone is hereby designated and shall hereafter be referred to as the *Corazon Solar Reinvestment Zone*.

SECTION 4. That the *Corazon Solar Reinvestment Zone* shall take effect upon adoption by the Board of Trustees and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of designation, and may be renewed for an additional five (5) year period thereafter.

SECTION 5. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 6. That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject, of the meeting of the United Independent School District Board of Trustees, at which this Resolution was adopted, was posted at a place convenient and readily accessible at all times, as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended, and that a public hearing was held prior to the designation of such reinvestment zone and that proper notice of the hearing was published in the official

newspaper of general circulation in United Independent School District and Webb County, Texas, and furthermore, such notice was in fact, delivered to the presiding officer of any affected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED AND ADOPTED on this 20th day of November 2019.

UNITED INDEPENDENT SCHOOL DISTRICT

By: _____
Ramiro Veliz, III, President
Board of Trustees

ATTEST:

By: _____
Ricardo Rodriguez, Secretary
Board of Trustees

EXHIBIT A

DESCRIPTION OF REINVESTMENT ZONE

The Corazon Solar Reinvestment Zone includes the property described below. A map of the Corazon Solar Reinvestment Zone is also attached as Exhibit B. In the event of a discrepancy between this Exhibit A and the attached map on Exhibit B, Exhibit B shall control.

Tracts being situated in the United Independent School District and Webb County, Texas, and being more fully described as follows:

PARCEL ID	OWNER NAME	LEGAL DESCRIPTION	ACREAGE
206431	Papomemito Partners LTD	ABST 0268-P 24 T RODRIGUEZ	117.000
206828	Papomemito Partners LTD	ABST 282-P 26 A SANCHEZ 16 ACRES	16.000
206249	Papomemito Partners LTD	ABST 283-P 23 L SANCHEZ 11 ACRES	11.000
206633	Papomemito Partners LTD	ABST 0050 P 25 J F GARCIA 114 ACRES	114.000
200988	Papomemito Partners LTD	ABST 1335-2005 G C & S F 320 ACRES	320.000
201444	Papomemito Partners LTD	ABST 1545-1728 MRS E J LEWIS 1099.1 ACRES	1,099.100
201589	Papomemito Partners LTD	ABST 1619-115 J POITEVENT 319 ACRES	319.000
201894	Papomemito Partners LTD	ABST 1762 SUR 2255 J M SWISHER223.22 ACS	223.220
203189	Papomemito Partners LTD	ABST 2304-532 E A HICKS 651.28 ACRES	651.280
203286	Papomemito Partners LTD	ABST 2366-1738 GC & SF NORTH PART 496.43 ACRES	496.430
203289	Papomemito Partners LTD	ABST 2367-1740 G C & S F 640 ACRES	640.000
203290	Papomemito Partners LTD	ABST 2368-2029 R MATHEWS E PT 726.5 ACRES	726.500
203501	Papomemito Partners LTD	ABST 2476-2120 G C & S F 884.9ACRES	884.900
204132	Papomemito Partners LTD	ABST 2833-2010 B W DAY 1244.646 ACRES	1,244.646
204133	Papomemito Partners LTD	ABST 2834-2011 B W DAY 1267.824 ACRES	1,267.824
204709	Papomemito Partners LTD	ABSRT 3125-2119 GC & SF 69.3 ACRES	69.300
204724	Papomemito Partners LTD	ABST 3133 1118 G LANG 200 ACRES	200.000
204828	Papomemito Partners LTD	ABST 3196-2006 GC & SF 320 ACRES	320.000
555681	Papomemito Partners LTD	ABST 3242 SUR 2365 J B FINLEY 22.1 ACRES	22.100
205091	Papomemito Partners LTD	ABST 3257-2382 M B VOLPE 52.7 ACRES	52.700
205212	Papomemito Partners LTD	ABST 3340 NONE M BENAVIDES VOLPE 36.44 ACRES	36.440

EXHIBIT B

MAP OF THE CORAZON SOLAR REINVESTMENT ZONE

