



CITY COUNCIL AGENDA

Friday, October 06, 2023 at 12:00 PM

City Hall – Council Chambers, 200 North Fifth, Crockett, TX 75835

Dr. Ianthia Fisher, Mayor

Dennis Ivey, Council Member
Darrell Jones, Council Member
Ernest Jackson, Council Member
Marquita Beasley, Council Member
Mike Marsh, Mayor Pro Tem

John Angerstein, City Administrator
Mitzi Stefka, City Secretary
William Pemberton, City Attorney
Clayton Smith, Police Chief
Jason Frizzell, Fire Chief

Notice is hereby given of a SPECIAL meeting of the City Council of Crockett to be held on **FRIDAY, OCTOBER 6, 2023 at 12:00 NOON** at City Hall – Council Chambers, 200 North Fifth, Crockett, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action.

OPEN MEETING WITH INVOCATION AND PLEDGE

RECOGNITION OF VISITORS

COMMENTS FROM AUDIENCE OR COUNCIL *(At this time, anyone will be allowed to speak on City related matters only; no personal matters or matters under litigation will be allowed. The length of time may not exceed three (3) minutes. NO Council discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.)*

BUSINESS

1. PUBLIC HEARING FOR A TAX ABATEMENT AND INCENTIVES AGREEMENT BY AND BETWEEN THE CITY OF CROCKETT, HOUSTON COUNTY, TEXAS AND A & A TEXAS CAPITAL, L.P., A TEXAS LIMITED PARTNERSHIP COMPANY, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT. THE NAME OF THE PROPERTY OWNER AND APPLICANT FOR THE AGREEMENT IS A & A TEXAS CAPITAL, L.P. THE NAME OF THE PROPOSED REINVESTMENT ZONE IN WHICH THE PROPERTY SUBJECT TO THE AGREEMENT WILL BE LOCATED IS REINVESTMENT ZONE NUMBER ONE OF THE CITY OF CROCKETT, TEXAS, WHICH WAS ADOPTED BY ORDINANCE O-08C-23 OF THE CITY COUNCIL ON AUGUST 21, 2023. THE AGREEMENT INCLUDES CREATING NEW PRIMARY JOBS WITH A MINIMUM ANNUAL SALARY AMOUNT OF \$762,934.00 WITHIN 36 MONTHS OF THIS AGREEMENT AND NEW IMPROVEMENTS OF AN APPROXIMATELY 6,500 SQUARE-FEET BUILDING TO BE USED PRIMARILY FOR OFFICES AND AN APPROXIMATELY 20,000 SQUARE-FEET BUILDING TO BE USED FOR MANUFACTURING, WAREHOUSING, DISTRIBUTION. THE ESTIMATED COSTS OF THE IMPROVEMENTS ARE \$3,630,000.00
2. CONSIDER AND APPROVE A TAX ABATEMENT AND INCENTIVES AGREEMENT BY AND BETWEEN THE CITY OF CROCKETT, HOUSTON COUNTY, TEXAS AND A & A TEXAS CAPITAL, L.P., A TEXAS LIMITED PARTNERSHIP COMPANY, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT. THE NAME OF THE PROPERTY OWNER AND APPLICANT FOR THE AGREEMENT IS A & A TEXAS CAPITAL, L.P. THE NAME OF THE PROPOSED REINVESTMENT ZONE IN WHICH THE PROPERTY SUBJECT TO THE AGREEMENT WILL BE LOCATED IS REINVESTMENT ZONE NUMBER ONE OF THE CITY OF CROCKETT, TEXAS, WHICH WAS ADOPTED BY ORDINANCE O-08C-23 OF THE CITY COUNCIL ON AUGUST 21, 2023. THE AGREEMENT INCLUDES CREATING NEW PRIMARY JOBS WITH A MINIMUM ANNUAL SALARY AMOUNT OF \$762,934.00 WITHIN 36 MONTHS OF THIS AGREEMENT AND NEW IMPROVEMENTS OF AN APPROXIMATELY 6,500 SQUARE-FEET BUILDING TO BE USED PRIMARILY FOR OFFICES AND AN APPROXIMATELY 20,000 SQUARE-FEET BUILDING TO BE USED FOR MANUFACTURING, WAREHOUSING, DISTRIBUTION. THE ESTIMATED COSTS OF THE IMPROVEMENTS ARE \$3,630,000.00

ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Crockett will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Mitzi Stefka, City Secretary, at 936-544-5156.

CERTIFICATION

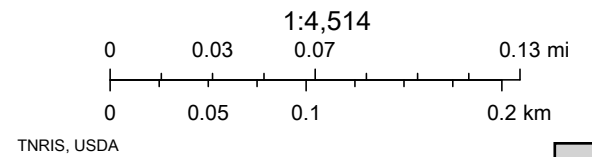
I certify that a copy of the October 6, 2023 agenda of items to be considered by the Crockett City Council was posted for viewing at Crockett City Hall on October 2, 2023 at 3:00 PM.

Mitzi Stefka, City Secretary

I certify that the agenda items to be considered by the City Council was removed from the City Hall window on the ____ day of _____, 2023. _____ Title _____



8/16/2023, 9:37:25 AM



APPLICATION FOR TAX ABATEMENT IN HOUSTON COUNTY, TEXAS AND CITY OF CROCKETT

APPLICANT INFORMATION

Date: 6/15/2023

Company Name A & A Texas Capital L.P.

Address 5415 Lawndale St. #9039

City Houston State TX Zip-Code 77023

APPLICANT MUST SUBMIT REPORT. (See Instructions)

Number of Employees 29

Annual sales: \$1.5m (Excluding Iberico)

Corporation: Partnership: X Proprietorship:

PROJECT INFORMATION

TYPE OF FACILITY

(SEE INSTRUCTIONS)

- Manufacturing Facility
- Wholesale Distribution Facility
- Research Facility
- Service Facility
- Entertainment & Recreation Facility
- Other Basic Industry

Proposed project location address and legal description

1910 S.E. Loop 304, Crockett TX 75835

Attach map and/or aerial showing the proposed site.

See attached maps

Jurisdictions: Houston County, Texas

Economic Information

Construction Estimates:

Start Month/Year 10 / 2023 Construction Man Years 30
 Completion Date 10 / 2025 Peak Construction Jobs 15

Permanent Employment Estimates (PEE'S)

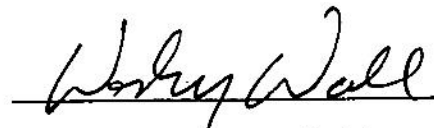
Current Plant Employment 0
 Number of Plant Jobs _____ Retained or 29 Created
 At start/opening 21 in year 2024
 5 years into operation 29 in year 2029

Estimated Appraised Value on Site

	Personal	Improvements
Value January 1 Proceeding Agreement	<u>0</u>	<u>0</u>
Est. Value of Improvements	<u>780,000</u>	<u>1,500,000</u>
Est. Value of Abated Properties after Abatement Expires	<u>2,130,000</u>	<u>1,957,160</u>
Value upon Completion of Project-Personal Property And Project improvements not Subject to Abatement	<u>0</u>	<u>0</u>

Company Representative to be contacted:

Name: Wesley Wall


 Signature of Company Official


Title CEO / Founder

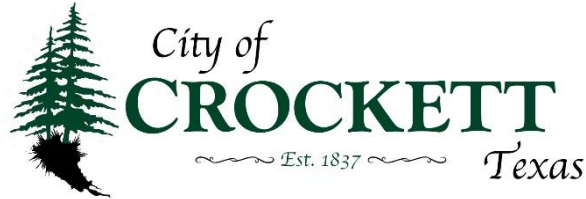
Address: 27717 Peterson Road City Edm State AB Zip Code ~~78000~~ 77X6B1

Telephone: 780 945-1937 OR USA H 346-745-3836



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SIZE: A DRAWN: A.CLARK CHECKED: - APPROVED: J. CLARK		SCALE: 3/32"=1' DATE: 7/10/23		 Wherever Wood Is Used™ GENICS CROCKETT LOT DEVELOPMENT PLAN
		DATE: - DATE: 7/10/23		
CONTRACTOR: PRAIRIE SOLUTIONS DWG No.: 2306-08-001		CONTRACTOR DWG # 6	REV: A	
THIRD ANGLE PROJECTION				



PUBLIC NOTICE OF A MEETING AT WHICH THE CROCKETT CITY COUNCIL WILL CONSIDER APPROVAL OF A TAX ABATEMENT AND INCENTIVES AGREEMENT

Pursuant to Section 312.207 of the Texas Tax Code, notice is hereby given that the City Council of the City of Crockett ("City") will consider approval of a tax abatement and incentives agreement at a regularly scheduled meeting.

Time and Place of the Meeting: The City Council will consider the tax abatement and incentives agreement at its regularly scheduled meeting, beginning at 12:00 p.m. on October 6, 2023 at City Council Chambers at City Hall at 200 North 5th. Street, Crockett Texas.

Tax Abatement Agreement Information Required by Texas Tax Code Section 312.207:

1. **Name of the Property Owner and Applicant for the Tax Abatement and Incentives Agreement:** The name of the property owner and applicant for the tax abatement agreement is A & A Texas Capital, L.P.
2. **Name and Location of the Reinvestment Zone:** The name of the proposed reinvestment zone in which the property subject to the tax abatement will be located is Reinvestment Zone Number One of the City of Crockett, Texas, which was adopted by Ordinance O-08C-23 of the City Council on August 21, 2023.
3. **General Description of the Nature of Improvements:** The tax abatement and incentives agreement include improvements to an approximately 6,500 square-foot building to be used primarily for offices and an approximately 20,000 square-foot building to be used for manufacturing, warehousing, distribution.
4. **Estimated Cost of the Improvements:** The estimated costs of the improvements are \$3,630,000.00.

The tax abatement agreement described herein will also appear on the agenda for the special-called City Council meeting scheduled for October 6, 2023. This notice has been given in a manner required by the Texas Open Meetings Act at least 30 days before the scheduled time of the City Council meeting described in this notice.

Property Tax Rates/\$100 Assessed Valuation:		Project Highlights:					SF Description					Projected Investment:					Incentive Type		Incentives	
City of	\$0.681300	Project	20,000 Manufacturing and warehousing				Manufacturing and warehousing	\$1,300,000				City Pop. Taxes	\$194,061							
County of	\$0.474700	Office	2,000 Offices				Office	\$200,000				County Prop. Taxes	\$135,213							
School District	\$1.071100	Corporate Housing	2,000 Corporate Housing				Corporate Housing	\$0				ISD Taxes	\$0							
Total Tax Rate	\$2.227100		0				Land	\$0				Incentive \$	\$0							
			0				Fixtures/Equipment	\$2,130,000												
			0				Other	0				Total	\$329,273							
		Total Square Feet:	24,000					Total Investment	\$3,630,000					% of Investment	14.44%					
Year	1	2	3	4	5	6	7	8	9	10										
Abatement %	100%	100%	100%	100%	100%	100%	80%	60%	40%	20%										
Non Abatement %	0%	0%	0%	0%	0%	0%	20%	40%	60%	80%										
COMPANY TAXABLE PROPERTY:	Appreciation	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%										
Buildings & Improvements*	\$1,500,000	\$1,545,000	\$1,591,350	\$1,639,091	\$1,688,263	Years	\$1,738,911	\$1,791,078	\$1,844,811	\$1,900,155	\$1,957,160	Years	Years							
Business Personal Property**	\$780,000	\$1,530,000	\$2,130,000	\$2,130,000	\$2,130,000	1 thru 5	\$2,130,000	\$2,130,000	\$2,130,000	\$2,130,000	\$2,130,000	6 thru 10	1 thru 10							
Total Estimated Taxable Assets	\$2,280,000	\$3,075,000	\$3,721,350	\$3,769,091	\$3,818,263	\$16,663,704	\$3,868,911	\$3,921,078	\$3,974,811	\$4,030,155	\$4,087,160	19,882,115	\$20,750,863							
						Subtotal						Subtotal	Total							
TOTAL CITY PROPERTY TAXES:	\$15,534	\$20,950	\$25,354	\$25,679	\$26,014	\$113,530	\$26,359	\$26,714	\$27,080	\$27,457	\$27,846	135,457	\$248,987							
City Taxes Abated	\$15,534	\$20,950	\$25,354	\$25,679	\$26,014	\$113,530	\$26,359	\$21,371	\$16,248	\$10,983	\$5,569	80,531	\$194,061							
City Taxes Non-Abated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,343	\$10,832	\$16,474	\$22,277	54,926	\$54,926							
						Subtotal														
TOTAL COUNTY PROPERTY TAXES:	\$10,823	\$14,597	\$17,665	\$17,892	\$18,125	\$79,103	\$18,366	\$18,613	\$18,868	\$19,131	\$19,402	94,380	\$173,483							
County Taxes Abated	\$10,823	\$14,597	\$17,665	\$17,892	\$18,125	\$79,103	\$18,366	\$14,891	\$11,321	\$7,652	\$3,880	56,110	\$135,213							
County Taxes Non-Abated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,723	\$7,547	\$11,479	\$15,521	38,270	\$38,270							
TOTAL ISD PROPERTY TAXES:	\$24,421	\$32,936	\$39,859	\$40,371	\$40,897	\$178,485	\$41,440	\$41,999	\$42,574	\$43,167	\$43,778	212,957	\$391,442							
ISD Taxes Abated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0							
ISD Taxes Non-Abated	\$24,421	\$32,936	\$39,859	\$40,371	\$40,897	\$178,485	\$41,440	\$41,999	\$42,574	\$43,167	\$43,778	\$212,957	\$391,442							
TOTAL ABATED PROPERTY TAXES:																				
Total City Abated	\$15,534	\$20,950	\$25,354	\$25,679	\$26,014	\$113,530	\$26,359	\$21,371	\$16,248	\$10,983	\$5,569	\$80,531	\$194,061							
Total County Abated	\$10,823	\$14,597	\$17,665	\$17,892	\$18,125	\$79,103	\$18,366	\$14,891	\$11,321	\$7,652	\$3,880	\$56,110	\$135,213							
Total ISD Abated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0							
Total Estimated City, County, ISD Taxes Abated						\$192,632						Abated	\$136,641	\$329,273						
Total City Non-Abated						\$0							\$54,926	\$54,926						
Total County Non-Abated						\$0							\$38,270	\$38,270						
Total ISD Non-Abated						\$178,485							\$212,957	\$391,442						
Total Estimated City, County, ISD Taxes Non-Abated						\$178,485						Non-Abated	\$306,154	\$484,639						
*Capital Investment in Buildings and Improvements to be made in Year 1, thereafter appreciated @ 3% annual																				
**Capital Investments in Business Personal Property to be made in Years 1-3 (Year 1=\$780,000, Year 2=\$750,000, Year 3=\$600,000), thereafter appreciated @ 0% annual																				
Actual value of taxable assets will be determined by Houston County Appraisal District.																				
Assumptions: Estimated tax abatement value based on estimated company assets and property tax rates for the entire period of the tax abatement.																				