



**FARMERSVILLE**  
**Economic Development Corporation**  
**City Council**  
**Community Development Corporation**  
**Tax Increment Reinvestment Zone**  
**SPECIAL TRAINING**  
**MINUTES**  
**May 26<sup>th</sup>, 2022, 6:00 p.m.**  
**Council Chambers, City Hall**  
**205 Main Street**

**PRELIMINARY MATTERS**

Matt Crowder opened the meeting at 6:00 p.m. on May 26<sup>TH</sup>, 2022, in the City Hall Council Chambers with the following board members present: Matt Crowder, Robbie Tedford, Randy Rice, Elise Bobitt and Jeff Sydney. City staff present, City Manager Ben White, City Finance Daphne Hamlin. Councilman Mike Henry, Mayor Bryon Weibold, Farmersville Community Development Corp Board members Donna Williams and Stephen Caspari, TIRZ Board member Tommy Ellison, and Advisory Board member Randy Smith.

**SPECIAL AGENDA**

**A. LOCAL INCENTIVES TRAINING PRESENTED BY GREG LAST WITH EDP BEST PRACTICES, LLC.**

Mr. Greg Last a Certified Economic Development Manager started own business in 2013 working with 80 plus cities.

Mr. Last will give a power point presentation on local incentive's – what we can do to manage within our own city.

Mr. Last has written twenty-three different policies related to the presentation

Attached is a copy of the presentation given to the board members

**ADJOURNMENT: 8:00 p.m.**



ATTEST:



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Randy Rice, Secretary

APPROVE:



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Matt Crowder, Chairman



## Local Incentives Overview



Greg Last, CEO  
May 11, 2022

(817) 992-6156  
[www.EDPBestPractices.com](http://www.EDPBestPractices.com)

## Local Incentives Overview

- Terminology / Definitions
- Statutory authorizations
- Project limitations
- Special districts
- Fund sources and uses
- Potential local incentives
- Examples



Introduction

## Terminology / Definitions

- **Incentives:** Any number of inducements that an agency / community / state might offer to a prospect to entice them to remain, expand, or locate within a preferred area
- **Incentive Agreement:** An agreement identifying business requirements and Agency incentives (Abatement, 380, PA-Perf. Agrmt.)
- **Grants:** Funds provided to businesses in exchange for performance per Ch. 380 or PA
- **Recapture (Clawbacks):** Clause to require repayment of incentives if they don't perform



Introduction

## Terminology / Definitions

- **Primary Jobs:** Defined in LGC Ch. 501
  - A job that is available at a company for which a majority of the products or services of that company are ultimately exported to regional, statewide, national, or international markets infusing new dollars into the local economy; and
  - Included in one of the identified sectors of the North American Industry Classification System (NAICS)
  - Links to LGC on website



Introduction



## Terminology / Definitions

- **Ad Valorem Tax:** Taxes on Real and Tangible Business Personal Property
  - **Real Property:** Land, buildings, affixed asset
  - **Business Personal Property (BPP):** Furniture, fixtures and equipment (FFE)
- Property – Business Personal:** Shall mean the tangible and movable items used in the course of business not permanently affixed to, or part of, the real estate. Examples of Business Personal Property include: furniture, machinery and equipment, computers, and vehicles.
- **Sales Taxes:** Sales and use taxes
    - State: 6.25%
    - Local: Maximum of 2%

## Terminology / Definitions

[www.EDPBestPractices.com](http://www.EDPBestPractices.com) / Resources

[illegible]

Original Certification Inc. Certified Development Company CFI Chamber of Commerce CDI Capital  
Improvement Program Clickbacks Clear Span Clustering Chatter Supplier Relationships  
Inducement CDI CIG Cultural Commitment Stages Community Systems Community Coalition  
Community Development Community Life Cycle Community Profile Comparable Comprehensive Plan  
Computer Terms Concept Plan Condemnation Contingency Costs Confine Time Contract Procurement  
Costin Convention Bureau ForeNet Global Core Benefit Analysis Cost of Doing CRI Critical Path  
Method CRA Crisis Identification CUPD CUPR CVP Needs Dedication Deed Restriction Podium  
Policies Demographics Density Developer Derivation Destination Use Detention Pond  
Developer's Agreement Development Goals Development Projects Digital Data Photography Digitizing  
Discrepancy Income Distribution Center Diversified Economy Double Tracking Drainage Main Due

## Statutory Authorizations

- **Corporations:** Development Corporations Act of 1979, now in Ch. 501-505 of the Local Government Code (LGC)
  - **Type A Corp:** Regulated by Ch. 504 of LGC
  - **Type B Corp:** Regulated by Ch. 505 of LGC
- **MDD:** Regulated by Ch. 377 of LGC
- **Project Limitations:** A primary characteristic is whether or not the “Project” requires Primary Jobs

## ED Codes & Statutes

<https://www.edpbestpractices.com/resources/e-d-statutes>

## Texas Local Government Code

- Chapter 372: Public Improvement Districts (PID)
- Chapter 375: Municipal Management Districts (MMD)
- Chapter 377: Municipal Development Districts (MDD)
- Chapter 378: Neighborhood Empowerment Zones (NEZ)
- Chapter 380: 380 Grants / Agreements
- Chapter 501: Development Corporations
- Chapter 502: Provisions Regarding Type A and B Corporations
- Chapter 504: Type A Corporations
- Chapter 505: Type B Corporations





#### Texas Tax Code

- **Chapter 311:** Tax Increment Financing
- **Chapter 312:** Property Redevelopment and Tax Abatement
- **Chapter 313:** Economic Development Act – ISD Value Limitations and Credits
  - Value Limitation and Tax Credits – Tx Comptroller's Office
  - Understanding Chapter 313 – TTARA
- **Chapter 351:** Municipal Hotel Occupancy Tax
  - THLA – HOT Overview for Municipalities
- **Section 11.251:** Freeport Exemption
- **Section 11.253:** Goods in Transit Exemption
  - Freeport and Goods in Transit Exemptions – Tx Comptroller's Office

#### Texas Government Code

- **Chapter 2256:** Public Funds Investment Act
- **Chapter 2303:** Enterprise Zones
  - Enterprise Zone Resources – Tx Comptroller's Office



Statutory Authorizations and Limitations

Please consult your attorney for details and clarifications

Type A Corporation	Type B Corporation	Municipal Dev. District
Created by LGC 501-505	Created by LGC 501-505	Created by LGC 377
A corporation	A corporation	A political subdivision
Files Articles of Incorporation	Files Articles of Incorporation	NA, not a corporation
Bylaws required	Bylaws required	Authorized to adopt governing rules
Boundary: City Limits	Boundary: City Limits	Boundary: Any portion of City or ETJ limits
1/8, 1/4, 3/8, or 1/2 of 1%	Same	same
BOD: At least 5, appt. by CC, no residency reqmts.	7 members, appt. by CC, 3 cannot be employees, officers or CC members, residency restrictions	At least 4, appt. by CC, no restrictions
Subject to Open Mtgs Act	Subject to Open Mtgs Act	Subject to Open Mtgs Act
Mtgs in City or County	Mtgs in City or County	Mtgs in City

Source: Summary by Messer-Fort-McDonald dated 2020



Statutory Authorizations and Limitations

Please consult your attorney for details and clarifications

Type A Corporation	Type B Corporation	Municipal Devel. District
-Public hearings not req for Type A projects -Public hearings reqd for Type B projects. -Can do B if election held or adopt ord if <7,500 -Plus 2 separate readings reqd by CC if \$10,000 or >	1 public hearing reqd. unless project defined in LGC 501 and pop < 20,000	No publications, public hearings or PA's required
60 day waiting period after 1 <sup>st</sup> notice to expend funds for Type B project	60 day waiting period after 1 <sup>st</sup> notice to expend funds for Type B project	None
Subject to Public Inf. Act	Subject to Public Inf. Act	Subject to Public Inf. Act as political subdivision

Source: Summary by Messer-Fort-McDonald dated 2020

See EDP Type A-B-MDD Permitted Projects Summary for comparison of projects



Statutory Authorizations and Limitations

<https://www.edpbestpractices.com/resources/type-a-b-projects>

Type A - B Development Corporations and Municipal Development Districts Permitted Projects Summary <sup>1</sup>				EDP Best Practices LLC
Information is derived from the Texas Local Government Code (TLGC). Please confer with your legal counsel prior to analyzing a project.				
Type A	Type B	MDD	Project Criteria	
P	P	P	[501.101] The land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements that are found by the board to be required or suitable for the development, retention or expansion of:	
P	P	P	• Manufacturing and industrial facilities	
P	P	P	• Research and development facilities	
P	P	P	• Military facilities, including closed or realigned military bases	
W <sup>2</sup>	W <sup>2</sup>	P	• Transportation facilities, including airports, hangars, railroads, rail switching facilities, maintenance and repair facilities, cargo facilities, related infrastructure located on or adjacent to an airport or railroad facility, marine ports, inland ports, mass commuting facilities, and parking facilities	
W <sup>2</sup>	W <sup>2</sup>	P	• Sewage or solid waste disposal facilities	
P	P	P	• Recycling facilities	
W <sup>2</sup>	W <sup>2</sup>	P	• Air or water pollution control facilities	
W <sup>2</sup>	W <sup>2</sup>	P	• Facilities for furnishing water to the public	
P	P	P	• Distribution centers	
P	P	P	• Small warehouse facilities capable of serving as decentralized storage and distribution centers	



Statutory Authorizations and Limitations



## Pay Attention to Fund Sources

### Sources

- City General Fund
- Type A
- Type B
- MDD
- Hotel Occup. Tax

### Uses

- Total flexibility
- Primary Job
- More flexibility
- Most similar to B
- Tourism

## Types of Local Incentives

- Ad Valorem Taxes
- Freeport
- 380 Grants
- Districts
- Hotel Occupancy Tax (HOT)
- Financial
- Employment
- Land / Building
- Infrastructure
- Procedural
- Development
- "Creative"

## Tax Abatement

- Authorized by Chapter 312 of the Texas Tax Code
- Must create Reinvestment Zone
- Requires written Agreement
- Real and Business Personal Property
- Max term of 10 years
- School districts cannot participate
- County can participate

## Tax Abatement

- The business does not have to pay a portion of the City's AV taxes
- Business may benefit from not paying, more so than getting the money back in grants
- Involves more public hearings, notices, time
- Tax Abatement Policy must be no more than two years old



## Tax Freeze

- Typically used in conjunction with significant improvements to a property
- Frequently “Historic” renovations
- Freezes the City portion of Ad Valorem taxes for a specified number of years
- Could be an incremental increase
  - Year one 100% grant back of increase in taxes
  - Year two 80% granted back
  - ...After 5 years they pay all taxes due w no grant



Unique Incentive Programs

## ISD Value Limitation

- Authorized in Chapter 313 of Texas Tax Code
- A school district may enter an agreement electing to temporarily tax only a set amount of the investment for a period of up to 10 years
- Limit only applies to maintenance and operations tax (M&O) amounts
- The limitation does NOT remove property from the tax rolls – it delays the time that new investments go on to the tax rolls at full value



Ad Valorem Tax Relief

## ISD Value Limitation

- **Required Investment:** Differs depending on property value of district. A higher level of investment is required in very large or property-wealthy districts. Smaller / rural districts may offer a more advantageous lower value limitation.
- **Eligible Property:** Land, buildings, and certain tangible BPP, such as machinery and equipment, but NOT inventories



Ad Valorem Tax Relief

## Freeport Exemption

- Authorized by Texas Tax Code
- The Freeport Tax Exemption is a property tax exemption that includes various types of property detained in Texas for a short period of time
- The Freeport goods qualify if they leave Texas within 175 days from the date they are brought into or acquired in the State
- “Triple Freeport” = City / School / County



Ad Valorem Tax Relief





## Freeport Exemption

- The exemption applies to goods, wares, ores, and merchandise other than oil, gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining petroleum or natural gas) and to aircraft or repair parts used by a certificated air carrier
- Goods must be in Texas for assembling, storing, manufacturing, repair, maintenance, processing or fabricating purposes



Ad Valorem Tax Relief

## Chapter 380 Agreements

- Authorized by Chapter 380 of the LGC
- “The governing body of a municipality may establish and provide for the administration of one or more programs, including programs for making loans and grants of public money and providing personnel and services of the municipality, to promote state or local economic development and to stimulate business and commercial activity in the municipality.”



Statutory Authorizations and Limitations

## EDO Performance Agreements

- Sec. 501.158. PERFORMANCE AGREEMENTS.
- (a) A corporation may not provide a direct incentive to or make an expenditure on behalf of a business enterprise under a project as defined by Subchapter C of this chapter or by Subchapter D, Chapter 505, unless the corporation enters into a performance agreement with the business enterprise.
- (b) A performance agreement between a corporation and business enterprise must:
  - (1) provide, at a minimum, for a schedule of additional payroll or jobs to be created or retained and capital investment to be made as consideration for any direct incentives provided or expenditures made by the corporation under the agreement; and
  - (2) specify the terms under which repayment must be made if the business enterprise does not meet the performance requirements specified in the agreement.



Statutory Authorizations and Limitations

## Grants

- Chapter 380, 381 or 501.158 provisions
- Ad Valorem Taxes:
  - The City grants back to the business a portion of the City’s AV taxes paid
- Sales Taxes:
  - The City grants back to the business a portion of the City’s sales taxes generated by the business
- EDO Sales Tax (Performance Agreement):
  - The EDO provides a grant as an incentive using the EDO sales taxes



Grants





## Grants

- More “performance based”
- Less notices, hearings, cost, no “zone”
- **Individual business:** A portion of the City sales taxes paid by customers of the business are granted back to the business
- **Retail development:** A portion of the City sales taxes paid by customers of all businesses in the development is granted to developer



Grants

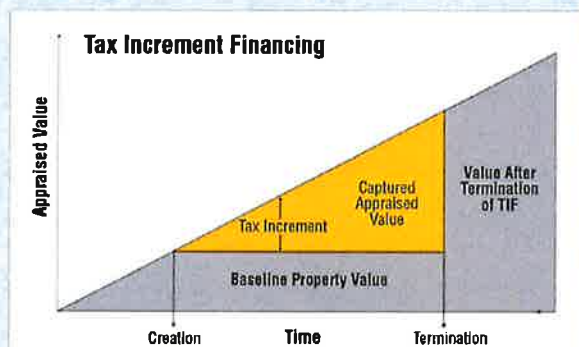
## Tax Increment Financing

- **Authorized by:** Chapter 311 of the Texas Tax Code
- Must create Reinvestment Zone
- Develop Project Plan and Financing Plan
- Real Property AV Taxes and / or Sales Taxes
- The incremental increase in taxes above a base goes back into the Reinvestment Zone
- Be careful when it starts, time flow of \$



Statutory Authorizations and Limitations

## Tax Increment Financing



Statutory Authorizations and Limitations

## Public Improvement Districts

- **Authorized by:** Chapter 372 of the LGC
- Governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's ETJ.



Statutory Authorizations and Limitations



## Hotel Occupancy Tax

- Authorized by Chapter 351 of Texas Tax Code
- Must meet two thresholds
  - Expenditure must promote tourism and the convention and hotel industry
  - Must meet certain project requirements: Convention Centers; Convention Registrants; Promotional Programs; Arts (15% limit); Historical Uses; Sports Facilities; Signage; Transportation Systems



Hotel Occupancy Taxes

## Loans

- Loan Guarantee
  - Provides a guarantee to the lender that the business loan will be paid off
- Forgivable Loan
  - Provides a loan that is “forgiven” a portion at a time over time based on performance
    - > E.G. A five-year forgivable loan of \$50,000 that is reduced by \$10,000 each year a business exists in a building
- Revolving Loan Program



Financial Incentives

## Fee Waivers-Reductions-Credits

- Entitlement processing fees
  - Application fees for zoning, site plans, platting
- Building Permit Fees
  - Administrative fees to review building plans and inspect construction
  - Be careful not to give up fees that are to be paid to third parties (unique fire inspections)
  - Don't include certain inspections (holiday, etc.)
- Misc. Permit Fees
  - Signs, tree removal, earth disturbance



Fee-Related Incentives

## Fee Waivers-Reductions-Credits

- Public Works Review & Inspection
  - Typically for construction plan review and inspections of public infrastructure
  - E.g. 5% of public construction costs



Fee-Related Incentives



## Exactions – Impact Fees

- Attorneys differ on a City's ability to "waive" Impact Fees
  - Can be "credited" against a qualifying project
  - Can be paid and then "granted" back
- Must be "eligible improvements" [on CIP]
- Do not give up any "pass-thru" fees (Regional water supplier)



Fee-Related Incentives

## Exactions

- Park Dedication Fees
  - Can meet by dedication of park land or payment of fees
  - Rarely used on commercial properties, can be waived / credited with any kind of open space
- Storm Drainage Mitigation Fees
  - Pro-rated participation in down-stream costs



Fee-Related Incentives

## Employment Related Incentives

- Relocation Assistance: A grant amount per employee that relocates to the City
- Cash for Jobs: A grant for each job created (better terminology is Employment Grant)
- Employee Recruitment Assistance: A grant amount to provide assistance in the recruiting of employees
- Desired Salary: A grant only for those positions that meet a minimum salary



Employment Incentives

## Land / Building Related

- Free Land: Land conveyed from the EDO to the business for free
- Free Building: A building conveyed from the EDO to the business for free
- Build-to-Suit / Leaseback: City / EDO builds a building to the specifications of a business and they lease it



Land / Building Incentives





## Roadways / Rail

- Road participation programs
- Road extensions to a project
- Rail system enhancements
- Rail spur to a site



Infrastructure Incentives

## Utilities

- Water line oversizing
- Utility extensions to site
- Internet availability
- Electrical redundancy thru transformers and sources
- Gas extensions to a site



Infrastructure Incentives

## Process Enhancements

- Fast-track entitlement processing
  - Quicker review, meeting sequencing, readings
- Fast-track permitting
  - Move plans to the front of the line
- Inspections
  - Dedicated inspector(s) on job site
  - Do not give up 3<sup>rd</sup> party costs that you have to pay



Procedural Incentives

## Demolition - Temple

- City will consider demolishing buildings, signs or parking lots, and disposing of same at City's costs
- Will not demolish buildings with reasonable probability of asbestos unless abated
- Will also consider 1:1 matching-grant for certain aspects of demolition



Unique Incentive Programs





## Asbestos Program - Temple

- Provide a 1:1 matching-grant for an owner-initiated asbestos survey of a building and for asbestos abatement for a building on eligible property
- Eligible costs include professional fees, labor costs, select demotion / removal costs, and replacement materials



Unique Incentive Programs 45

## "Creative" Incentives

- Country Club Memberships
- Tickets to entertainment / sky boxes
- Street Naming
  - Bass Pro Drive – Grapevine
  - ATT Drive – Arlington
  - 1 Cabela Drive – Fort Worth
- Signage
  - Variances as to size and location
- Shotguns / entrance gates / boots / etc.



Creative Incentives 46

## Local Incentive Examples

- Ad Valorem Taxes (City only)
  - 50% tax abatement on the real and tangible BPP for 10 years
  - Step down tax abatement of 40% - 30% - 20% - 10% for 4 years
  - 100% grant back of all AV taxes for a period of 10 years from the date of voluntary annexation



Local Incentive Examples 47

- Sales Taxes
  - Grant back 50% of all sales taxes collected by the City for a period of 5 years
  - Grant back 50% of sales taxes collected towards cost of parking garage, NTE 50% of the actual cost of the garage
- HOT
  - Grant back 50% of HOT collected by the City for use in marketing and promotion of hotel
  - Grant back NTE 15% of HOT collected for 4 years and NTE 50% of the cost of sculptures in park



Local Incentive Examples 48



## • Infrastructure

- Grant an amount equal to the difference between an 8" water line and the required 12" water line, NTE \$40,000, upon acceptance
- Credit the cost of roadway impact fees against the construction of the deceleration lane
- Participate in the cost of the off-site sanitary sewer NTE 50% of actual cost and NTE \$200,000

## • Employment

- Provide a grant of \$1,000 for each employee with salary greater than \$30,000 and lives in the City



Local Incentive Examples

## Carillon – 256 Acres Mixed-Use



Case Study 1 - Carillon

## Program Payment Example

### EXAMPLE Program Payment Schedule: 2010-08-08

Year	G.F. Revenue	50% Max	General Fund Grant	G.F. Cumulative Grant	15% HOT Art Grant	HOT Art Cumulative	Cumulative Total
1	\$ 209,566	\$ 104,783	\$ 104,783	\$ 104,783	\$ 37,895	\$ 37,895	\$ 142,678
2	\$ 419,132	\$ 209,566	\$ 209,566	\$ 314,349	\$ 56,790	\$ 94,685	\$ 309,214
3	\$ 628,697	\$ 314,349	\$ 314,349	\$ 628,697	\$ 85,185	\$ 139,870	\$ 568,756
4	\$ 838,263	\$ 419,132	\$ 419,132	\$ 1,047,829	\$ 127,777	\$ 267,647	\$ 885,506
5	\$ 1,047,829	\$ 628,697	\$ 628,697	\$ 1,676,526	\$ 191,665	\$ 459,312	\$ 1,125,214
6	\$ 1,257,395	\$ 838,263	\$ 838,263	\$ 2,514,789	\$ 275,452	\$ 734,764	\$ 1,440,041
7	\$ 1,466,961	\$ 1,047,829	\$ 1,047,829	\$ 3,562,618	\$ 391,342	\$ 1,126,106	\$ 1,756,524
8	\$ 1,676,526	\$ 1,257,395	\$ 1,257,395	\$ 4,820,013	\$ 538,503	\$ 1,664,609	\$ 2,155,612
9	\$ 1,886,092	\$ 1,466,961	\$ 1,466,961	\$ 6,286,974	\$ 737,046	\$ 2,401,655	\$ 2,688,629
10	\$ 2,095,658	\$ 1,676,526	\$ 1,676,526	\$ 7,963,500	\$ 1,014,526	\$ 3,416,181	\$ 3,547,319

\$ 772,282 Incentive Cap

#### ASSUMPTIONS

1. General Fund revenues are as projected on the Carillon revenue estimate spreadsheet dated 2010-07-02.

2. Phase I full revenues are reached in year 4; Phase II full revenues reached in year 6.

3. Ultimate development revenues are reached in year 8.

4. HOT Tax: 160 rooms x \$190 ADR x 365 days x 7% occupancy = \$504,866 x 15% annual cap = \$75,730

5. Capital public art contribution is 50% of park sculpture elements (\$202,000) + 50% of Village Green Fountain (\$275,000)

6. Revenues in Village Green qualify for HOT tax because it is an "artistic focal point."

7. Full HOT revenues are not achieved until year 4.



Case Study 1 - Carillon

- Carillon General Fund revenue estimate dated 2010-07-02
  - Does not include SPDC or CCPD sales and use tax revenues
  - Revenues should be reduced by the AG exempt value of the land on the date of execution prior to any incentive grants (5 A.I.)
- Program Payment Schedule dated 2010-08-08
  - Phase I full revenues are reached in year 4
  - Phase II full revenues are reached in year 6
  - Ultimate development revenues are reached in year 8
  - Incentive cap is \$5,480,000 (retail garages) + \$577,000 (public art) + \$475,187 (White Chapel west lanes) + \$320,692 (White Chapel east lanes) + \$1,919,390 (parks) = \$8,772,269.
- Hotel Occupancy Tax
  - 160 rooms x \$190 ADR x 365 x 85% occupancy x 7% = \$504,866 x 15% = \$75,730 annual cap
  - Full HOT revenues are reached in year 4
  - Circulating fountains in ponds do not qualify for HOT monies but focal point fountain in Village Green does and is included as Public Art.
- White Chapel Blvd: Does not include turn lanes dedicated to development.
  - Two Western Lanes: Includes 100% of total cost of \$475,187 (includes costs at intersection with SH 114 and N-bound left turns at Retail Drive and Kirkwood median breaks). This number used in cap total for generation of program payment example but is not capped in agreement.
  - Two Eastern Lanes: Total cost of \$641,384 / 2 = participation cost and cap of \$320,692.



Case Study 1 - Carillon





5. Kirkwood Blvd: Not included. Roadway Impact Fees paid by Hines or third parties will be granted to Hines for a period of time.
6. Retail Parking Garages: Total cost of \$13,700,000, participation and cap at 40% of cost = \$5,480,000.
7. Parks: Includes six (6) parks with total cost of \$3,638,780 / 2 = participation cost and cap of \$1,919,390.
  - A. Village Green Park: \$690,842 total (\$750,000 fountain in Public Art)
  - B. Neighborhood Park: \$451,510 total
  - C. Tree Preserve: \$186,922 total
  - D. Lake Park: \$1,572,002 total
  - E. Corporate Park: \$807,468 total
  - F. Northwest Enclave: \$130,016 total
8. Public Art: Includes five (5) parks with public art for total cost of \$1,154,000 / 2 = participation cost and cap of \$577,000.
  - A. Village Green: \$898,000 total (\$148,00 sculpture + \$750,000 fountain)
  - B. Neighborhood Park: \$54,000 total
  - C. Lake Park: \$74,000 total
  - D. Corporate Park: \$74,000 total
  - E. Northwest Enclave: \$54,000 total
9. Water Line Oversizing: Not included. Reimbursed per Developer's Agreement.



Case Study 1 - Carillon

## Forest Park Medical Center



Case Study 2 - Forest Park Medical

## City Incentives Used

- Grant 80% of the Ad Valorem real and business personal property
- Construct 4-lane blvd. adjacent to property
- Construct 12" water line along frontage
- Construct 8" sewer line to property
- Reduce fees by 50%
- Waive Park Dedication requirements
- Shorten approval process where possible



Case Study 2 - Forest Park Medical



### Resources at [www.EDPBestPractices.com](http://www.EDPBestPractices.com)

- Texas Administrative Code
- Texas Tax Code
- Local Government Code
- Attorney General E.D. Opinions

Thank You!



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Resources

