

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 GRANSOLAR TEXAS TWO 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 July 20, 2022, 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 *Gransolar Texas Two 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 *Gransolar Texas Two 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 *Gransolar Texas Two Reinvestment Zone* which is normatively described in **EXHIBIT A**; and
- (d) That creation of the *Gransolar Texas Two 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 *Gransolar Texas Two 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 *Gransolar Texas Two Reinvestment Zone*.

SECTION 4. That the *Gransolar Texas Two 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 July, 2022.

UNITED INDEPENDENT SCHOOL DISTRICT

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

ATTEST:

By: _____
Juan Roberto Ramirez, Secretary
Board of Trustees

EXHIBIT A

DESCRIPTION OF REINVESTMENT ZONE

The Gransolar Texas Two Reinvestment Zone includes the property described below. A map of the Gransolar Texas Two 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: 202162

Owner: WEBB COUNTY SCHOOL LAND

Legal Description: ABST 1890 SUR 1687 W C S L

Acres 2117.39

EXHIBIT B

MAP OF THE GRANSOLAR TEXAS TWO REINVESTMENT ZONE

Gransolar Texas Two LLC

