

May 8, 2019

**WHEREAS**, the City recognizes the importance of its role in local economic development; and

**WHEREAS**, it is in the interest of the City of Dallas (the "City") to support and secure the retention and expansion of business operations within the city of Dallas and the economic vitality and employment opportunities that these business operations bring for Dallas residents; and

**WHEREAS**, on December 12, 2018, City Council (1) elected to continue its participation in economic development incentives and re-adopted its Public/Private Partnership Program - Guidelines and Criteria, which established certain guidelines and criteria for the use of City incentive programs for private development projects; (2) established programs for making loans and grants of public money to promote local economic development and to stimulate business and commercial activity in the City pursuant to the Economic Development Programs provisions under Chapter 380 of the Texas Local Government Code ("Economic Development Act"); and (3) established appropriate guidelines and criteria governing tax abatement agreements to be entered into by City as required by the Property Redevelopment and Tax Abatement Act, as amended, (V.T.C.A. Tax Code, Chapter 312) ("Tax Abatement Act") by Resolution No. 18-1861; and

**WHEREAS**, Title 12 of the Local Government Code, Section 378.002 requires that the creation of the City of Dallas Neighborhood Empowerment Zone No. 9 ("City of Dallas NEZ No. 9") promote: (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

**WHEREAS**, the City finds that the creation of the City of Dallas NEZ No. 9 will promote an increase in economic development in the zone by promoting increased business and commercial activity, job retention and job growth by existing smaller businesses, increased occupancy of existing building space, reinvestment in existing building stock, and workforce development/job training programs; and

**WHEREAS**, the City finds that the creation of the City of Dallas NEZ No. 9 benefits the public and is for the public purpose of increasing the public health, safety, and welfare of the persons in the municipality; and

**WHEREAS**, the City finds that the creation of the zone satisfies the requirements of the Property Redevelopment and Tax Abatement Act Section 312.202 in that the creation of the zone is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the properties and that would contribute to the economic development of the municipality; and

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**WHEREAS**, the City desires to pursue the creation of the proper economic and social environment buy way of tailoring project eligibility criteria in order to induce the investment of private resources in new or existing business enterprises located in the City of Dallas NEZ No. 9; and

**WHEREAS**, on April 22, 2019, the Quality of Life, Arts & Culture Committee reviewed the proposed City of Dallas NEZ No. 9 and on May 6, 2019, the Economic Development and Housing Committee reviewed the proposed City of Dallas NEZ No. 9, and recommended City Council authorization of a resolution (1) designating approximately 390 acres of property generally bounded by State Highway 183 to the west and Interstate Highway 35E to the east in Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 9 ("City of Dallas NEZ No. 9") and (2) creating a pilot economic development program for City of Dallas NEZ No. 9.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**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 City Council authorizes a resolution (1) designating approximately 390 acres of property generally bounded by State Highway 183 to the west and Interstate Highway 35E to the east in Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 9 ("City of Dallas NEZ No. 9"), pursuant to Chapter 378 of the Texas Local Government Code, to promote an increase in economic development in the zone, establish boundaries for the zone, and provide for an effective date; and (2) creating a pilot economic development program for City of Dallas NEZ No. 9.

**SECTION 3.** That the City of Dallas NEZ No. 9 is hereby created as depicted on the boundary map attached as **Exhibit A** and as described in the boundary description attached as **Exhibit B**.

**SECTION 4.** That the City Council hereby authorizes a pilot economic development program specifically for City of Dallas NEZ No. 9 with the following minimum project eligibility criteria: projects must create/retain at least 10 jobs or provide at least \$250,000.00 in private investment to be eligible for economic development assistance.

**SECTION 5.** That for projects meeting the minimum eligibility criteria, the following incentive tools are available and shall be actively marketed to property owners and businesses within City of Dallas NEZ No. 9:

May 8, 2019**SECTION 5.** (continued)

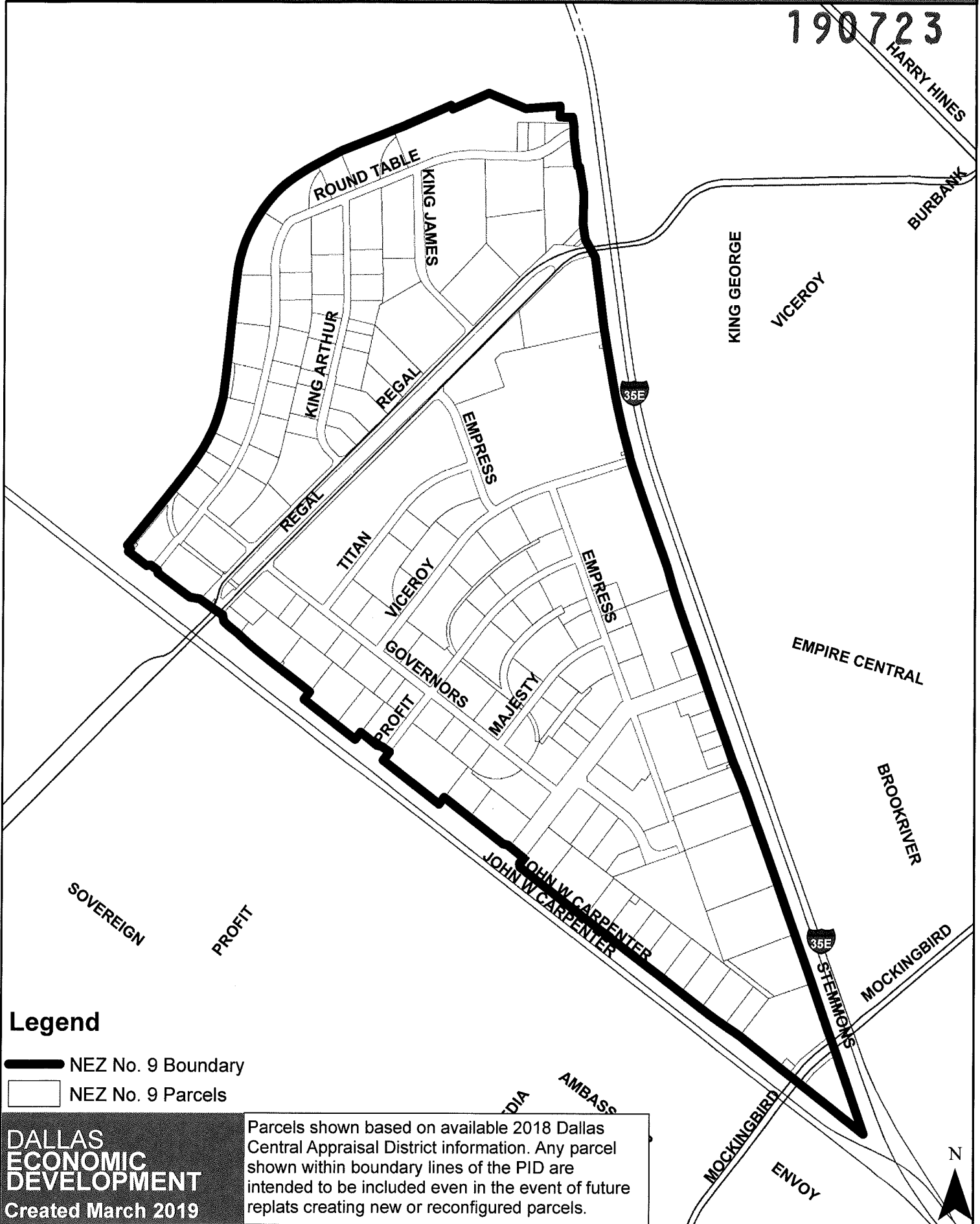
- (a) real property tax abatement up to 90% for ten-years;
- (b) business personal property tax abatement up to 50% for five-years;
- (c) grants and loans (pursuant to Chapter 380 of the Texas Local Government Code);
- (d) incentives for workforce development/job training (e.g. businesses within NEZ No. 9 that hire and retain graduates from workforce training programs in the area); and
- (e) other economic development tools (e.g. public improvement district, New Market Tax Credits, Property Assessed Clean Energy (PACE) financing; State of Texas incentives).

**SECTION 6.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.





# Exhibit A - Neighborhood Empowerment Zone No. 9

190723



## Legend

-  NEZ No. 9 Boundary
-  NEZ No. 9 Parcels

**DALLAS  
ECONOMIC  
DEVELOPMENT**  
Created March 2019

Parcels shown based on available 2018 Dallas Central Appraisal District information. Any parcel shown within boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.

**Exhibit B****Neighborhood Empowerment Zone No. 9 – Boundary Description**

BEING an area of land in the City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the Northeast line of State Highway 183 (the John W. Carpenter Freeway) with the Southwest line of Interstate Highway 35E (the Stemmons Freeway):

THENCE Northwesterly with the said Northeast line of said State Highway 183 to the Northwest line of the Kings Row Industrial District (First Installment), an addition to the City of Dallas recorded in Volume 51, Page 3 of the Map Records of Dallas County, Texas:

THENCE Northeasterly with the said Northwest line of said Kings Row Industrial District to the intersection with the above referenced Southwest line of Interstate Highway 35E:

THENCE Southeasterly with the said Southwest line of Interstate Highway 35E to the POINT OF BEGINNING.

*This description was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.*