

City of Sealy, Texas

Tax Abatement Policy



Adopted: May 12, 2021

CITY OF SEALY, TEXAS
TAX ABATEMENT GUIDELINES SUMMARY

TERMS	Each project is reviewed on a case-by-case basis. The amount of the abatement will be determined based on the merits of the project, including, but not limited to, total capital investment value, the number of permanent and temporary jobs created, the costs and benefits for the City, and the project's impact on Sealy's economy.
FACILITIES THAT QUALIFY	Corporate Headquarters Facility Manufacturing Facility Research Facility Agriculture Facility Regional Distribution Facility Regional Service Facility Regional Entertainment/Tourism Facility Retail Facility, or Other Basic Industry Facility
AUTHORIZED INVESTMENTS	New Facilities Expansions Modernizations
PROPERTY ABATED	Site improvements including buildings and permanent structures, fixed machinery and equipment and personal property.
ECONOMIC CRITERIA	<p>New business: Minimum of five-million dollars (\$5,000,000.00) increase in appraised value and the creation of two (2) on-site full-time jobs for each one-million(\$1,000,000.00) in capital improvement investment.</p> <p>Expansions/Modernizations: Minimum of two-million dollars (\$2,000,000.00) increase in appraised value and the creation of five (5) on-site full-time jobs for the first two-million (\$2,000,000.00) in capital improvement investment, then two (2) on-site full-time jobs for each additional one-million (\$1,000,000.00) in capital improvement investment thereafter ; and prevent the loss of payroll or retain, increase or create payroll on a permanent basis in the City of Sealy.</p>
SPECIAL CIRCUMSTANCES	The City reserves the right to deviate from terms of this policy for at the sole discretion of the City Council.

CITY OF SEALY, TEXAS
TAX ABATEMENT POLICY

SECTION 1: GENERAL PURPOSE AND OBJECTIVES

The City of Sealy is committed both to the promotion of high-quality development within the City and to improving the quality of life for its citizens. In order to help meet these goals, the City will, on a case-by-case basis, give consideration to providing tax abatement within designated reinvestment zones as stimulation for economic development in the City.

The City of Sealy will consider tax abatement for qualified business and property owners in accordance with the procedures and criteria outlined in this document and the provisions of Chapter 312 of the Texas Tax Code. Nothing herein shall imply or suggest that the City is under any obligation to provide any incentive to any applicant. All applications shall be considered on a case-by-case basis.

All applications for tax abatement must be for commercial and/or industrial improvements. Tax abatement is available for both new facilities and for the expansion and modernization of existing facilities. No residential developments will be considered for tax abatement. Tax abatement will not be ordinarily considered for projects that would be developed without such incentives unless it is demonstrated that higher development standards or other community development goals will be achieved through the use of abatement. The project shall either add to the diversity of the City's industrial or commercial base and/or has the potential to attract other business development.

SECTION 2: DEFINITIONS

- a) **Abatement** means the full or partial exemption from ad valorem taxes of certain new improvements of real and/or personal property in a reinvestment zone designated for economic development purposes.
- b) **Agreement** means a contractual agreement between the City of Sealy and a property owner and/or lessee for the purpose of tax abatement.
- c) **Agriculture facility** means buildings, structures and major earth structure improvements, including fixed machinery and equipment, the primary purpose of which is processing, refining, packaging, and distributing food and/or fiber products in commercially marketable quantities.
- d) **Base Year Value** mean the assessed value of eligible property on January 1 preceding the execution of the Agreement plus the agreed upon value of eligible property improvements made after January 1 but before the execution of the agreement.
- e) **Corporate Headquarters Facility** means the facility or portion of a facility where corporate staff employees are physically employed and where the majority of the company's financial, personnel, legal, planning or other headquarters related functions are handled either on a national, regional or division basis.
- f) **Deferred Maintenance** means improvements necessary for continued operations, which do not improve productivity or alter the process technology.
- g) **Economic life** means the number of years a property improvement is expected to be in service at a facility. Provided, however, that in no circumstances shall the number of years exceed the depreciation allowance specified in the United States Internal Revenue Code.
- h) **Effective Date of Abatement** means the first (1st) day of January immediately following the date the Agreement is executed by the City of Sealy and the applicant.
- i) **Eligible Jurisdiction** means the City of Sealy, Austin County, emergency services district and any school district or college district which levies ad valorem taxes upon, and provides services to, property located within the proposed or existing reinvestment zone.
- j) **Expansion** means the addition of buildings, structures, fixed machinery, equipment, and/or personal property for the purpose of increasing production capacity or services.
- k) **Facility** means property improvements completed or in the process of construction which together comprise an integral whole.
- l) **Housing** means new housing designed to accommodate shelter and living quarters for one or a few families in separate units, including new single- or multi-family housing projects or apartments, but excluding hotels and motels.
- m) **Manufacturing Facility** means buildings, structures, fixed machinery, equipment and personal property, the primary purpose of which is or will be the manufacture of tangible goods or materials or the processing of such goods or materials by physical or chemical change.

- n) **Modernization** means the upgrading of existing facilities, which increases the productive input or output, updates the technology or substantially lowers the unit cost of the operation; modernization may result from the construction, alteration, or installation of buildings, structures, fixed machinery, equipment and personal property. It shall not be for the purpose of reconditioning, refurbishing or repairing.
- o) **New Facility** means a property, previously undeveloped that is placed into service by means other than or in conjunction with expansion or modernization.
- p) **New Machinery and Equipment** means tangible machinery, equipment, or personal property that is securely placed or fastened and stationary within a building or structure or permanently resides in the City of Sealy.
- q) **Other Basic Industry Facility** means buildings and structures including fixed machinery, equipment, or personal property not elsewhere described, used or to be used for the production of products or services which primarily serve a market outside the City of Sealy and result in the creation of new permanent jobs and bring new wealth into the City.
- r) **Real Property** means the land on which a facility is placed.
- s) **Reinvestment Zone** is a specific parcel of property designated by the City within which tax abatement can be granted, as defined by Chapter 312 of the Texas Tax Code.
- t) **Regional Distribution Facility** means buildings and structures including fixed machinery, equipment, and personal property used or to be used primarily to receive, store, service or distribute goods or materials owned by the facility, from which a majority of revenues generated by the activity at the facility are derived from outside the City of Sealy.
- u) **Regional Entertainment/Tourism Facility** means buildings and structures, including fixed machinery, equipment, and personal property used or to be used to provide entertainment and/or tourism related services, from which a majority of revenues generated by activity at the facility are derived from outside the City of Sealy.
- v) **Regional Service Facility** means buildings and structures, including fixed machinery, equipment, and personal property used or to be used to provide a service, from which a majority of revenues generated by activity at the facility are derived from outside the City of Sealy.
- w) **Research Facility** means buildings and structures, including fixed machinery, equipment, and personal property used or to be used primarily for research or experimentation to improve or develop new tangible goods or materials or to improve or develop the production processes thereto.
- x) **Retail Facility** means space provided for the conducting and management of business, and the storing and selling of goods directly to consumers.

SECTION 3: STANDARDS, CRITERIA, AND EXAMPLES

Minimum Standards for Tax Abatement

(a) The project shall not have any negative environmental impacts on the community (e.g. significant pollution or hazardous waste).

(b) Companies must make every effort to use local resources (services, employees, suppliers, etc.).

(c) The project should be expected to increase or create payroll on a permanent basis or prevent the loss or retention of payroll in the City.

(d) **New facilities**: The project will have an increased appraised ad valorem tax value of at least \$5,000,000.00, excluding land, upon completion of the anticipated improvements based upon the Austin County Appraisal District's assessment of the eligible property, and create a minimum of two (2) on-site full-time jobs per one-million (\$1,000,000.00) capital improvement investment.

(e) **Expansion/Modernization**: The project must prevent the loss of payroll or retain, increase or create payroll on a permanent basis in the City of Sealy and have an increased appraised ad valorem tax value of at least \$2,000,000.00, excluding land, upon completion of the anticipated expansion or modernization based upon the Austin County Appraisal Districts assessment of the eligible property, and create a minimum of five (5) on-site full-time jobs for the first two-million (\$2,000,000.00) in capital improvement investment, and two (2) on-site full-time jobs for each additional one-million (\$1,000,000.00) in capital improvement investment thereafter.

(f) Tax abatement may only be granted for the additional tax value resulting from any of the following:

- 1) construction of a new facility of any type herein defined;
- 2) expansion of existing facilities of any type as herein defined; or
- 3) modernization of existing facilities of any type as herein defined.

(g) The project will not solely and primarily have the effect of transferring employment from one part of the city to another.

(h) The development must conform to the City's code of ordinances.

(i) The cost of City services required for the development should not exceed the amount of taxes generated if abatement is provided.

(j) The City may require applicant to participate in the Direct Tax Pay Permit program.

(k) Investments will be made into projects sponsored by a financially viable company in good legal standing with the City and State.

(l) Project will make a unique or unequalled contribution to development or redevelopment efforts in the City of Sealy due to its magnitude, significance to the community, or aesthetic quality.

(m) Projects that request an ordinance variance generally may not be considered for tax abatement

Project Evaluation Criteria for Tax Abatement:

FISCAL IMPACT:

- What is the estimated total value of capital investment for buildings, other real property improvements and furniture, fixtures and equipment?
- What is the value of the Real and Business Personal Property that will be added to the tax rolls?
- How much direct sales tax will be generated?
- Will infrastructure construction be required? What are the infrastructure costs to the City? What will be the project's contribution to the infrastructure project?
- Will the project put a burden on the City's utilities?
- Will the company's local business practices necessitate business travel that will bring clients or employees to Sealy, resulting in hotel/motel bookings? If so, what is the estimated number of hotel/motel stays per year that will be booked locally?
- What is the estimated return on public investment?
- Does the company have a history of and/or commitment to community support of Sealy?
- How much potential in capital impact fees and other planning, permit, utility taps and fees will be paid to the City?
- Will the project substantially increase the business opportunities of existing local suppliers and contractors?
- Will the project compete with similar existing businesses to the detriment of the local economy?
- How else will this project affect other existing businesses/industries?

EMPLOYMENT IMPACT:

- How many on-site jobs will be brought to Sealy?
- How many on-site jobs will be retained?
- What types of jobs will be created?
- Will project contribution to Sealy's top-tier workforce?

- What will the total annual payroll be?
- What is the average annual salary of on-site jobs created and/or retained? How does that compare to the average weekly wages in Texas?
- Will quality of life benefits be offered? Examples include employer paid health, dental, vision and/or life or disability insurance, profit sharing, 401K or other retirement plan, paid vacations and/or holidays?

COMMUNITY IMPACT:

- Will any pollutants be created by the project?
- Does the project pose any negative operational, visual or other impacts, such as noise or traffic congestion?
- How compatible is the project with the City's comprehensive plan goals? (refer to Section 13: City of Sealy Comprehensive Plan Goals)
- How does the project support goals that are related to preferred quality of life standards such as preservation of open space or unequaled contribution to the development or redevelopment efforts in the City? How?
- Will project have high visibility, image impact, or be located near a gateway of the City, and if so, will they contribute to the aesthetic appeal in the design and materials of their building, greenspace, and landscape plan?
- Is project a LEED (Leadership in Energy and Environmental Design) Certified project? What rating system, version, level, and has proof of registration with US Green Building Council been provided?

(c) The City of Sealy reserves the right to not grant any tax abatement and if it does grant tax abatements, may determine at its sole discretion the amount of such tax abatement not to exceed 10 years.

Examples of potential tax abatements.** The City of Sealy reserves the right to not grant any tax abatement and if it does grant tax abatements, may determine at its sole discretion the amount of such tax abatement not to exceed 10 years.**

New Facilities:

Option A Considerations – exceptional and above average contribution(s) to Sealy as described, but not limited to:

1. Fiscal Impact: Capital improvement investment for New Facility Project minimum of \$25 million, excluding land. Consideration given to projects that qualify for and participate in the Direct Pay Permit program through the State Comptroller's, and for projects that are committing to additional phases of growth, within a specified timeline, as part of the tax abatement agreement.
2. Employment Impact: On-site job creation exceeds the minimum of two (2) on-site full-time jobs per one-million (\$1,000,000.00) in capital improvement investment,

creation of top-tier workforce jobs, and jobs include quality of life benefits that are at least 50% paid by employer, with a minimum average annual total compensation of \$40,000.00 per job.

3. Community Impact: LEED Certified projects, projects that do not pollute the environment or burden the City's utilities. Consideration given to projects that provide unequaled contribution to Sealy, have a positive image impact, in-fill or property revitalization/rehabilitation or project, or if project has completed a traffic impact study to help the City plan for the impact on the community.

Option B Considerations:

1. Project meets eligibility requirements for New Facility Project capital improvement investment, excluding land, of a minimum of five-million (\$5,000,000.00), and meets the minimum requirement of two (2) on-site full-time jobs created per one-million (\$1,000,000.00) capital improvement investment, with wages that are equal to or exceed average weekly wages for Texas. If these eligibility requirements are not met, the City may consider unique contributions and goals of the Comprehensive Plan that are met by the project, which positively impact the growth and development of Sealy.
2. The Application Evaluation Committee may make a determination that the project will have positive fiscal, employment and community impacts per the evaluation criteria provided, but may not necessarily have above average impacts.

Option C Considerations:

Option C may be considered if the project was found by the Application Evaluation Committee to make significant contributions to the development of Sealy by meeting goals of the Comprehensive Plan and other criteria found to support the Sealy Economic Development Corporation's Mission to strive to encourage business enterprise growth, to create and retain employment opportunities and to improve the quality of life in Sealy, and Vision of providing prosperity and quality of life to the citizens of Sealy.

NEW FACILITIES Tax Abatement Options Examples:

OPTION – Investment & Jobs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
A – Capital Investment: \$25 mm and up Jobs Created: Exceeds 2 per \$1 mm	100%	100%	90%	80%	70%	60%	50%
B – Capital Investment: \$5 mm - \$20 mm Jobs Created: Minimum 2 per \$1 mm	90%	80%	70%	60%	50%	40%	30%
C (Non-A/Non-B) found by committee to make significant contribution	75%	65%	55%	45%	35%	25%	15%

This is for example purposes only. The City of Sealy reserves the right to not grant any tax abatement and if it does grant tax abatements, may determine at its sole discretion the amount of such tax abatement not to exceed 10 years.

Expansion/Modernization:

Option A Considerations – exceptional and above average contribution(s) to Sealy as described, but not limited to:

1. Fiscal Impact: Capital improvement investment for Expansion/Modernization Project of a minimum of \$5 million, excluding land if additional land purchase is required for the expansion/modernization project. Consideration given to projects that qualify for and participate in the Direct Pay Permit program through the State Comptroller’s, and for projects that are committing to additional phases of growth, within a specified timeline, as part of the tax abatement agreement.
2. Employment Impact: On-site job creation exceeds the minimum of five (5) on-site full-time jobs for the first two-million (\$2,000,000.00) and an additional two (2) on-site full-time jobs per each additional one-million (\$1,000,000.00) in capital improvement investment, creates top-tier workforce jobs, and jobs include quality of life benefits paid by employer, with a minimum average annual total compensation that exceeds average weekly wages for Texas.
3. Community Impact: LEED Certified projects, projects that do not pollute the environment or burden the City’s utilities. Consideration given to projects that provide unequaled contribution to Sealy or include a complete positive image impact by improving the entire site as part of the expansion/modernization project.

Option B Considerations:

1. Project meets eligibility requirements for Expansion/Modernization Project capital improvement investment of a minimum of two-million (\$2,000,000.00), and a minimum of five (5) on-site full-time jobs created for the first two-million (\$2,000,000.00) in capital improvement investment, and two (2) on-site full-time jobs for each additional one-million (\$1,000,000.00) in capital improvement investment, with an average total compensation that exceeds average weekly wages for Texas. If these eligibility requirements are not met, the City may consider unique contributions to the development of Sealy.
2. The Application Evaluation Committee may make a determination that the project will have positive fiscal, employment and community impacts per the evaluation criteria provided, but may not necessarily have above average impacts.

Option C Considerations:

Option C may be considered if the project was found by the Application Evaluation Committee to make significant contributions to the development of Sealy by meeting goals of the Comprehensive Plan and other criteria found to support the Sealy Economic Development Corporation's Mission to strive to encourage business enterprise growth, to create and retain employment opportunities and to improve the quality of life in Sealy, and Vision of providing prosperity and quality of life to the citizens of Sealy.

EXPANSION/MODERNIZATIONS Tax Abatement Options Examples:

OPTION – Investment & Jobs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
A – Capital Investment: \$5 mm and up Jobs Created: Exceeds 5 per first \$2 mm, and 2 per each additional \$1 mm	100%	90%	80%	70%	60%	50%	40%
B – Capital Investment: \$2 mm and up that meet minimum requirements per Option B Jobs Created: Minimum 5 for first \$2 mm, then 2 per each additional \$1 mm	90%	80%	70%	60%	50%	40%	30%
C (Non-A/Non-B) found by committee to make significant contribution	75%	65%	55%	45%	35%	25%	15%

This is for example purposes only. The City of Sealy reserves the right to not grant any tax abatement and if it does grant tax abatements, may determine at its sole discretion the amount of such tax abatement not to exceed 10 years.

SECTION 4: ABATEMENT AUTHORIZED

(a) Authorized Tax Abatement Categories: A facility may be eligible for tax abatement if it is a:

- Corporate Headquarters Facility
- Manufacturing Facility
- Research Facility
- Agriculture Facility
- Regional Distribution Facility
- Regional Service Facility
- Regional Entertainment/Tourism Facility
- Retail Facility, or
- Other Basic Industry Facility

(b) Creation of New Value: Abatement may only be granted for the additional value of eligible property improvements made subsequent to and in an abatement agreement between the City of Sealy and the property owner and/or lessee, subject to such limitations as the City Council may require.

(c) Eligible Property: Abatement may be extended to the value of buildings, structures, fixed machinery, equipment, personal property, and related fixed improvements necessary to the operation and administration of the facility.

(d) Ineligible Property: The following types of property shall generally be fully taxable and ineligible for abatement: land, inventories, supplies, tools, furnishings, and other forms of moveable personal property; vehicles, vessels, aircraft, housing, deferred maintenance investments, property owned or used by the State of Texas or its political subdivision or by any property exempted by local, state, or federal law; and property owned or leased by a member of city council, member of the planning commission of the City, or member of the Sealy Economic Development Corporation.

(e) Leased Facilities: If a leased facility is granted abatement, the agreement shall be executed with the lessor and the lessee.

(f) Value of the Term of Abatement: Abatement shall be granted effective with the January 1 valuation date immediately following the date of the execution of the agreement. The value and term of abatement will be determined based on the merits of the project, including, but not limited to, total taxable investment value and added jobs, if applicable, as determined by the referenced tables in Section 3(j). However, each application will be considered on a case-by-case basis and the City of Sealy may abate the value of new eligible property for a total term of abatement not to exceed ten (10) years.

If a modernization project includes facility replacement, the abated value shall be the value of the new property less the replaced property.

(g) Taxability: From the execution of the abatement to the end of the agreement, taxes shall be payable as follows:

- 1) The value of ineligible property as provided in Section 4 (d) shall be fully taxable;
- 2) The base year value of existing eligible property as determined each year shall be fully taxable; and,
- 3) The additional value of new eligible property shall be fully taxable at the end of any abatement period.

SECTION 5: APPLICATION

(a) Any present or potential owner of taxable property in the City of Sealy may request tax abatement by filing a written application with the City Manager or his/her designated person. An application for tax abatement must be filed prior to the commencement of any construction, alteration, or installation of any improvements related to a proposed new facility, expansion, or modernization. The application shall be submitted with a non-refundable fee of \$1,500.00.

(b) The application, The City of Sealy, Texas & Sealy Economic Development Application for Incentives/Business Information Form, shall consist of a completed application form accompanied by the following, all of which are included on the Application: a general description of the project to be undertaken; a descriptive list of the improvements for which an abatement is requested; a list of the kind, number and location of all proposed improvements of the property; a list of the estimated value of inventory and the location where the inventory will be stored; the projected number of new and/or retained employees at the proposed facility and the estimated average salaries or wages; the estimated annual sales subject to the State Sales & Use Tax; a map showing the location of the proposed site/project, a property description; and a time schedule for undertaking and completing the proposed improvements. The applicant shall also include information pertaining to the reasons the abatement is necessary in order to have the project undertaken in the City of Sealy. In the case of a modernization, a statement of the assessed value of the facility separately stated for real and personal property, shall be given for the tax year immediately preceding the application. The application form may require such financial and other information as the Sealy City Council deems appropriate for evaluating the financial capacity and other factors of the applicant. Only completed applications that include responses to all requested information, with all requested attachments, will be considered for review.

(c) The applicant must certify that the applicant does not employ nor will it employ any undocumented workers (an individual who, at time of employment, is not lawfully admitted for permanent residence to the United States or, authorized under law to be employed in that manner in the United States). The applicant must agree that if it is convicted of a violation under 8 U.S.C. Section 1324a(f) after receiving tax abatement, applicant shall repay the amount of tax abatement received with interest, at the rate of 12% per annum, within 120 days after the City notifies the applicant of the violation. The City shall have the authority to bring a civil action to recover any amounts which the applicant must repay to the City under this provision, and in such action may recover court costs and reasonable attorney's fees.

(d) The City of Sealy may request additional information as deemed appropriate for evaluating the financial capacity of the applicant and compatibility of the proposed improvements with these guidelines and criteria.

(e) After receipt of a completed application, the City Manager and his/her designated person shall review the application to determine if it qualifies for abatement under the terms of these guidelines and criteria. An Application Evaluation Committee, consisting of the City Manager, City Planner, EDC Director, Public Works Director, and Streets/Parks/Buildings Director, will evaluate the project's fiscal, employment and community impacts. The City Manager will prepare a report and recommendation to the Mayor and City Council.

(f) The City Council shall not establish a reinvestment zone or enter into a tax abatement agreement if it finds that the request for abatement was filed after the commencement of construction, alteration, or installation of improvements related to a proposed new facility, expansion, or modernization or if the applicant deliberately provided false or misleading information that is material to the application.

SECTION 6: PUBLIC HEARING AND APPROVAL

(a) The governing body may not adopt an ordinance designating an area as a reinvestment zone until the governing body has held a public hearing on the designation and has found that the improvements sought are feasible and practical and would be a benefit to the land to be included in the zone and to the municipality after the expiration of an agreement entered into under Section 312.204 or 312.211, as applicable. At the hearing interested persons are entitled to speak and present evidence for or against the designation. Not later than the seventh day before the date of the hearing, notice of the hearing must be:

- 1) published in a newspaper having general circulation in the municipality; and
- 2) 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 reinvestment zone.

(b) In order to enter into a tax abatement agreement, the City Council must find that the terms of the proposed agreement meet these GUIDELINES AND CRITERIA and that:

- 1) There will be no substantial adverse effect on the provision of the City of Sealy's services or tax base; and
- 2) The planned use of the property will not constitute a hazard to public safety, health or morals.

SECTION 7: AGREEMENT

(a) After approval of a tax abatement application within a designated reinvestment zone and a public hearing, the Sealy City Council shall formally pass a resolution and execute an agreement with the owner of the facility and/or lessee as required, which shall include:

- 1) Estimated value to be abated and base year value;
- 2) Percent of value to be abated each year;
- 3) The commencement date and the termination date of abatement;
- 4) The proposed use of the facility, nature of construction, time schedule for completion of the project, site location map and property description;
- 5) The contractual obligations in the event of default, violation of terms or conditions, delinquent taxes, recapture, administration and assignment, or other provisions that may be required for uniformity or compliance with state law;
- 6) Proof of amount of investment, and/or increase in assessed value or other capital investment, and the number of jobs or payroll to be retained or created;
- 7) A requirement that the applicant submit to the City on or before March 1st of each year of the abatement a report showing the employee count for the abated facility which corresponds to employment counts reported in the facility's Employer's Quarterly Report to the Texas Workforce Commission, and a separate letter certifying that the number of jobs created or retained as a direct result of the abated improvements within the City of Sealy. The annual report shall be used to determine abatement eligibility for that year and shall be subject to audit, if requested by the City of Sealy. Failure to submit may result in the applicant's ineligibility to receive an abatement for that year, termination of the tax abatement agreement and the recapture of abated taxes pursuant to Section 8 thereof.

(b) The City Council may impose any other conditions in a tax abatement agreement that the City Council deems necessary to promote the purposes of these guidelines.

SECTION 8: RECAPTURE

(a) In the event that the facility is completed and begins producing product or providing service, but subsequently discontinues producing product or providing service for any reason except fire, explosion or other casualty or accident or natural disaster for a period of one (1) year during the abatement period, then the agreement shall terminate and so shall the abatement of the taxes for the calendar year during which the facility no longer produces. The taxes otherwise to be abated for the calendar year shall be paid to the City of Sealy within sixty (60) days from the date of notification of termination by the City of Sealy.

(b) Should the City Council determine that the company or individual applicant is in default according to the terms and conditions of this policy, the City of Sealy shall notify the company or individual in writing at the address stated in the agreement, and if such is not cured within sixty (60) days from the date of such notice (the Cure Period), then the agreement may be terminated.

(c) In the event that the company or individual allows its ad valorem taxes owed the City of Sealy to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest, or violates any of the terms and conditions of the abatement agreement and fails to cure during the Cure Period, then the City may terminate the agreement and all taxes

previously abated by virtue of the agreement will be recaptured and paid within sixty (60) days of the termination and Cure Period.

SECTION 9: ADMINISTRATION

- (a) Each year, the company or individual receiving abatement shall furnish the City with such information as may be necessary for the abatement.
- (b) The agreement shall stipulate that employees and/or designated representatives for the City of Sealy will have access to the reinvestment zone during the term of the abatement to inspect the facility to determine if the terms and conditions of the agreement are being met. All inspections will be made only after the giving of twenty-four (24) hours prior notice and will only be conducted in such manner as to not unreasonably interfere with the construction and/or operation of the facility. All inspections will be made with one or more representatives of the company or individual and in accordance with its safety standards.
- (c) Upon completion of construction, the city manager or his/her designated person shall annually evaluate each facility receiving abatement to ensure compliance with the agreement and report possible violations of the agreement to the City of Sealy and its attorney.
- (d) All documents related to tax abatements, including the annual certifications, will be kept on file with the City Secretary.

SECTION 10: ASSIGNMENT

An abatement may be assigned by the holder to a new owner or lessee of the same facility and/or abated property with the written consent of the Sealy City Council, which consent shall not be unreasonably withheld. Any assignment shall provide that the assignee shall irrevocably and unconditionally assume all the duties and obligations of the assignor upon the same terms and conditions as set out in the agreement. Any assignment of a tax abatement agreement shall be to an entity that contemplates the same improvements or repairs to the property, except to the extent such improvements or repairs have been completed. No assignment shall be approved if the assignor or the assignee is indebted to the City of Sealy for ad valorem taxes or other obligations.

SECTION 11: CONFIDENTIALITY OF PROPRIETARY INFORMATION

Subject to the provisions and limitations of Chapter 552 of the Texas Government Code, information that is provided to the City of Sealy in connection with an application or request for the creation of a reinvestment zone for the purpose of tax abatement in accordance with the above criteria and guidelines and which describes the specific process or business activities to be conducted or equipment or other property to be located on the property for which the tax abatement is sought is confidential and not subject to public disclosure until the tax abatement

agreement is executed. The information in the custody of the City of Sealy after the agreement is executed will be treated as confidential to the extent allowed by law.

SECTION 12: SUNSET PROVISION

These GUIDELINES AND CRITERIA are effective upon the date of their adoption and will remain in force for two (2) years, at which time all reinvestment zones and tax abatement agreements created pursuant to its provisions will be reviewed by the Sealy City Council to determine whether the goals have been achieved. Based on that review, the GUIDELINES AND CRITERIA will be modified, renewed or eliminated providing that such actions shall not affect existing agreements.

SECTION 13: CITY OF SEALY COMPREHENSIVE PLAN GOALS:

COMMUNITY GOAL 1:

Continue to enhance the community character of Sealy.

COMMUNITY GOAL 2:

Continue to expand opportunities for redevelopment & economic growth in the Downtown Development while respecting the existing historic character.

COMMUNITY GOAL 3:

Improve urban design and aesthetics along major corridors and city gateways.

ECONOMIC DEVELOPMENT GOAL 1:

Establish a plan to identify available land for purchase to provide economic development incentive.

ECONOMIC DEVELOPMENT GOAL 2:

Provide a city that allows citizens to live, shop, work, play, learn and worship in Sealy.

ECONOMIC DEVELOPMENT GOAL 3:

Attract businesses that create primary jobs and career opportunities in Sealy.

ECONOMIC DEVELOPMENT GOAL 4:

Encourage investment in infrastructure to enhance economic development.

EDUCATIONAL GOAL 1:

Continue to provide educational opportunities for the Citizens of Sealy and promote the development of our youth for the betterment of Sealy.

ENVIRONMENTAL GOAL 1:

Preserve Sealy's most sensitive environmental areas for both their economic and ecological benefits.

ENVIRONMENTAL GOAL 2:

Preserve open spaces within the corporate limits and the ETJ.

ENVIRONMENTAL GOAL 3:

Continue to encourage the development of projects that provide beneficial economic opportunities for local residents without destroying the existing physical environment.

PARKS & RECREATION GOAL 1:

Develop and maintain a first-class parks and recreation system.

NEIGHBORHOOD & HOUSING GOAL 1:

Assist citizens to procure safe and affordable housing in a fair and equitable manner.

NEIGHBORHOOD & HOUSING GOAL 2:

Continue to improve the quality of living for Sealy residents by upgrading the quality of housing stock.

NEIGHBORHOOD & HOUSING GOAL 3:

Continue to preserve and enhance existing, older neighborhoods.

NEIGHBORHOOD & HOUSING GOAL 4:

Ensure quality development of new subdivisions both inside the corporate limits and in the City's Extra Territorial Jurisdiction.

NEIGHBORHOOD & HOUSING GOAL 5:

Promote an aesthetically pleasing, durable, and safe living environment for present and future generations.

WATER/SANITARY SEWER INFRASTRUCTURE GOAL 1:

Continue to provide utilities and infrastructure in a manner that will encourage controlled, targeted, efficient, green and aesthetically pleasing development.

WATER/SANITARY SEWER INFRASTRUCTURE GOAL 2:

Continue to encourage a well-managed pattern of development that is fiscally responsible and timed with the adequate provision of utilities and services.

WATER/SANITARY SEWER INFRASTRUCTURE GOAL 3:

Continue to improve infrastructure to accommodate the current corporate limits, and ETJ.

WATER/SANITARY SEWER INFRASTRUCTURE GOAL 4:

Continue to encourage the development of projects that provide beneficial economic opportunities for local residents without destroying the existing physical environment.

WATER/SANITARY SEWER INFRASTRUCTURE GOAL 5:

The City should continue to have a dependable water supply that will provide for all water demands, including domestic, industrial, and commercial, as well as an allowance of about 10-15% for distribution system leakage, fire-fighting, and all other unmetered uses.

WATER/SANITARY SEWER INFRASTRUCTURE GOAL 6:

The Sealy sanitary sewer system should continue to have the capacity to provide high quality service both within the current corporate limits and ETJ throughout the planning period.

WATER/SANITARY SEWER INFRASTRUCTURE GOAL 7:

Continue to provide adequate and efficient provision of infrastructure, including water and wastewater facilities, to accommodate the growth and economic development objectives of the community over the next 20 years.

DRAINAGE GOAL 1:

A regional drainage system that adequately and efficiently handles stormwater flows and minimizes flooding of property, improves public health and safety, and maximizes the potential properties that are ideally suited for economic development.

PUBLIC SAFETY GOAL 1:

Continue to provide adequate public safety facilities and services.

ANNEXATION GOAL 1:

Guide the orderly growth and development of the City through targeted strategic involuntary annexations based on sound fiscal rationale and to amend development codes to require voluntary annexation as a condition of plat and site plan approvals in order to provide for the orderly extension of City utilities and services and to avoid the use of private or special utility districts.

TRANSPORTATION GOAL 1:

Continue to facilitate regional mobility to efficiently move people and goods to and from the community.

TRANSPORTATION GOAL 2:

Continue to create a system of arterial and collector roads that provides adequate connectivity and through movements across the City.

TRANSPORTATION GOAL 3:

Continue to develop a mobility system that offers a variety of choice in modes of travel.

TRANSPORTATION GOAL 4:

Continue to provide roadways that accommodate all users of the system and are designed to fit the physical setting of the community and contribute to community character.

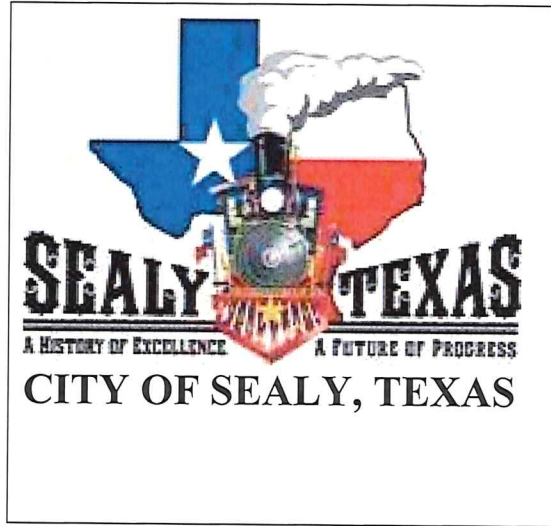
TRANSPORTATION GOAL 5:

Continue to provide for the safe movement of traffic and to provide roadways that will require little or no maintenance costs.

TRANSPORTATION GOAL 6:

Continue to develop future roadways that will enhance economic development opportunities for both current and future local business owners.

Application for Incentives/Business Information Form



Business Applicant Name: _____

Date of Application: _____

Legal name of business: _____

LLC Inc. Other: _____

Principal Owner(s) Name(s) & Title(s): _____

Person(s) authorized to commit your firm to a contract: _____

Contact: _____ Title: _____

Email(s): _____

Phone Number(s): _____

Physical Address: _____ Own Lease

If land is being purchased, what is the projected closing date: _____

If land is owned, what is the acreage and value: _____

Will land be titled in a different name? _____

Projected Ground Breaking Month/Year: _____ Projected Completion Month/Year: _____

New Relocation Expansion, if Expansion, what is the current number of on-site full-time jobs: _____

If Relocation or Expansion, number of years in business/ location: _____

Will project have high visibility, image impact, or be located near a gateway of the City, or contribute to the aesthetic appeal in the design and materials of the building, landscape or greenspace? No Yes, If Yes, explain: _____

Did project request a variance from the City of Sealy's code of ordinances? No Yes: _____

Is project LEED Certified? No Yes

Type of Business: Manufacturing Only Manufacturing and Sales Retail Technology

Service Distribution Cold Storage Winery/Brewery Food Sales/Service Other: _____

Describe: _____

Contractor Name: _____

TCEQ Permit required: No Yes,

Explain: _____

Any other Permits or Licenses required: _____

Does project pose any negative operational, visual or other impacts, such as noise or traffic congestion? No Yes

If Yes, explain: _____

Will there be heavy truck traffic to and from the site on a regular basis? No Yes: _____

Will a traffic study be initiated by the Project? No Yes

Number of Phases: _____

One Phase, Describe: _____

Two Phases, Describe Phase 2: _____

Time to begin Phase 2 following completion of Phase 1: _____

Three, Describe: _____

NAICS (North American Industry Classification) CODE: _____

How will project be funded: Cash Loan: Details - _____

FEIN: _____ TID: _____

Site location/Project Considerable Features:

Rehabilitation Project Supports City's Comp Plan

Unique or unequaled contribution to Sealy

Desirable aesthetic appeal Beautification Project

If any considerable features are included, please describe: _____

Will infrastructure construction be required for the site? No Yes, If Yes, what are you requiring from the City? _____

What will your contribution be? _____

Are you considering other Texas locations? No Yes: If Yes, please indicate where: _____

What type of incentives/assistance are you seeking from the EDC / City of Sealy?

Assistance with getting infrastructure to the site \$ _____ Type: _____

Utility taps \$ _____ Impact Fees \$ _____

Building Permits \$ _____

Other: _____ \$ _____

Tax Abatement

THE INFORMATION ON THE FOLLOWING PAGES IS REQUIRED FOR APPLICATION FOR ALL TYPES OF INCENTIVES:

Please ensure that all of the following items are attached with your submission:

- Map** showing the location of the proposed site/project
- Property description**
- Plat of proposed site property**, demonstrating the number and location of all proposed improvements of the property
- Where will inventory be stored?** _____
- Detailed report of employment opportunities, wages/salaries**
- Current financial statement/Proof of financial health –**

List item attached: _____

In the case of MODERNIZATION, include:

- statement of the assessed value of the facility separately stated for real and personal property for the tax year immediately preceding the application.**

Capital Investment:	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
LAND Acreage: _____	\$	\$	\$	\$	\$	\$
BUILDING Size: _____	Percentage of cost for LABOR: _____% Percentage of cost for MATERIALS: _____% Percentage of materials that are taxable supplies: _____%	Percentage of cost for LABOR: _____% Percentage of cost for MATERIALS: _____% Percentage of materials that are taxable supplies: _____%	Percentage of cost for LABOR: _____% Percentage of cost for MATERIALS: _____% Percentage of materials that are taxable supplies: _____%	Percentage of cost for LABOR: _____% Percentage of cost for MATERIALS: _____% Percentage of materials that are taxable supplies: _____%	Percentage of cost for LABOR: _____% Percentage of cost for MATERIALS: _____% Percentage of materials that are taxable supplies: _____%	\$
EQUIPMENT	\$	\$	\$	\$	\$	\$
	Equipment purchases: <input type="checkbox"/> Taxable <input type="checkbox"/> Tax Exempt <i>Machinery and equipment used in manufacturing or processing operations are not taxable</i>	Equipment purchases: <input type="checkbox"/> Taxable <input type="checkbox"/> Tax Exempt <i>Machinery and equipment used in manufacturing or processing operations are not taxable</i>	Equipment purchases: <input type="checkbox"/> Taxable <input type="checkbox"/> Tax Exempt <i>Machinery and equipment used in manufacturing or processing operations are not taxable</i>	Equipment purchases: <input type="checkbox"/> Taxable <input type="checkbox"/> Tax Exempt <i>Machinery and equipment used in manufacturing or processing operations are not taxable</i>	Equipment purchases: <input type="checkbox"/> Taxable <input type="checkbox"/> Tax Exempt <i>Machinery and equipment used in manufacturing or processing operations are not taxable</i>	
FURNITURE/FIXTURES THAT ARE SUBJECT TO SALES TAX	\$	\$	\$	\$	\$	\$
BUILDING PERMIT Fees	\$	\$	\$	\$	\$	\$
TOTAL CAPITAL INVESTMENT:	\$	\$	\$	\$	\$	\$
Direct Pay Requested Information:	ELIGIBLE \$800K or more of taxable purchases during construction each year of project	Will Participate	Year 1 Taxable Purchases for Construction	Year 2 Taxable Purchases for Construction	Year 3 Taxable Purchases for Construction	Year 4 Taxable Purchases for Construction
Response:	Indicate Eligibility: <input type="checkbox"/> Yes <input type="checkbox"/> No	Indicate if you are willing to participate: <input type="checkbox"/> Yes <input type="checkbox"/> No	\$ _____ EDC USE ONLY: EDC revenue \$ _____ COS revenue \$ _____	\$ _____ EDC USE ONLY: EDC revenue \$ _____ COS revenue \$ _____	\$ _____ EDC USE ONLY: EDC revenue \$ _____ COS revenue \$ _____	\$ _____ EDC USE ONLY: EDC revenue \$ _____ COS revenue \$ _____

ON SITE Full-time Jobs:	New Created:	New Jobs Created - Year 1	New Jobs Created - Year 2	New Jobs Created - Year 3	New Jobs Created - Year 4	New Jobs Create Year 5
Only list those jobs that will work on-site, not remote workers. If you have remote workers please list on a separate piece of paper.	_____ - _____ TOTAL JOBS Created between years 1 – 5	# _____	# _____	# _____	# _____	# _____
Wages/Salary: Average weekly wages for Texas: \$ _____ Average weekly wages paid by employer: \$ _____	CHOOSE: <input type="checkbox"/> Minimum wage <input type="checkbox"/> National median income for NAICS per Bureau of Labor Statistics \$ _____ / HR <input type="checkbox"/> Top tier 15% over national median \$ _____ <input type="checkbox"/> Other: \$ _____ Please choose: Percentage of annual increase in wages over national average: <input type="checkbox"/> 2% <input type="checkbox"/> 3%	Benefits: <input type="checkbox"/> Health Insurance, 50% or more paid by employer <input type="checkbox"/> Dental/Vision Insurance <input type="checkbox"/> Profit Sharing <input type="checkbox"/> Retirement/ 401K <input type="checkbox"/> Disability Insurance <input type="checkbox"/> Life Insurance <input type="checkbox"/> Vacation days: _____ <input type="checkbox"/> Sick days: _____ <input type="checkbox"/> Paid holidays	Submit an attachment with description of all job types, wages/salaries, and relevant employment information for all staff that will be employed on the site.			
Percentage of new employees relocating to Sealy	<input type="checkbox"/> 20% <input type="checkbox"/> 50% <input type="checkbox"/> 30% <input type="checkbox"/> 60% <input type="checkbox"/> 40% <input type="checkbox"/> 75%					
Company's annual taxable purchases in the City of Sealy (Materials, supplies, services)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
<input type="checkbox"/> 2% annual increase <input type="checkbox"/> 3% annual increase	\$	\$	\$	\$	\$	\$
<i>FOR EDC USE ONLY:</i>	\$	\$	\$	\$	\$	\$
Taxable Inventory Value at the end of each year	Year 1	Year 2	Year 3	Year 4	Year 5	
<input type="checkbox"/> 2% annual increase <input type="checkbox"/> 3% annual increase	\$	\$	\$	\$	\$	CONTINUED NEXT PAGE
Taxable Inventory Value at the end of each year	Year 6	Year 7	Year 8	Year 9	Year 10	
<input type="checkbox"/> 2% annual increase <input type="checkbox"/> 3% annual increase	\$	\$	\$	\$	\$	
Annual Taxable Sales	Year 1	Year 2	Year 3	Year 4	Year 5	
<input type="checkbox"/> 2% annual increase <input type="checkbox"/> 3% annual increase	\$	\$	\$	\$	\$	
Estimated Utility Usage/ Requirements	WATER Select: <input type="checkbox"/> Per Day <input type="checkbox"/> Per Month	WASTEWATER Select: <input type="checkbox"/> Per Day <input type="checkbox"/> Per Month	SOLID WASTE Select: <input type="checkbox"/> Per Day <input type="checkbox"/> Per Month	ELECTRICITY Select: <input type="checkbox"/> Per Day <input type="checkbox"/> Per Month	NATURAL GAS Select: <input type="checkbox"/> Per Day <input type="checkbox"/> Per Month	OTHER:

MONTHLY PURCHASES: <i>Please respond if known, otherwise indicate N/A:</i>	\$	\$	\$	\$	\$	\$
Estimated TOTAL Annual Utility Expenses	\$	\$	\$	\$	\$	\$

Applicant Signature/ Title

Date

Thank you for completing the City of Sealy/Sealy EDC’s Impact Analysis Business Information Form. Please submit this form to the emails listed below. We appreciate your interest in considering Sealy, Texas.

EDC INCENTIVES REQUEST - Please return the completed application to:

Kimbra Hill, Executive Director khill@ci.sealy.tx.us 979-627-6127
 Katherine Ellis, EDC Secretary kellis@ci.sealy.tx.us 979-627-6127
 Sealy EDC, 313 Main Street, Sealy, Texas 77474

CITY OF SEALY TAX ABATEMENT REQUEST – Please return the completed application to:

Warren Escovy, City Manager wescovy@ci.sealy.tx.us 979-885-1669, ext. 106
 Brooke Knoll, City Secretary bknoll@ci.sealy.tx.us 979-885-1669, ext. 105

**TAX ABATEMENT ELIGIBILITY DETERMINATION BY CITY OF SEALY'S
CITY MANAGER:**

1. Ensure that all required documents and responses were included with the application:

ITEM	YES	NO	NOTIFIED	RECEIVED
Application Cover Sheet – completed				
Application Page 2- completed				
Application Page 3 for Tax Abatement				
<input type="checkbox"/> Business Plan OR <input type="checkbox"/> General Description				
Listed reasons the abatement is necessary				
Map of site				
Property Description				
Plat of proposed site property, demonstrating number and location of all proposed improvements of the property				
Response to “Where will inventory be stored”				
Detailed report of employment opportunities, wages/salaries				
Current financial statement/ Proof of financial health				
MODERNIZATION: statement of assessed value of facility separately stated for real and personal property tax year immediately preceding the application				
LEED TAX ABATEMENT information if applicable				
Application Capital Investment breakdown page- completed				
Application Employment breakdown page – completed				
Application – Taxable Inventory & Sales page – completed				

2. Select the type of qualifying facility:

<input type="checkbox"/> Corporate Headquarters Facility	<input type="checkbox"/> Regional Distribution Facility
<input type="checkbox"/> Manufacturing Facility	<input type="checkbox"/> Regional Service Facility
<input type="checkbox"/> Research Facility	<input type="checkbox"/> Regional Entertainment/Tourism Facility
<input type="checkbox"/> Agriculture Facility	<input type="checkbox"/> Retail Facility
<input type="checkbox"/> Other Basic Industry Facility	

3. Select type of authorized investment/Minimum Capital Improvement Investment economic criteria met/ Job Creation criteria met

Authorized Investment:	Capital Improvement Investment criteria met*	Job Creation criteria met*
New Facility	\$5 million, excluding land TOTAL:\$	2 on-site full-time jobs per each \$1 million capital improvement investment TOTAL:
Expansion of Existing Facility	\$2 million increase in appraised value TOTAL:\$	5 on-site full-time jobs for first \$2 million, then additional 2 jobs for each additional \$1 million. TOTAL:
Modernization of Existing Facility	\$2 million increase in appraised value TOTAL:\$	5 on-site full-time jobs for first \$2 million, then additional 2 jobs for each additional \$1 million. TOTAL:

* 4. If project does not meet all criteria as listed above, are there special circumstances that City Manager may possibly consider request for approval from Council for Option C? If so, choose from list or describe:

- | | |
|--|---|
| <input type="checkbox"/> In-fill project | <input type="checkbox"/> Revitalization of abandoned property |
| <input type="checkbox"/> Special image impact | <input type="checkbox"/> LEED project |
| <input type="checkbox"/> Quality of/top-tier jobs & benefits | <input type="checkbox"/> Unique contribution to Sealy |
| <input type="checkbox"/> Aesthetic quality | <input type="checkbox"/> Meets goals of Comprehensive Plan |
| <input type="checkbox"/> Direct Pay Permit participation | <input type="checkbox"/> Hotel/motel business generated by business |
| <input type="checkbox"/> Value of retail sales/tax revenue | <input type="checkbox"/> Number of jobs |
| <input type="checkbox"/> Total annual payroll | <input type="checkbox"/> Clean, no negative impacts |
| <input type="checkbox"/> Substantially increases business opportunities of existing local suppliers | |
| <input type="checkbox"/> Project invested in traffic study and will contribute to the financial burden to improve the flow and/or expand the infrastructure to accommodate the needs produced by the traffic demands of the new facility | |
| <input type="checkbox"/> Other: _____ | |

5. Upon determination of eligibility and/or City Manager desiring to proceed with a review and discussion by the Application Evaluation Committee,

- The EDC Director was provided the application to prepare an Impact Analysis
- The Planning Director was provided the application to prepare a list of permit, building and tap fees the City may expect in revenue from the project
- The Public Works Director to determine the infrastructure needs and City capacities at the site, and utilities revenue from the project, to be used for discussion during the Application Evaluation Committee meeting
- The Streets/Parks/Buildings Director to determine costs to the City for discussion during the Application Evaluation Committee meeting

6. Upon City Manager desiring to proceed with a review and discussion by the Application Evaluation Committee,

A meeting of the Application Evaluation Committee was scheduled to be held on the date of _____ . In preparation for the meeting, the following committee members were given the application packet for review:

- City Manager
- City Planner
- EDC Director
- Public Works Director
- Streets/Parks/Buildings Director

7. Application Evaluation Committee Criteria to be discussed and reviewed for consideration of Tax Abatement:

FISCAL IMPACT:	RESPONSES:
a. What is the estimated total value of capital investment for buildings, other real property improvements and furniture, fixtures and equipment per application?	a.
b. What is the value of the Real and Business Personal Property that will be added to the tax rolls per application?	b.
c. Will this project have more than 1 Phase? If so, will they commit to a date?	c.
d. How much direct sales tax will be generated?	d.
<p>e. Will infrastructure construction be required?</p> <p>f. What are the infrastructure costs to the City?</p> <p>g. What will be the project's contribution to the infrastructure project?</p>	<p>e. <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>f. (Information shall be provided by the City's Public Works Director)</p> <p>g.</p>
<p>h. Will the project put a burden on the City's utilities?</p> <p>If yes, explain:</p>	h.
i. Will the project generate overnight stays in the community? If so, how many annually?	i.

j. What is the estimated return on public investment?	j. (Information shall be provided by EDC Director's Impact Analysis)
k. Does the company have a history of and/or commitment to community support of Sealy?	k.
l. How much potential in capital impact fees and other planning, permit, utility taps and fees will be paid to the City?	l. (Information provided by Planning Director) Capital Impact Fees \$ Planning Fees \$ Permits: Building \$ Utility Taps & Fees: \$ Other: \$
m. Will the project substantially increase the business opportunities of existing local suppliers and contractors?	m. Explain:
n. Will the project compete with similar existing businesses to the detriment of the local economy?	n. Explain:
o. How else will this project affect other existing businesses/industries?	o.
EMPLOYMENT IMPACT:	RESPONSES
a. How many on-site jobs will be brought to Sealy? b. Will this be all at one time, or over a period of years?	a. b.
c. How many on-site jobs will be retained?	c.

d. What types of jobs will be created?	d.
e. What will the total annual payroll be?	e.
f. What is the average annual salary of on-site jobs created and/or retained? g. What is the average weekly wage in Texas?	f. g.
h. Will quality of life benefits be offered? Examples include employer paid health, dental, vision and/or life or disability insurance, profit sharing, 401K or other retirement plan, paid vacations and/or holidays?	h.
COMMUNITY IMPACT	RESPONSES:
a. Will any pollutants be created by the project? b. Will a TCEQ or any other permit be required for business operations?	a. b.
c. Does the project pose any negative operational, visual or other impacts, such as noise or traffic congestion? d. Was a traffic study initiated by project? Will business fund it?	c. d.

<p>e. How compatible is the project with the City's comprehensive plan goals? (refer to Section 13: City of Sealy Comprehensive Plan Goals)</p>	<p>e. Indicate which goals are being met:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Community #1 <input type="checkbox"/> Community #2 <input type="checkbox"/> Community #3 <input type="checkbox"/> Economic Development #1 <input type="checkbox"/> Economic Development #2 <input type="checkbox"/> Economic Development #3 <input type="checkbox"/> Economic Development #4 <input type="checkbox"/> Education #1 <input type="checkbox"/> Environmental #1 <input type="checkbox"/> Environmental #2 <input type="checkbox"/> Environmental #3 <input type="checkbox"/> Parks & Recreation #1 <input type="checkbox"/> Neighborhood & Housing #1 <input type="checkbox"/> Neighborhood & Housing #2 <input type="checkbox"/> Neighborhood & Housing #3 <input type="checkbox"/> Neighborhood & Housing #4 <input type="checkbox"/> Neighborhood & Housing #5 <input type="checkbox"/> Water/Sewer Infrastructure #1 <input type="checkbox"/> Water/Sewer Infrastructure #2 <input type="checkbox"/> Water/Sewer Infrastructure #3 <input type="checkbox"/> Water/Sewer Infrastructure #4 <input type="checkbox"/> Water/Sewer Infrastructure #5 <input type="checkbox"/> Water/Sewer Infrastructure #6 <input type="checkbox"/> Water/Sewer Infrastructure #7 <input type="checkbox"/> Drainage #1 <input type="checkbox"/> Public Safety #1 <input type="checkbox"/> Annexation #1 <input type="checkbox"/> Transportation #1 <input type="checkbox"/> Transportation #2 <input type="checkbox"/> Transportation #3 <input type="checkbox"/> Transportation #4 <input type="checkbox"/> Transportation #5 <input type="checkbox"/> Transportation #6
<p>f. How does the project support goals related to preferred quality of life such as preservation of open space or</p> <p>g. unequaled contribution to the development or redevelopment efforts in the City? How?</p>	<p>f.</p> <p>g.</p>

<p>h. Will project have high visibility, image impact, or be located near a gateway of the City, and</p> <p>i. if so, will they contribute to the aesthetic appeal in the design and materials of their building, greenspace, and landscape plan?</p>	<p>h.</p> <p>i.</p>
<p>j. Is project a LEED (Leadership in Energy and Environmental Design) qualifying project? What rating system and version?</p>	<p>j.</p>
<p>k. Does the project meet the minimum preferred thresholds?</p>	<p>k. <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>If no, are there other special features of the project to consider for Option C?</p>
<p>l. did project request a variance from a code of ordinance?</p>	<p>l.</p>

8. The Application Evaluation Committee will complete the following relevant recommendation of either Option A, B, C or None for either a **NEW FACILITY** or **EXPANSION/MODERNIZATION** project:

8a. Choose all project criteria for **new facilities** to assist in determining Option A, B, C or None:

<input type="checkbox"/> OPTION A	<input type="checkbox"/> OPTION B	<input type="checkbox"/> OPTION C	<input type="checkbox"/> NONE
FISCAL IMPACT CRITERIA: <input type="checkbox"/> \$25 million or more TOTAL \$ _____ <input type="checkbox"/> Direct Pay participation <input type="checkbox"/> Committed to additional phases of growth	FISCAL IMPACT CRITERIA: <input type="checkbox"/> \$5 million or more TOTAL \$ _____ <input type="checkbox"/> Direct Pay participation <input type="checkbox"/> Committed to additional phases of growth	FISCAL IMPACT CRITERIA: \$ _____ TOTAL Capital improvement investment <input type="checkbox"/> Direct Pay participation <input type="checkbox"/> Committed to additional phases of growth	The Application Evaluation Committee did not find sufficient eligibility requirements to make a recommendation.
EMPLOYMENT IMPACT CRITERIA: <input type="checkbox"/> Jobs exceed 2 on-site full-time jobs per each \$1 million investment TOTAL JOBS: _____ <input type="checkbox"/> Top-tier workforce created <input type="checkbox"/> Quality of life employment benefits that are at least 50% paid by employer <input type="checkbox"/> Minimum average annual total compensation per job of \$40,000.00 \$ _____	EMPLOYMENT IMPACT CRITERIA: <input type="checkbox"/> Jobs meet or exceed 2 on-site full-time jobs per each additional \$1 million capital investment TOTAL JOBS: _____ <input type="checkbox"/> Wages are equal to or exceed average weekly wages for Texas Wages: \$ _____ Avg. Weekly wages for Texas \$ _____	EMPLOYMENT IMPACT CRITERIA: TOTAL JOBS: _____ Average annual total compensation per job \$ _____ Unique contributions to the growth and economy of the City are noted in (2.) above	
COMMUNITY IMPACT Considerations: <input type="checkbox"/> LEED Certified project <input type="checkbox"/> No environmental impact <input type="checkbox"/> No burden to City utilities <input type="checkbox"/> Infrastructure needs will be funded by project <input type="checkbox"/> Unequaled contribution to Sealy and/or our growth <input type="checkbox"/> Image impact <input type="checkbox"/> Aesthetic appeal <input type="checkbox"/> Other:	COMMUNITY IMPACT Considerations: <input type="checkbox"/> LEED Certified project <input type="checkbox"/> No environmental impact <input type="checkbox"/> No burden to City utilities <input type="checkbox"/> Infrastructure needs will be funded by project <input type="checkbox"/> Unequaled contribution to Sealy and/or our growth <input type="checkbox"/> Image impact <input type="checkbox"/> Aesthetic appeal <input type="checkbox"/> Other:	COMMUNITY IMPACT Considerations: <input type="checkbox"/> LEED Certified project <input type="checkbox"/> No environmental impact <input type="checkbox"/> No burden to City utilities <input type="checkbox"/> Infrastructure needs will be funded by project <input type="checkbox"/> Unequaled contribution to Sealy and/or our growth <input type="checkbox"/> Image impact <input type="checkbox"/> Aesthetic appeal <input type="checkbox"/> Other:	
Evaluation Committee Determination:	Evaluation Committee Determination:	Evaluation Committee Determination:	
Abatement includes: Select <input type="checkbox"/> Buildings & Structures <input type="checkbox"/> Fixed Machinery <input type="checkbox"/> Equipment <input type="checkbox"/> Personal Property	Abatement includes: Select <input type="checkbox"/> Buildings & Structures <input type="checkbox"/> Fixed Machinery <input type="checkbox"/> Equipment <input type="checkbox"/> Personal Property	Abatement includes: Select <input type="checkbox"/> Buildings & Structures <input type="checkbox"/> Fixed Machinery <input type="checkbox"/> Equipment <input type="checkbox"/> Personal Property	

8b. Choose all project criteria for **expansion/modernizations** to assist in determining Option A, B, C, or None:

<input type="checkbox"/> OPTION A	<input type="checkbox"/> OPTION B	<input type="checkbox"/> OPTION C	<input type="checkbox"/> NONE
FISCAL IMPACT CRITERIA: <input type="checkbox"/> \$5 million or more TOTAL \$ _____ <input type="checkbox"/> Direct Pay participation <input type="checkbox"/> Committed to additional phases of growth	FISCAL IMPACT CRITERIA: <input type="checkbox"/> \$5 million or more TOTAL \$ _____ <input type="checkbox"/> Direct Pay participation <input type="checkbox"/> Committed to additional phases of growth	FISCAL IMPACT CRITERIA: \$ _____ TOTAL Capital improvement investment <input type="checkbox"/> Direct Pay participation <input type="checkbox"/> Committed to additional phases of growth	The Application Evaluation Committee did not find sufficient eligibility requirements to make a recommendation.
EMPLOYMENT IMPACT CRITERIA: <input type="checkbox"/> Jobs exceed 2 on-site full-time jobs per each \$1 million investment TOTAL JOBS: _____ <input type="checkbox"/> Top-tier workforce created <input type="checkbox"/> Quality of life employment benefits that are at least 50% paid by employer <input type="checkbox"/> Minimum average annual total compensation per job of \$40,000.00 \$ _____	EMPLOYMENT IMPACT CRITERIA: <input type="checkbox"/> Jobs meet or exceed 2 on-site full-time jobs per each additional \$1 million capital investment TOTAL JOBS: _____ <input type="checkbox"/> Wages are equal to or exceed average weekly wages for Texas Wages: \$ _____ Avg. Weekly wages for Texas \$ _____	EMPLOYMENT IMPACT CRITERIA: TOTAL JOBS: _____ Average annual total compensation per job \$ _____ Unique contributions to the growth and economy of the City are noted in (2.) above	
COMMUNITY IMPACT Considerations: <input type="checkbox"/> LEED Certified project <input type="checkbox"/> No environmental impact <input type="checkbox"/> No burden to City utilities <input type="checkbox"/> Infrastructure needs will be funded by project <input type="checkbox"/> Unequaled contribution to Sealy and/or our growth <input type="checkbox"/> Image impact <input type="checkbox"/> Aesthetic appeal-the project includes entire site improvement <input type="checkbox"/> Other:	COMMUNITY IMPACT Considerations: <input type="checkbox"/> LEED Certified project <input type="checkbox"/> No environmental impact <input type="checkbox"/> No burden to City utilities <input type="checkbox"/> Infrastructure needs will be funded by project <input type="checkbox"/> Unequaled contribution to Sealy and/or our growth <input type="checkbox"/> Image impact <input type="checkbox"/> Aesthetic appeal – the project includes entire site improvement <input type="checkbox"/> Other:	COMMUNITY IMPACT Considerations: <input type="checkbox"/> LEED Certified project <input type="checkbox"/> No environmental impact <input type="checkbox"/> No burden to City utilities <input type="checkbox"/> Infrastructure needs will be funded by project <input type="checkbox"/> Unequaled contribution to Sealy and/or our growth <input type="checkbox"/> Image impact <input type="checkbox"/> Aesthetic appeal – the project includes entire site improvement <input type="checkbox"/> Other:	
Evaluation Committee Determination:	Evaluation Committee Determination:	Evaluation Committee Determination:	
Abatement includes new property only to include: Select <input type="checkbox"/> Buildings & Structures <input type="checkbox"/> Fixed Machinery <input type="checkbox"/> Equipment <input type="checkbox"/> Personal Property	Abatement includes new property only to include: Select <input type="checkbox"/> Buildings & Structures <input type="checkbox"/> Fixed Machinery <input type="checkbox"/> Equipment <input type="checkbox"/> Personal Property	Abatement includes new property only to include: Select <input type="checkbox"/> Buildings & Structures <input type="checkbox"/> Fixed Machinery <input type="checkbox"/> Equipment <input type="checkbox"/> Personal Property	