

RESOLUTION NO. 03-17-2026D

A RESOLUTION ESTABLISHING GUIDELINES AND CRITERIA FOR GRANTING TAX ABATEMENT IN A REINVESTMENT ZONE CREATED WITHIN THE CITY OF GAINESVILLE; ELECTING TO BECOME ELIGIBLE TO PARTICIPATE IN TAX ABATEMENT; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS FINDING.

WHEREAS, the creation and retention of job opportunities that bring new wealth is the highest civic priority; and

WHEREAS, the City of Gainesville chooses to provide tax abatements and other economic development incentives to encourage economic development in our community; and

WHEREAS, new jobs and investment will benefit the area economy, provide needed opportunities, strengthen the real estate market and generate tax revenue to support local services; and

WHEREAS, the City of Gainesville must compete with other localities across the nation currently offering tax inducements to attract new industry and industry modernization projects; and

WHEREAS, any tax incentives offered in the City of Gainesville would reduce needed tax revenue unless strictly limited in application to those new and existing industries that bring new wealth to the community; and

WHEREAS, the abatement of property taxes, when offered to attract primary jobs in industries which bring dollars from outside the community instead of merely recirculating dollars within a community, has shown to be an effective method of enhancing and diversifying an area's economy; and

WHEREAS, Section 312.002 of the Texas Property Tax Code requires any eligible taxing jurisdiction to ensure that an agreement and the property subject to tax abatement meets established Guidelines and Criteria as to eligibility for tax abatement agreements prior to the granting of any future tax abatement, with said Guidelines and Criteria to be unchanged for a two-year period unless amended by a three-quarter (3/4) vote of the entity; and

WHEREAS, the City of Gainesville Tax Abatement Guidelines and Criteria were adopted on October 3, 2023, and therefore expired on October 2, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GAINESVILLE, MEETING IN REGULAR SESSION:

Section 1. Findings of Facts.

Recitals are incorporated into the resolution and are findings of fact. The City held a public hearing on these Guidelines and Criteria for granting tax abatements prior to the approval

Section 2. Approval of Guidelines and Criteria for Granting Tax Abatements.

That the City Council of the City of Gainesville hereby approves the following Tax Abatement Guidelines and Criteria, attached as "Exhibit A", in accordance with Section 312.002 of the Texas Property Tax Code.

Section 3. Severability.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this resolution are severable, and, if any phrase, clause, sentence, paragraph or section of this resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this resolution, since the same would have been enacted by the City Council without the incorporation in this Resolution of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. Effective Date.

This resolution shall be in full force and effect after its approval.

Section 5. Open Meeting Finding.

That it is hereby officially found and determined that the meeting at which this Resolution is passed and open to the public as required by law and that public notice of the time, place and purpose of said meeting was given as required.

PASSED AND APPROVED THIS 17TH DAY OF MARCH 2026 BY THE FOLLOWING VOTES:

5 AYES, 0 NAYS, 1 ABSENT, 0 ABSTENTIONS, 1 VACANCY



TOMMY MOORE, MAYOR

ATTEST:



DIANA LOCH, CITY SECRETARY



GUIDELINES AND CRITERIA GOVERNING TAX ABATEMENT FOR COMMERCIAL-INDUSTRIAL DEVELOPMENT

RESOLUTION NO. 03-17-2026D

SECTION 1. General Purpose:

The City of Gainesville is committed to the promotion of high quality residential and commercial development within the city; and to an ongoing improvement in the quality of life for citizens. The City recognizes that these objectives are generally served by enhancement and expansion of the local economy. The City will, on a case-by-case basis, give consideration to providing Tax Abatements, as authorized by V.T.C.A., Tax Code, Chapter 312, as stimulation for economic development within the designated Reinvestment Zones in the City of Gainesville. It is the policy of the City that said consideration will be provided in accordance with the guidelines and criteria herein set forth and in conformity with the Tax Code.

Nothing contained herein shall imply, suggest or be understood to mean that the Affected Jurisdictions are under any obligation to provide tax abatement to any specific applicant (V.T.C.A., Tax Code, Section 312.002(d)). With the above rights reserved, all applicants for tax abatement will be considered on a case-by-case basis.

SECTION II. Definitions:

As used within these guidelines and criteria, the following words or phrases shall have the following meaning:

1. *Abatement of Taxes:* To exempt from ad valorem taxation all or part of the value of certain improvements placed on land located in a designated Reinvestment Zone for commercial development purposes for a period of time not to exceed ten (10) years.
2. *Affected Jurisdiction:* The City of Gainesville, the County of Cooke, Gainesville Hospital District, North Central Texas College, Lindsay Independent School District and Gainesville Independent School District.
3. *Abatement Agreement:* A contract between a property owner and the City of Gainesville for the abatement of taxes on qualified property located within a designated Reinvestment Zone as authorized by V.T.C.A., Tax Code, Chapter 312.
4. *Base Year Value:* The assessed value of property eligible for tax abatement as of January 1 preceding the execution of an Abatement Agreement as herein defined.
5. *Renovation of Existing Facilities or Structures:* The addition of buildings, structures, modernization of buildings and machinery, or new machinery or equipment to a Facility.
6. *Existing Facility or Structure:* A Facility as of the date of execution of the Tax Abatement.

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7. *Facility*: The improvements made to Real Property eligible for tax abatement and including the building or structure erected on such Real Property and/or any Tangible Personal Property to be located in or on such property.
8. *Improvements to Real Property or Improvements*: Shall mean the construction, addition to, structural upgrading of, replacement of, or completion of any facility located upon, or to be located upon, Real Property, as herein defined, or any Tangible Personal Property placed in or on said Real Property.
9. *New Facility*: The construction of a Facility on previously undeveloped real property eligible for tax abatement.
10. *Owner*: The record title owner of Real Property.
11. *Productive Life*: The number of years a Facility is expected to be in service.
12. *Tangible Personal Property*: Any Personal Property, not otherwise defined herein, and which is necessary for the proper operation of any type of Facility.

SECTION III. Intent of Criteria and Guidelines:

The intent of the criteria and guidelines, as herein set forth, is to establish the minimum standards which an applicant for tax abatement must meet in order to be considered for such status by the City of Gainesville.

SECTION IV. Criteria and Guidelines for Tax Abatement:

1. Any type of Facility will be eligible for tax abatement consideration provided such Facility meets the following guidelines and criteria.
2. A business must clearly add to the Gainesville economic base. Compliance with this criterion should show additional jobs or retained jobs. New jobs should not simply displace other similar jobs in the community. Additional jobs are not required for business personal property abatements (as provided for in Section IV, Subsection 6 below)
3. Creation of new value: Abatement may only be granted for the additional value resulting from any of the following:
 - (a) modernization of a facility of any type herein defined;
 - (b) construction of a new facility of any type herein defined;
 - (c) expansion of a facility of any type herein defined.
4. New or existing facilities, of any type herein defined, located in a reinvestment zone or upon Real Property eligible for such status will be eligible for consideration for tax abatement status provided all other criteria or guidelines are satisfied.
5. Improvements to Real Property are eligible for tax abatement status.

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6. The following types of property shall be ineligible for tax abatement status and shall be fully taxed:
- (a) land;
 - (b) inventories or supplies;
 - (c) tools;
 - (d) vehicles;
 - (e) aircraft;
 - (f) boats;
 - (g) hotel accommodations;
 - (h) motel accommodations;
 - (i) property owned by the State of Texas or any state agency; and,
 - (j) property owned or leased by a member of the governing body of an Affected Jurisdiction

Council may approve exceptions for providing tax abatements on inventories and vehicles if these types of property are valued at \$50,000,000 (fifty million dollars) or more.

7. In order for a Facility to qualify for abatement, the following conditions must apply:
- (a) The Real Property, eligible improvements and Tangible Personal Property must be owned by the same person, corporation, partnership, or other business entity.
 - (b) An applicant that does not own the land must have a lease that establishes the applicants right to utilize the real property for the project as described in the Application for Commercial-Industrial Tax Abatement.
 - (b) In the case of Real Property leased from the City all improvements placed thereon together with all Tangible Personal Property used in conjunction with said improvements must be owned by the same person, corporation, partnership, or other business entity, and said owner must have a lease commitment of at least fifteen (15) years.
 - (c) Property must be properly zoned for the use stated by the applicant in the application.
8. The amount and term of abatement shall be determined on a case-by-case basis, however, in no event shall taxes be abated for a term in excess of ten (10) years. The amount of the taxable value of Improvements to be abated and the term of the abatement shall be determined by the

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City in all cases. The authority of all other Affected Jurisdictions shall be as set forth in V.T.C.A., Tax Code, Section 312.206.

9. No commercial property shall be eligible for tax abatement under these guidelines and criteria unless such property is located in a designated Reinvestment Zone in accordance with V.T.C.A., Tax Code, Sections 312.2011 and 312.202.

10. The economic qualification for tax abatement shall be for a new facility or the renovation of an existing facility as follows:

<u>Amount of Increased Taxable Value</u>	<u>Years of Abatement</u>	<u>% of Abatement</u>
\$ 2,000,000 - 4,999,999	1 – 5	10 - 50%
\$ 5,000,000 - 9,999,999	1 – 7	10 - 60%
\$ 10,000,000 – or greater	1 – 10	10 – 70%

(b) Development in the Central Area Zone qualifies up to a ninety percent (90%) tax abatement for up to five (5) years with a minimum investment of one hundred fifty thousand dollars (\$150,000).

(c) Qualifications for one hundred percent (100%) tax abatement for ten (10) years with an agreement for payments in lieu of property taxes as long as the payments in lieu of taxes equate to the City collecting the same amount of funds as the abatement guidelines in Section 10(a) above.

11. Taxability:

(a) The portion of the value of Improvements to be abated shall be abated in accordance with the terms and provisions of a Tax Abatement Agreement executed between Gainesville and the owner of the Real Property and/or Tangible Personal Property, which agreement shall be in accord with the provisions of V.T.C.A., Tax Code, Chapter 312.205.

(b) All ineligible property, if otherwise taxable as herein described, shall be fully taxed.

12. The governing body of the City shall have total discretion as to whether tax abatement is to be granted. Such discretion, as herein retained, shall be exercised on a case-by-case basis. The adoption of these guidelines and criteria by the governing body of the City does not:

(a) Limit the discretion of the governing body to decide whether to enter into a specific tax abatement agreement.

(b) Limit the discretion of the governing body to delegate to its employees the authority to determine whether or not the governing body should consider a particular application or request for tax abatement; or,

(c) Create any property, contract, or other legal right in any person to have the governing body consider or grant a specific application or request for tax abatement.

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13. The burden to demonstrate that an application for tax abatement should be granted shall be upon the applicant. Each Affected Jurisdiction to which the application has been directed shall have full authority to request any additional information from the applicant that the governing body of such Affected Jurisdiction deems necessary to assist it in considering such application.

SECTION V. Tax Abatement:

1. The Tax Abatement Agreement may be executed between the owner and the City. A Tax Abatement Agreement shall:
 - (a) Establish and set forth the Base Year assessed value of the property for which tax abatement is sought.
 - (b) Provide that the taxes paid on the Base Year assessed value shall not be abated as a result of the execution of said Tax Abatement Agreement.
 - (c) Provide that ineligible property as subscribed in Section IV, Subsection 6, herein above shall be fully taxed.
 - (d) Provide for the exemption of Improvements in each year covered by the agreement only to the extent the value of such Improvements for each such year exceeds the value for the year in which the agreement is executed.
 - (e) Fully describe and list the kind, number and location of all of the improvements to be made in or on the Real Property.
 - (f) Set forth the estimated value of all improvements to be made in or on the Real Property.
 - (g) Clearly provide that tax abatement shall be granted only to the extent:
 - (1) The improvements to Real Property increase the value of the Real Property for the year in which the Tax Abatement Agreement is executed; and,
 - (2) That the Tangible Personal Property improvements to Real Property were not located on the Real Property prior to the execution of the Tax Abatement Agreement.
 - (h) Provide for the portion of the value of the improvements to Real Property or improvements to be abated. This determination is to be made consistent with the provisions of Section IV, Subsection 6, of these guidelines and criteria as herein above set forth.
 - (i) Provide for the commencement date and the termination date. In no event shall said dates exceed a period of ten (10) years.
 - (j) Describe the type and proposed use of the improvements to Real Property or improvements including:
 - (1) The type of facility.

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- (2) Whether the improvements are for a new facility or renovation of a facility.
 - (3) The nature of the construction, proposed time table of completion, a map or drawings of the improvements above mentioned.
 - (4) The amount of investment and the commitment for the creation of new jobs.
 - (5) A list containing the kind, number and location of all proposed improvements.
 - (6) Any other information required by the City.
- (k) Provide a legal description of the Real Property upon which improvements are to be made.
 - (l) Provide access to and authorize inspection of the Real Property or improvements by employees of the Affected Jurisdiction, who have executed a Tax Abatement Agreement with applicant/owner to insure improvements are made according to the specifications and conditions of the Tax Abatement Agreement.
 - (m) Provide for the limitation of the uses of the Real Property or improvements consistent with the general purpose of encouraging development or redevelopment of the zone during the period covered by the Tax Abatement Agreement.
 - (n) Provide for contractual obligations in the event of default by owner, violation of the terms or conditions by owner, recapturing property tax revenue in the event owner defaults or otherwise fails to make improvements as provided in said Tax Abatement Agreement, and any other provision as may be required or authorized by State Law.
 - (o) Contain each term agreed to by the owner of the property.
 - (p) Require the owner of the property to certify annually to the City that the owner is in compliance with each applicable term of the agreement.
 - (q) Provide that the governing body of the Gainesville may cancel or modify the agreement if the property owner fails to comply with the agreement.
2. The following notices shall be required prior to entering an agreement for tax abatement.
- (a) Provide public notice of a meeting (as required by V.T.C.A., Tax Code, Section 312.207) at which the City Council will consider the approval of a tax abatement at least thirty (30) days before the meeting. The notification shall comply with Chapter 551, Government Code via a physical posting and City website. The notice shall also contain:
 - (1) the name of the property owner and the name of the applicant for the tax abatement agreement;

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- (2) the name and location of the reinvestment zone in which the property subject to the agreement is located;
 - (3) a general description of the nature of the improvements or repairs included in the agreement; and
 - (4) the estimated cost of the improvements or repairs.
- (b) Notify other impacted Affect Jurisdictions
- (1) Not later than the seventh day before the City of Gainesville (as required by V.T.C.A., Tax Code, Section 312.2041 or Section 312.402) enters into an agreement for tax abatement under V.T.C.A., Tax Code, Section 312.204, the governing body or a designated officer or employee thereof shall deliver to the presiding officer of the governing body of each of the taxing units in which the property to be subject to the agreement is located, a written notice that the City intends to enter into the agreement. The notice must include a copy of the proposed Tax Abatement Agreement.
 - (2) A notice, as above described in Subsection (b), is presumed delivered when placed in the mail, postage paid and properly addressed to the appropriate presiding officer. A notice properly addressed and sent by registered or certified mail for which a return receipt is received by the sender is considered to have been delivered to the addressee.
 - (3) Failure to deliver the notice to does not affect the validity of the agreement.

SECTION VI. Application:

1. Any present owner of taxable commercial property located within the designated Reinvestment Zone of the City of Gainesville may apply for tax abatement by filing an application with the City Gainesville.
2. The application shall consist of a completed application form accompanied by:
 - (a) A general description of the improvements to be undertaken.
 - (b) A descriptive list of the improvements for which tax abatement is requested.
 - (c) A list of the kind, number and location of all proposed improvements of the Real Property Facility or Existing Facility.
 - (d) A map indicating the approximate location of improvements on the Real Property Facility or Existing Facility together with the location of any or all Existing Facilities located on the Real Property or Facility.
 - (e) A list of any and all Tangible Personal Property presently existing on the Real Property or located in an existing facility.

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- (f) A legal description of property.
 - (g) Address of property.
 - (h) A proposed time schedule for undertaking and completing the proposed improvements.
 - (i) A general description stating whether the proposed improvements are in connection with:
 - (1) the renovation of a facility; or,
 - (2) construction of a new facility.
 - (j) A statement of the additional taxable value to the Real Property or Facility as a result of the proposed improvements.
 - (k) A statement of the assessed taxable value of the Real Property, Facility or Existing Facility for the Base Year.
 - (l) Information concerning the number of new jobs that will be created or information concerning the number of existing jobs to be retained as result of the improvements undertaken.
 - (m) Any other information which the City of Gainesville deems appropriate for evaluating the financial capacity of the applicant and compatibility of the proposed improvements with these guidelines and criteria.
 - (n) Information that is provided to the City in connection with an application or request for tax abatement and which describes the specific processes or business activity to be conducted or the equipment or other property to be located on the property for which tax abatement is sought is confidential and not subject to public disclosure until the Tax Abatement Agreement is executed. Information in the custody of an Affected Jurisdiction after the agreement is executed is not confidential. (V.T.C.A., Tax Code, Section 312.003).
3. If a tax abatement is granted, the data provided by the applicant on property values and jobs in the application will be the baseline for the business in the agreement.

SECTION VII. Recapture:

1. In the event that any type of facility, (as defined in Section II, Subparagraphs 5, 6, 7, 8, 9) is completed and begins producing goods or services, but subsequently discontinues producing goods or services for any reason, excepting fire, explosion or other casualty or accident or natural disaster or other event beyond the reasonable control of applicant or owner for a period of one hundred eighty (180) days during the term of a tax abatement agreement, then in such event the Tax Abatement Agreement shall terminate and all abatement of taxes shall likewise

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- terminate. Taxes abated during the calendar year in which termination takes place shall be payable to Gainesville by no later than January 31st of the following year. Taxes abated in years prior to the year of termination shall be payable to the City within sixty (60) days of the date of termination. The burden shall be upon the applicant or owner to prove to the satisfaction of the City that the discontinuance of producing goods or services was as a result of fire, explosion, or other casualty or accident or natural disaster or other event beyond the control of applicant or owner. In the event the applicant or owner meets this burden and the City is satisfied that the discontinuance of the production of goods or services was the result of events beyond the control of the applicant or owner, then such applicant or owner shall have a period of one (1) year in which to resume the production of goods and services. In the event that the applicant or owner fails to resume the production of goods or services within one (1) year, then the Tax Abatement Agreement shall terminate and the Abatement of all taxes shall likewise terminate. Taxes abated during the calendar year in which termination takes place shall be payable to the City by no later than January 31st of the following year. Taxes abated in years prior to the year of termination shall be payable to Gainesville within sixty (60) days of the date of termination. The one (1) year time period, herein above mentioned, shall commence upon written notification from the City to the applicant or owner.
2. In the event that the applicant or owner has entered into a Tax Abatement Agreement to make improvements to a Facility of any type described in Section 1 above, but fails to undertake or complete such improvements, then in such event the City shall give the applicant or owner a sixty (60) day notice of such failure. The applicant or owner shall demonstrate to the satisfaction of the City, above mentioned, that the applicant or owner has commenced to cure such failure within the sixty (60) days above mentioned. In the event that the applicant or owner fails to demonstrate that he is taking affirmative action to cure his failure, then in such event the Tax Abatement Agreement shall terminate and all abatement of taxes shall likewise terminate. Taxes abated during the calendar year in which termination takes place shall be payable to the City by no later than January 31st of the following year. Taxes abated in years prior to the year of termination shall be payable to Gainesville within sixty (60) days of the date of termination.
 3. In the event that the City determines that the applicant or owner is in default of any of the terms or conditions contained in the Tax Abatement Agreement, then in such event the City shall give the applicant or owner sixty (60) days written notice to cure such default. In the event such default is not cured to the satisfaction of the City within the sixty (60) days-notice period, then the Tax Abatement Agreement shall terminate and all abatement of taxes shall likewise terminate. Taxes abated during the calendar year in which termination takes place shall be payable to the City by no later than January 31st of the following year. Taxes abated in years prior to the year of termination shall be payable to the City within sixty (60) days of the date of termination.
 4. In the event that the applicant or owner allows ad valorem taxes on property ineligible for Tax Abatement owed to any Affected Jurisdiction, to become delinquent and fails to timely and properly follow the legal procedures for their protest or contest, then in such event the Tax Abatement Agreement shall terminate and all abatement of taxes shall likewise terminate. Taxes abated during the calendar year in which termination, under this subparagraph, takes

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place shall be payable to the City by no later than January 31st of the following year. Taxes abated in years prior to the year of termination shall be payable to the City within sixty (60) days of the date of termination.

5. In the event that the applicant or owner, who has executed a Tax Abatement Agreement with the City, relocates the business, for which tax abatement has been granted, to a location outside of the designated reinvestment zone, then in such event, the Tax Abatement Agreement shall terminate after sixty (60) days written notice by the City to the Owner/Applicant. Taxes abated during the calendar year in which termination, under this subparagraph takes place shall be payable to the City by no later than January 31st of the following year. Taxes abated in years prior to the year of termination shall be payable to the City within sixty (60) days of the date of termination.
6. The date of termination as that term is used in this Subsection VIII shall, in every instance, be the 60th day after the day the City sends notice of default, in the mail to the address shown in the Tax Abatement Agreement to the Applicant or Owner. Should the default be cured by the Owner or Applicant within the sixty (60) day notice period, the Owner/Applicant shall be responsible for so advising the City and obtaining a release from the notice of default from the City, failing in which, the abatement remains terminated and the abated taxes must be paid.
7. In every case of termination set forth in Subparagraphs 1, 2, 3, 4 and 5 above, the City shall determine whether default has occurred by Owner/Applicant in the terms and conditions of the Tax Abatement Agreement and shall so notify all other Affected Jurisdictions.
8. In the event that a Tax Abatement Agreement is terminated for any of the reasons listed above or for whatever reason, then all taxes which otherwise would have been paid to the City without the benefit of abatement shall be reinstated as if the abatement had never existed and shall incur penalties and interest charged at the statutory rate for delinquent taxes as determined by Section 33.01, 33.07, 33.08, and 33.11 of the Texas Property Tax Code and as if all notices required to impose the reinstated taxes, penalties and interest had been timely given and received. The reinstated taxes, penalties and interest shall be secured by tax liens as provided in the Texas Property Tax Code.

SECTION VIII. Miscellaneous:

1. Any notice required to be given by these criteria or guidelines shall be given in the following manner:
 - (a) To the Owner and/or Applicant: written notice shall be sent to the address appearing on the Tax Abatement Agreement.
 - (b) To an Affected Jurisdiction: written notice shall be sent to the address appearing on the Tax Abatement Agreement.
2. The Chief Appraiser of the Gainesville Central Appraisal District shall annually assess the Real and Personal Property comprising the reinvestment zone. Each year, the Applicant or Owner receiving tax abatement shall furnish the Chief Appraiser with such information as

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may be necessary for the abatement. Once value has been established, the Chief Appraiser shall notify the Affected Jurisdiction which levy taxes of the amount of assessment.

3. The City of Gainesville shall have access to a Facility that receives a tax abatement to insure compliance with the Tax Abatement Agreement.
4. A Tax Abatement Agreement may be assigned to a new owner, but only after written consent has been obtained from the City.
5. These guidelines and criteria are effective upon the date of their adoption by Gainesville and shall remain in force for two (2) years. At the end of the two (2) year period these guidelines and criteria may be readopted, modified, amended or re-written as the conditions may warrant.
6. In the event of a conflict between these guidelines and criteria and V.T.C.A., Tax Code, Chapter 312, then in such event the Tax Code shall prevail and these guidelines and criteria interpreted accordingly.
7. The guidelines and criteria once adopted by the City may be amended or repealed by a vote of three-fourths of the members of the governing body during the two-year term in which these guidelines and criteria are effective.

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**APPLICATION FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT
IN GAINESVILLE, TEXAS**

FILING INSTRUCTIONS:

This application should be filed prior to the anticipated commencement of construction of improvements or the installation of equipment. This filing acknowledges familiarity and assumed conformance with "GUIDELINES AND CRITERIA GOVERNING TAX ABATEMENT" in Gainesville, Texas (Copy attached). This application will become a part of any later agreement or contract, and knowingly false representations thereon will be grounds for the voiding of any later agreement or contract.

IF THE CITY DECIDES TO PROVIDE A TAX ABATEMENT BASED ON THIS APPLICATION, THE DATA PROVIDED FOR PROPERTY VALUE AND JOBS WILL BE USED AS REQUIREMENTS IN THE TAX ABATEMENT AGREEMENT.

ORIGINAL COPY OF THIS APPLICATION AND ATTACHMENTS SHOULD BE SUBMITTED TO:

Barry L. Sullivan, City Manager
City of Gainesville
200 South Rusk Street
Gainesville, Texas 76240

or

bsullivan@cogtx.org

Section I - APPLICANT INFORMATION

Date of Application: _____

Applicant Name: _____

Title: _____

Company Name: _____

Address: _____

Phone: _____

Type of Applicant: Corporation (____) Partnership (____) Proprietorship (____)

If different from applicant:

Property Owner's Name: _____

Property Owner's Address: _____

Property Owner's Phone: _____

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Total Current Number
of Employees: In Gainesville: _____ At other Locations: _____

Annual Sales Per Year: \$ _____

Estimates Annual Taxable Sales (payable to Gainesville): \$ _____

Investment: Land:\$ _____ Facility:\$ _____ Business Personal Property:\$ _____

Taxable Value of

Investment: Land:\$ _____ Facility:\$ _____ Business Personal Property:\$ _____

Section II - FACILITY INFORMATION

- (a) Type of Commercial-Industrial Facility for which abatement is requested:
- (b) Address of proposed facility and legal description:
- (c) Describe product or service to be provided:
- (e) This application is for a:
New Facility _____ Expansion _____ Modernization _____
Business Personal Property _____

Section III - FACILITY DESCRIPTION

Please attach the following:

- (a) A general description of the improvements to be undertaken.
- (b) A descriptive list of the improvements for which tax abatement is requested.
- (c) A list of the kind, number and location of all proposed improvements of the Real Property Facility or Existing Facility.
- (d) A site map indicating the approximate location of improvements on the Real Property Facility or Existing Facility together with the location of any or all Existing Facilities located on the Real Property or Facility.
- (e) A list of any and all Tangible Personal Property presently existing on the Real Property or located in an Existing Facility.
- (f) A proposed time schedule for undertaking and completing the proposed improvements.
- (g) A general description stating whether the proposed improvements are in connection with:
 - (1) the modernization of a facility (of any type herein defined); or,
 - (2) construction of a new facility (of any type herein defined); or,
 - (3) expansion of a facility (of any type herein defined); or,
 - (4) any combination of the above.

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- (h) A statement of the additional taxable value to the Real Property or Facility as a result of the proposed improvements.
- (i) A statement of the assessed taxable value of the Real Property, Facility or Existing Facility for the Base Year.
- (j) Information concerning the number of new jobs that will be created or information concerning the number of existing jobs to be retained as result of the improvements undertaken.

Section IV - ECONOMIC IMPACT INFORMATION

Part A - Current Investment in Existing Improvements:\$ _____

Part B - Permanent Employment Estimates:

- (1) Estimated number of jobs: _____
Estimated annual payroll: _____
Retained: _____
At start-up: _____
Created: _____
In One (1) Year: _____
In Five (5) Years: _____
- (2) Opening of improvements:
Date: _____

Part C - Construction and Employment Estimates:

- (1) Construction start:
Date: _____
- (2) Estimated cost of construction: _____
- (3) Number of construction jobs:
At Start: _____
Peak: _____
Finish: _____

Part D - School District Impact Estimates:

Give estimated number of: Children added to each ISD

Part E - City Impact Estimates:

- (1) Volume of treated water required from City (gallons per day): _____.
- (2) Volume of effluent to be treated by City (gallons per day): _____.

Part F - Estimated Appraised Taxable Value on Site:

LAND PERSONAL IMPROVEMENTS PROPERTY

- (1) Taxable Value of Land and Facility January 1 Preceding Proposed Abatement:\$ _____
- (2) Value of Improvements not Subject to Abatement:\$ _____
- (3) Estimated Taxable Value of Eligible Improvements after Abatement Agreement Expires:\$ _____

Part G - Variance:

- (a) Is a variance of the "Guidelines" being requested?
Yes _____

TAX ABATEMENT GUIDELINES & CRITERIA 2026

- (b) No _____
If "Yes", attach any supplementary information required.

Section V - DECLARATIONS

To the best of my knowledge, the above information is an accurate description of project details.

Applicant Company Official Signature: _____

Printed Name and Title of Company Official: _____

If different from the applicant:

Property Owner Official Signature: _____

Printed Name and Title of Property Owner Official: _____