

ORDINANCE NO. _____

AN ORDINANCE DESIGNATING A CERTAIN AREA IN THE CITY OF FORT WORTH AS “TAX ABATEMENT REINVESTMENT ZONE NUMBER ONE HUNDRED AND THREE, CITY OF FORT WORTH, TEXAS”; PROVIDING THE EFFECTIVE AND EXPIRATION DATES FOR THE ZONE AND A MECHANISM FOR RENEWAL OF THE ZONE; AND CONTAINING OTHER MATTERS RELATED TO THE ZONE.

WHEREAS, pursuant to the City of Fort Worth’s (“**City**”) Tax Abatement Policy, which was adopted by the City Council to be effective on January 29, 2021 by way of Resolution No. 5342-02-2021 (“**Tax Abatement Policy**”), the City has elected to be eligible to participate in tax abatement and has established guidelines and criteria governing tax abatement agreements entered into between the City and various third parties, as authorized by and in accordance with the Property Redevelopment and Tax Abatement Act, codified in Chapter 312 of the Texas Tax Code (“**Code**”);

WHEREAS, the City Council desires to promote the development of the area in the City more specifically described in **Exhibit “A”** of this Ordinance (“**Zone**”) through the creation of a reinvestment zone for the purpose of supporting new business investment or expansion, as authorized by and in accordance with Chapter 312 of the Code;

WHEREAS, **MP Magnetics LLC.**, or an Affiliate, (“**Company**”) wishes to expend or cause to be expended at least \$40 million in real property improvements for the development of Company’s manufacturing operations and corporate office to be located in the Zone, and Company intends to install new taxable tangible business personal property at the facility worth at least \$60 million that will ultimately result in a combined real and personal property investment of at least \$100 million (collectively, the “**Improvements**”);

WHEREAS, Company has applied for real and business personal property tax abatements from the City in return for the installation of the Improvements in the Zone and compliance with certain other employment and spending requirements;

WHEREAS, to foster economic development in the Zone, and the City, in general, it is anticipated that the City will enter a tax abatement agreement(s) for one or more Improvements within the Zone;

WHEREAS, on January 11, 2022, the City Council held a public hearing regarding the creation of the Zone, received information concerning the Improvements proposed for the Zone, and afforded a reasonable opportunity for all interested persons to speak and present evidence for, or against, the creation of the Zone (“**Public Hearing**”), as required by Section 312.201(d) of the Code;

WHEREAS, notice of the Public Hearing was published in a newspaper of general circulation in the City at least seven (7) days prior to the Public Hearing, which satisfies the requirement of Section 312.201(d)(1) of the Code; and

WHEREAS, in accordance with Sections 312.201(d)(2) and (e) of the Code, notice of the Public Hearing was also delivered, in writing, to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed Zone not later than the seventh day before the date of the public hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

**SECTION 1.
FINDINGS.**

That, after reviewing all information before it regarding the establishment of the Zone and after conducting the Public Hearing and affording a reasonable opportunity for all interested persons to speak and present evidence for, or against, the creation of the Zone, the City Council hereby makes the following findings of fact:

- 1.1. The statements and facts set forth in the recitals of this Ordinance are true and correct. Therefore, the City has met the notice and procedural requirements established by the Code for creation of the Zone under Chapter 312 of the Code.
- 1.2. The Improvements proposed for the Zone, as more specifically outlined in the Public Hearing, are feasible and practical and, once completed will benefit the land included in the Zone as well as the City for a period of more than ten (10) years, which is the statutory maximum term of any tax abatement agreement entered into under the Chapter 312 of the Code.
- 1.3. As a result of designation as a reinvestment zone, the area within the Zone is reasonably likely to contribute to the expansion of primary employment and to attract major investment in the Zone that will be a benefit to property in the Zone and will contribute to the economic development of the City.

**SECTION 2.
DESIGNATION OF ZONE**

That the City Council designates the Zone described in the boundary description attached hereto as **Exhibit "A"** and made a part of this Ordinance for all purposes as a reinvestment zone for purposes permitting tax abatement as may be found desirable by the City or any other eligible taxing units for purposes authorized by and in accordance with Chapter 312 of the Code. This Zone will be known as "Tax Abatement Reinvestment Zone Number One Hundred and Three, City of Fort Worth, Texas." This project is eligible

for commercial/industrial tax abatements per Section 4 of the Tax Abatement Policy because it concerns a Target Industry (Corporate and Regional Headquarters).

**SECTION 3.
TERM OF ZONE**

The Zone takes effect upon the effective date of this Ordinance and expires seven (7) years thereafter. The Zone may be renewed by the City Council for one or more subsequent terms not to exceed five years, unless otherwise allowed by law.

**SECTION 4.
SEVERABILITY**

If any portion, section, or part of a section of this Ordinance is subsequently declared invalid, inoperative, or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this Ordinance will remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion, or judgment.

**SECTION 5.
IMMEDIATE EFFECT.**

That this Ordinance takes effect upon its adoption.

ADOPTED AND EFFECTIVE: _____

APPROVED AS TO FORM
AND LEGALITY:

ATTESTED BY:

By: _____
Tyler F Wallach
Senior Assistant City Attorney

Jannette Goodall
City Secretary

M&C: _____

EXHIBIT "A"

BOUNDARY DESCRIPTION OF ZONE

Being a tract of land situated in the F. Cuella Survey, Abstract Number 267, Tarrant County, Texas, and being a portion of that 48.707 acre tract of land as described by deed to ADL Development, L.P., and recorded in Volume 13588, Page 173, county records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with plastic cap stamped "Carter & Burgess" found at the northwest corner of Lot 2, Block 2, Alliance Gateway Addition, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 5971, Plat Records, Tarrant County, Texas and being in the southerly right-of-way line of State Highway No. 170 (a variable width right-of-way);

Thence S 00° 21' 12" W, 1057.76 feet along the westerly line of said Lot 2, Block 2, to a 5/8 inch iron rod with plastic cap stamped "Carter & Burgess" set in the northerly line of Alliance Gateway-Phase I Association Tract as recorded in County Clerk's Filing No. D206240552, said county records;

Thence along the northerly line of said Alliance Gateway-Phase I Association Tract, the following bearings and distances:

N 89° 38' 49" W, 450.17 feet to a 5/8 inch iron rod with plastic cap stamped "Carter & Burgess" set at the beginning of a curve to the right;

150.30 feet along the arc of said curve to the right, through a central angle of 44° 09' 43", a radius of 195.00 feet and a long chord of N 67° 33' 57" W, 146.61 feet to a 5/8 inch iron rod with plastic cap stamped "Carter & Burgess" set, the beginning of a reverse curve to the left;

204.25 feet along the arc of said curve to the left, through a central angle of 44° 09' 43", a radius of 265.00 feet and a long chord of N 67° 33' 57" W, 199.24 feet to a 5/8 inch iron rod with plastic cap stamped "Carter & Burgess" set;

N 89° 38' 49" W, 69.01 feet to a 5/8 inch iron rod with plastic cap stamped "Carter & Burgess" set in the easterly right-of-way line of independence parkway at the beginning of a non-tangent curve to the right;

Thence 79.00 feet along the arc of said curve to the right and along said easterly right-of-way line, through a central angle of 00° 54' 59", a radius of 4940.00 feet and a long chord of N 05° 07' 17" W, 79.00 feet to a 5/8 inch iron rod with plastic cap stamped "Carter & Burgess" found;

Thence N 04° 39' 48" W, 482.39 feet continuing along said easterly right-of-way line of said Independence Parkway and then along the southerly right-of-way line of State Highway No. 170 to a Texas Highway Department monument found;

Thence N 34° 31' 06" E, 96.02 feet along said southerly right-of-way line to a Texas Highway Department monument, the beginning of a non-tangent curve to the right;

Thence 886.55 feet along the arc of said curve to the right and along said southerly right-of-way line, through a central angle of $14^{\circ} 51' 44''$, a radius of 3417.75 feet and a long chord of N $71^{\circ} 15' 51''$ E, 884.07 feet to the point of beginning and containing 767.969 square feet or 17.630 acres of land, more or less.