

RESOLUTION OF THE DENTON COUNTY COMMISSIONERS COURT
Approving Denton County Economic Incentive Policy Guidelines and Criteria
Denton County Economic Incentive Policy (2022)

The Denton County Commissioners Court at its regular session on the 20th day of December, 2022, considered the following resolution:

WHEREAS, the Property Redevelopment and Tax Abatement Act, set forth in Chapter 312 of the Texas Tax Code, authorizes counties and other taxing units to grant property tax abatements in accordance with its provisions; and

WHEREAS, pursuant to Section 312.002(a) of the Act, a taxing unit may not enter into a tax abatement agreement or designate an area as a reinvestment zone under the Act unless it has elected to become eligible to participate in tax abatement, and has established guidelines and criteria governing tax abatement agreements by the taxing unit; and

WHEREAS, Texas Local Government Code §381.004, otherwise known Community and Economic Development Programs permits a commissioners court of the county to develop and administer a program: (1) for state or local economic development; (2) for small or disadvantaged business development; (3) to stimulate, encourage, and develop business location and commercial activity in the county; (4) to promote or advertise the county and its vicinity or conduct a solicitation program to attract conventions, visitors, and businesses; (5) to improve the extent to which women and minority businesses are awarded county contracts; (6) to support comprehensive literacy programs for the benefit of county residents; or (7) for the encouragement, promotion, improvement and application of the arts; and

WHEREAS, §381.004 authorizes counties to establish and administer one or more economic development program(s) to make loans and grants of public monies and provide property tax abatement to businesses that promote economic growth and create jobs; and

WHEREAS, while Denton County is authorized to enter into 381 agreements, it shall not be utilized as the primary form of economic incentive; and

WHEREAS, on December 14, 2021, the Denton County Commissioners Court adopted the current Denton County Tax Abatement Policy, which Policy sets forth the guidelines and criteria governing tax abatement agreements to be entered into by the County under the Act; and

WHEREAS, Denton County wishes to continue being eligible to participate in tax abatement under the Act and, accordingly, to establish guidelines and criteria governing tax abatements by the County for the two-year period commencing December 20, 2022; and

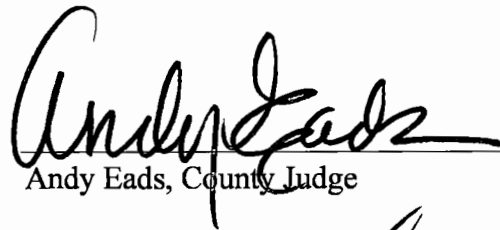
WHEREAS, Denton County wishes to be eligible to participate in 381 Agreements under the Act and, accordingly, to establish guidelines and criteria governing 381 Agreements by the County for the two-year period commencing December 20, 2022

NOW THEREFORE, BE IT RESOLVED by the Commissioners Court of Denton County, Texas that:

Section 1. The foregoing recitals are hereby found to be true and correct findings of Denton County, Texas, and are fully incorporated into the body of this Resolution.

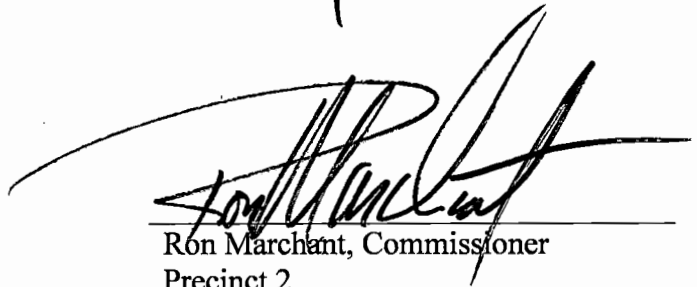
Section 2. Denton County Commissioners Court hereby establishes and adopts **Denton County Economic Incentive Policy (2022)**, attached herein as Exhibit A, which Policy: (i) sets forth guidelines and criteria governing tax abatement agreements to be entered into by Denton County under the ACT; (ii) sets forth guidelines and criteria governing 381 agreement to be entered into by the County; and (iii) shall become effective upon the date of this Resolution's adoption by Commissioners Court.

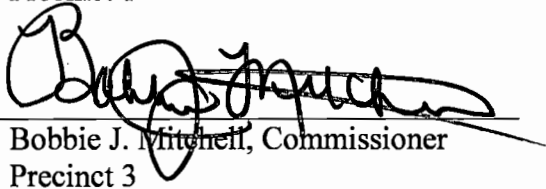
ADOPTED AND APPROVED effective the 20th day of December, 2022.


Andy Eads, County Judge



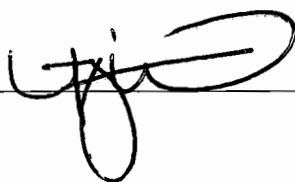
Ryan Williams, Commissioner
Precinct 1


Ron Marchant, Commissioner
Precinct 2


Bobbie J. Mitchell, Commissioner
Precinct 3


Dianne Edmondson, Commissioner
Precinct 4

ATTEST:
JULI LUKE, County Clerk and Ex-Officio Clerk
of the Commissioners Court of Denton County

BY: 

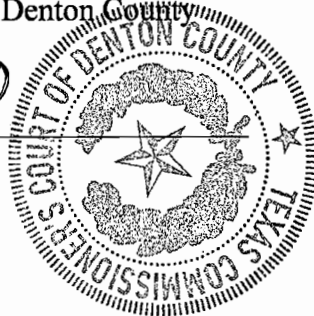


EXHIBIT A

SUBJECT: DENTON COUNTY ECONOMIC INCENTIVE POLICY (2022)
TITLE: DENTON COUNTY ECONOMIC INCENTIVE POLICY (2022)
EFFECTIVE: DECEMBER 20, 2022

I. INTRO/GENERAL PUPOSE AND REQUIREMENTS

Welcome to Denton County. The Judge and Commissioners look forward to working with you to make your investment in our area a positive experience. We are committed to the promotion of high-quality development in all parts of the county and to an ongoing improvement in the quality of life for its citizens.

Taxing jurisdictions in Texas are authorized under Chapters 311 and 312 as well as Section 11.24 of the Texas Property Code to provide tax abatements for historic preservation, housing, and economic development. Furthermore, Texas Local Government Code, Chapter 381 Section 4 authorizes counties to establish and administer one or more economic incentive program(s). Denton County is authorized to work in conjunction with other taxing entities as part of an overall publicly supported incentive program, and our policy is designed to create job opportunities that bring new economic advantages and strengthen the current economic base of our community. The maximum term for any tax abatement agreement under this policy is ten years. Please contact Denton County Economic Development staff for information regarding other incentive tools, including 381 Agreements.

Insofar as these objectives are generally served by the enhancement and expansion of the local economy, Denton County will, on a case-by-case basis, give consideration not only to the investment amount of each project, but also to number of jobs created, filling an industry need in the county, and to businesses associated with current manufacturing and industry development.

The Denton County Economic Incentive Policy has been developed to help ensure that all tax incentive requests are consistently reviewed in order to provide incentives and/or assistance to the most effective and appropriate economic development projects.

To help ensure that all tax incentive requests are consistently reviewed and that only the most effective and appropriate incentive projects are undertaken, this Denton County Economic Incentive Policy has been developed.

II. INCENTIVE PROGRAMS

a. Tax Abatement

Tax Abatement may be offered for the value of improvements to real property and/or business personal property. Tax Abatements related to real property may be considered for new construction or the expansion of current facilities. The percentage of taxes agreed for Abatement on real property are only applicable to the taxable value of the new or expanded improvements. Tax Abatement for business personal property may be

considered for projects pursuing the purchase or long-term lease of existing or new facilities. The percentage of taxes agreed for Abatement on business personal property applies to the taxable value of the business personal property added to the facility after the execution of the Tax Abatement Agreement.

b. Chapter 381 Incentive Program

Under Chapter 381 of the Texas Local Government Code, a county may administer and develop a program to make loans and grants of public money to promote state or local economic development and to stimulate, encourage, and develop business location and commercial activity in the county. Denton County shall consider Chapter 381 Tax Incentives on a case by case basis.

III. GENERAL GUIDELINES & PROCEDURES

- a. It is the policy of Denton County that consideration of all tax incentive applications will be provided in accordance with the procedures and criteria outlined in this document. Nothing herein shall imply or suggest that Denton County is under any obligation to provide an incentive to any applicant.
- b. Applicant and Municipalities shall adhere to all Denton County application procedures and requirements including Section III (d) for municipality-initiated tax abatement, or other incentive, agreements and Section VII for County-initiated abatement agreements.
- c. Requests for tax incentives will not be considered if, prior to the submission of an application, the project is already substantially underway or completed. A project will be considered to be substantially underway if actions such as, but not limited to the following have occurred:
 1. Demolition, site preparation, or the installation of infrastructure has begun;
 2. A building permit has been issued for construction not associated with mitigating an environmental hazard
 3. Construction (including renovations or tenant finish-out) has begun;
 4. Equipment, inventory, or employees have been relocated to the new site.

Execution of a lease, the mitigation of environmental problems, the purchase of land, the completion of an environmental assessment, or the preparation of architectural and engineering plans do not constitute a project being substantially underway.
- d. Request for a tax incentive, will not be considered for property that will be used in whole or in part for a sexually-oriented business, including but not limited to condoning, legitimizing, or promoting obscene materials, nude or topless modeling or dancing, adult motel operations, escort services, sexual encounter centers, sex phone centers, or any other sexually-oriented business activity. Similarly, property receiving an existing tax incentive, for another use cannot convert this property for

use as a sexually-oriented business or an establishment and still retain the tax incentive.

- e. Requests for a tax incentive, will not be considered for an applicant with which the County is currently involved in or has within the past thirty-six months been involved in litigation, a pending claim, or unsatisfactory contractual performance, nor to any applicant indebted to the county for ad valorem taxes or other obligations.
- f. The Denton County Tax Incentive Application must be submitted to the appropriate County Representatives. The appropriate County Representatives are defined as the Denton County Economic Development Department and the County Judge and Commissioners Court member in whose precinct the property that is the subject of the incentive application is located. Because the availability of incentive assistance can facilitate the selection of a specific site when numerous sites are under consideration, the appropriate County Representative may issue or instruct staff to issue verbal or written proposed terms for a particular tax incentive agreement. Proposed terms are non-binding. Denton County reserves the right to request other information deemed necessary for evaluating the application.
- g. The Denton County Tax Incentive Application shall be completed and delivered to the appropriate County Representatives.

IV: TAX ABATEMENT POLICY AND PROCEDURES

a. Minimum Standards for Tax Abatement

- i. Project does not have any negative environmental impacts on the community such as significant pollution or hazardous waste.
- ii. The project should have a minimum capital investment of one million dollars (\$1,000,000).
- iii. Project will attract or retain other high quality industrial/business development

b. Value of Tax Abatement Provided

- i. The amount of the abatement shall consist of a percentage of the County Ad Valorem Tax obligation calculated as follows, unless approved by the affirmative vote of a majority of the Commissioners Court in a regularly scheduled meeting authorizing a percentage of the County Ad Valorem Tax obligation other than those found below:

NEW COMPANY/INVESTMENT			
CAPITAL INVESTMENT	OR	NEW FTE AND/OR EQUIVALENT	ABATEMENT AMOUNT
\$1,000,000-9,999,999		10 – 50	Not to exceed 20% of the County Ad Valorem Tax Obligation
10,000,000-19,999,999		51 – 100	Not to exceed 25% of the County Ad Valorem Tax Obligation

20,000,000-29,999,999		101-150	Not to exceed 30% of the County Ad Valorem Tax Obligation
30,000,000-39,999,999		151-200	Not to exceed 35% of the County Ad Valorem Tax Obligation
40,000,000-49,999,999		201-250	Not to exceed 40% of the County Ad Valorem Tax Obligation
MORE THAN 50,000,000		251-OVER	Such percentages of the County Ad Valorem Tax Obligations as may be deemed appropriate by the Commissioners Court of Denton County, Texas

MODERNIZATION AND/OR EXPANSION			
CAPITAL INVESTMENT	OR	NEW FTE AND/OR EQUIVALENT	ABATEMENT AMOUNT
\$1,000,000-9,999,999		10 – 50	Not to exceed 25% of the County Ad Valorem Tax Obligation
10,000,000-19,999,999		51 – 100	Not to exceed 30% of the County Ad Valorem Tax Obligation
20,000,000-29,999,999		101-150	Not to exceed 35% of the County Ad Valorem Tax Obligation
30,000,000-39,999,999		151-200	Not to exceed 40% of the County Ad Valorem Tax Obligation
40,000,000-49,999,999		201-250	Not to exceed 45% of the County Ad Valorem Tax Obligation
MORE THAN 50,000,000		251-OVER	Such percentages of the County Ad Valorem Tax Obligations as may be deemed appropriate by the Commissioners Court of Denton County, Texas

HIGHER WAGE ELIGIBILITY	
PROJECT ELIGIBLE FOR 2% INCREMENTAL INCENTIVE ABOVE BASE FOR EVERY FTE AND/OR EQUIVALENT EXCEEDING 10% ABOVE COUNTY AVERAGE WAGE	
PERCENTAGE OF AVERAGE COUNTY WAGE	INCENTIVE PERCENTAGE
110%	2%
120%	4%
130%	6%
140%	8%

150%	10%
160%	12%
170%	14%
180%	16%
190%	18%
200%	20%
COUNTY AVERAGE WAGES BASED ON MOST RECENT FOUR QUARTERS REPORTED UNDER PRIVATE OWNERSHIP – TEXAS LABOR MARKET INFORMATION – TEXASLMI.COM (PRIVATE OWNERSHIP NOT EXCLUDING PUBLICICLY TRADED COMPANIES)	

c. Criteria and Guidelines for Tax Abatement

- i. In order to enter into a tax abatement, or other incentive, agreement, the Commissioners Court must find that the terms of the proposed agreement meet Guidelines and Criteria and that:
 - 1. There will be no substantial adverse effect on the provision of the jurisdiction’s service or tax base; and
 - 2. The planned used of the property will not constitute a hazard to public safety, health or morals.
 - 3. Must demonstrate the potential to generate revenues to the County which outweigh costs associated with incentives.
 - 4. Will result in a net increase, or retention, of jobs in the County or add to the tax base to enhance the economic welfare of residents and/or businesses of the County.

V. CHAPTER 381 INCENTIVE PROGRAM

- a. Guidelines for Chapter 381 Incentives
 - i. All requests for Chapter 381 Incentive will be reviewed and considered on a case by case basis

VI. MUNICIPALITY-INITIATED AGREEMENTS-ADDITIONAL CRITERIA- INFORMATION

- a. The Denton County Commissioners Court recognizes that each municipality within the County has a different vision and goal for its economic development efforts. Denton County will endeavor to work in concert with other taxing authorities as part of an overall publicly supported incentive program designed to create job opportunities that bring new economic advantages or strengthen the current economic base of our community. The terms and conditions of a tax abatement, or other incentive, agreement entered into between a municipality and an applicant are separate from the terms and conditions of any tax incentive agreement entered into between said applicant and the County. Commissioners Court will determine, in accordance with this Policy and applicable law, what terms and conditions to include in its agreement (if any) with said applicant, which terms and conditions may be additional to and/or different from those in municipality’s agreement.
- b. It is the intent of the Commissioners Court to consider granting a tax incentive to an applicant that has a tax incentive agreement with a municipality, provided that:

1. Granting the requested tax incentive would not encourage the applicant to move its project from one Denton County municipality to another, unless both municipalities have expressed their approval of the requested tax incentive in writing.
2. Granting the requested tax incentive would not provide one Denton County municipality with a competitive advantage over another Denton County municipality seeking the same project.
3. The level of tax incentive requested does not exceed the level of tax incentive granted by the municipality.

Notwithstanding subsection IV above, Commissioners Court may, in its discretion, consider and grant a request for a tax incentive that exceeds the tax incentive granted by the municipality.

- c. In the case where the property is located within a municipality's extraterritorial jurisdiction, the municipality shall be the initiating taxing entity unless expressly deferred to the County.
- d. Tax Abatement Application Procedures. In addition to the general application requirements found in Section III, Municipality-Initiated Tax Incentives will only be awarded when the following procedures have been followed:
 1. Municipality in which the project is located makes County aware of applicant request for Municipality tax incentive and invites County comments during negotiation. County makes Municipality aware of concerns/changes prior to final action by Municipality.
 2. Applicant makes application to appropriate County Representatives for County Tax Incentive after applying with municipality.
 3. County Representatives ensure County's Policy is met and make a recommendation regarding proceeding with approval of a County tax incentive agreement.
 4. Commissioners Court shall not approve County tax incentive agreement until municipality's agreement has been approved and executed and applicant has signed a County tax incentive agreement.
- e. Other Incentive Tool Application Procedures. Must contact Economic Development Staff directly for consideration and/or discussion of the availability of incentive tools other than tax abatements

VII. COUNTY-INITIATED AGREEMENTS-ADDITIONAL CRITERIA/INFORMATION

For those areas within Denton County that are not located within the boundaries of an incorporated municipality or are within the extraterritorial jurisdiction of a municipality and the municipality has deferred to the County, or are in unincorporated areas not located in a

municipality's extraterritorial jurisdiction, the following criteria contained in these guidelines will be applied by the Commissioners Court when considering the establishment of a reinvestment zone and adopting a County tax incentive agreement:

- (a) Economic Qualification. In order to be eligible for designation a reinvestment zone and receive a tax incentive, the planned improvement:
 1. Must be reasonably expected to have an increase in positive net economic benefit to Denton County over the life of the tax incentive, computed to include new sustaining payroll and/or capital improvements. The number and type of new jobs will also factor into the decision to grant a tax incentive; and
 2. Must not be expected to solely or primarily have the effect of transferring employment from one part of Denton County to another without a super-majority vote of approval from the Commissioners Court.

- (b) Application Procedures. In addition to the general application requirements found in Section I, County Initiated Tax Incentives will only be awarded when the provisions of Chapters 311, 312, or 381 of the Texas Local Government Code have been met, including the following:
 1. Any present or potential owner of taxable property in unincorporated Denton County may request the creation of a reinvestment zone and tax incentive by filing a written request with the appropriate County Representatives and defined in Section I(f).
 2. All applications for creation of reinvestment zones and incentives shall incorporate a feasibility study estimating the economic effect of the proposed reinvestment zone and tax incentive on Denton County, other eligible participating jurisdictions, and the applicant.
 3. Upon receipt of a completed application for creation of a reinvestment zone, the appropriate County Representatives shall notify in writing and provide a copy of the application to the presiding officer of the governing body of each eligible jurisdiction.
 4. The Commissioners Court may not adopt a resolution creating a reinvestment zone until it has held a public hearing at which interested parties are entitled to speak and present evidence for or against its designation. Notice of the hearing shall be clearly identified on the Commissioners Court agenda at least 30 days prior to the hearing and a public notice shall be published in a general circulation publication at least 30 days prior to the hearing.

VIII. ASSIGNMENT

Tax incentive agreements may be assigned to a new owner of the entire property only with the written consent of the Commissioners Court, 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 this Policy and the tax incentive agreement.

IX. ADMINISTRATION AND EVALUATION

- a. The County will have the right to inspect the facility to determine if the terms and conditions of the tax incentive agreement are being met. All inspections will be made after the filing of twenty-four (24) hours' notice and will be conducted in such a manner as to not unreasonably interfere with the construction or operation of the facility. All inspections will be made with one or more representatives of the recipient and in accordance with its safety standards.
- b. The County shall annually evaluate each facility receiving a County tax incentive to ensure compliance with this Policy and the tax incentive agreement. On or before April 30th of every year during the life of the County tax incentive agreement, the recipient of said agreement shall complete and file a Tax Incentive Evaluation Report with the appropriate County Representatives detailing and certifying the recipient's compliance with the terms of said Agreement. Failure to provide information requested in the Tax Incentive Evaluation Report, or other requested information, by the prescribed deadline may result in previously abated taxes becoming being due and payable and/or rebate of taxes being held due.

X. RECAPTURE

If a County tax incentive recipient is not in compliance with this Policy or said agreement, then said agreement shall not be in effect for the period of time during which non-compliance occurs. If a recipient's project is not completed as specified in the County tax incentive agreement, the County has the right to modify or cancel said agreement and determine which previously abated/rebated taxes are due to the County. The decision to seek full or partial recapture lies solely with the County.

The County shall be entitled to termination of the agreement and/or recapture of all or a portion of the taxes abated, or refunded, should one or more of the following events occur:

- a. The Owner or Lessee fails to commence operation of the Facility and the provision of the applicable product and/or service within the agreed upon time.
- b. The Owner or Lessee relocates job creating activity outside the agreed upon location associated with the tax incentive.

XI. SUNSET PROVISION

This County Policy is effective upon the date of its adoption. Commissioners Court may review this Policy on a periodic basis, along with any tax incentive agreements granted and reinvestment zones created under it, to evaluate its use and its effectiveness in achieving intended

goals. The term of this Policy is governed by Texas Tax Code Section 312.002 and Texas Local Government Code 381.004, as it is its amendment, repeal or renewal.

XII. DEFINITIONS


- a. "Abatement" means the full or partial exemption from ad valorem taxes of certain real property and personal property in a reinvestment zone designated for economic development purposes.
- b. "Agreement" means a contractual agreement between a property owner and/or lessee and an eligible jurisdiction for the purposes of tax incentive agreement.
- c. "Applicant" means the firm, party, entity, or organization that would be receiving the incentive if granted.
- d. "Authorized Facility" A facility may be eligible for tax incentive, if it is a Manufacturing Facility, a Regional Distribution Center Facility, a Regional Service Facility, a Non-Manufacturing Facility, or Other Basic Industry as defined. The economic life of a facility and any improvements must exceed the life of the incentive agreement.
- e. "Base Year Value" means the certified value of eligible property 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.
- f. "Creation of new Value" Tax Incentive may only be granted for the additional value of eligible property improvements made subsequent to and listed in a tax incentive agreement between the County and property owner and/or lessee, subject to such limitations as Commissioners Court may require.
- g. "Economic Life" means the number of years a property improvement is expected to be in service in a facility.
- h. "Eligible Jurisdiction" means Denton County and any municipality or other entity located in Denton County that levies ad valorem taxes upon and provides services to property located within the proposed or existing reinvestment zone.
- i. "Eligible Property" Tax incentive may be extended to the value above base year value of buildings, structures, fixed machinery and equipment, fixed personal property, site improvements, and any other real and/or business personal property plus that office space and related fixed improvements necessary to the operation and administration of the facility.
- j. "Expansion" means the addition of buildings, structures, fixed machinery and equipment, and fixed personal property for purposes of increasing production capacity.

- k. "Facility" means property improvements completed or in the process of construction, with together comprise an integral whole.
- l. "Fixed Machinery and/or Personal Property" means tangible machinery, equipment, and fixed personal property that is securely placed or fastened and stationary within a building or structure, or which is movable but remains at and is used solely at the project site.
- m. "Ineligible Property" The following types of property shall be fully taxable and ineligible for tax incentive: land, and any property included in the calculation of base year value as defined.
- n. "Manufacturing Facility" means buildings and structures, including fixed machinery and equipment, and fixed 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.
- o. "Modernization" means the replacement and upgrading of existing facilities. Modernization may result from the construction, alteration or installation of buildings, structures, fixed machinery and equipment and fixed personal property. It shall not be for the purpose of reconditioning, refurbishing or repairing.
- p. "New Facility" means a property previously undeveloped that is placed into service by means other than or in conjunction with expansion or modernization.
- q. "New and Existing Facilities" Tax incentive may be granted for new facilities and improvements to existing facilities for the purposes of modernization or expansion.
- r. "Non-Manufacturing Facilities" means building and structures used to service and/or house individuals on a permanent or temporary basis.
- s. "Other Basic Industry" means buildings and structures including fixed machinery and equipment, and fixed personal property not elsewhere described, used or to be used for the production of products or services that result in the creation of new permanent jobs and bring new wealth into Denton County.
- t. "Owned/Leased Facilities" If a leased facility is granted tax incentive, the agreement shall be executed with the lessor and the lessee.
- u. "Regional Distribution Center Facility" means buildings and structures, including fixed machinery and equipment, and fixed personal, property, used or to be used to service goods.
- v. "Regional Service Facility" means buildings and structures, including fixed machinery and equipment, and fixed personal property, used or to be used to service goods.
- w. "Research Facility" means building and structures, including fixed machinery and equipment and fixed 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. "Reinvestment Zone" means a geographical area of the County that meets the criteria of Chapters 311 or 312 of the Texas Property Tax Code.
- y. "Taxability" From the execution of the tax incentive to the end of the agreement period taxes shall be payable as follows:
 - 1. The value of ineligible property shall be fully taxable;
 - 2. The base year value of existing eligible property shall be fully taxable;
 - 3. The additional value of the eligible property shall be taxable in the manner and for the period provided for in the agreement; and
 - 4. The additional value of the new eligible property shall be fully taxable at the end of the agreement period.

Approved by:
Denton County Commissioners Court



Andy Eads
County Judge
Denton County, Texas

Dated: December 20, 2022

EXHIBIT B



**Denton County
Application for Economic Incentive**

I. CONTACT INFORMATION

A. APPLICANT/PROPERTY OWNER INFORMATION

Name and Title:

Entity/Project Name to appear in Agreement:

Mailing Address:

Phone:

Fax:

Other names Entity/Project may be known by:

B. APPLICANT'S REPRESENTATIVE FOR ECONOMIC INCENTIVE REQUEST

Name and Title:

Mailing Address:

Phone:

Fax:

Email:

C. CONTACT INFORMATION FOR MUNICIPALITY INCENTIVE REQUEST

Name of Municipality (if applicable):

Name and Title of Contact Person:

Mailing Address:

Phone:

Fax:

Email:

II. PROPERTY AND PROJECT DESCRIPTION

Address and legal description of Property to be considered for Incentive Agreement:

Project Description:

Description of activities, products, or services produced and/or provided at project location:

Current Assessed Value - Real Property: \$

Personal Property: \$

Estimated start date of construction/site improvements:

Projected date of occupancy/commencement of operations at site:

If phases are anticipated please indicate dates for phases below:

Location of existing company facilities:

Describe incentive(s) requested:

Why is incentive necessary for the success of the project, including all substantiate information:

III. PROJECTED VALUE OF IMPROVEMENTS

Estimated Value of Real property Improvements: \$

Estimated Value of Personal Property Improvements: \$

Will infrastructure improvements (ie roads) be requested of Denton County for the project?

No Yes If yes, describe requested improvements:

Detail any direct benefits to Denton County as a result of this project (i.e., inventory tax, etc):

IV. EMPLOYMENT IMPACT AT PROJECT LOCATION

A. NEW EMPLOYMENT

Projected number of new jobs created as a result of the proposed improvements:

Full-Time

Part-Time

List types of jobs created and average salary levels:

VII. CERTIFICATION

Upon receipts of a completed application, Denton County may require such financial and other information as may be deemed appropriate for evaluating the financial capacity and other factors of the applicant

I certify the information contained in this application (including all attachments) to be true and correct to the best of my knowledge. I further certify that I have read the "Denton County Economic Development Policy" and agree to comply with the guidelines and criteria stated therein.

Signature

Title

Printed Name

Date

Return completed application and attachment to:

Commissioner Precinct 1
Administrative Courthouse
1 Courthouse Drive
Denton, Texas 76208
(940) 349-2810 (Metro)
Ryan.Williams@dentoncounty.gov

Commissioner Precinct 2
Sandy Jacobs Government Center
1029 W. Rosemeade Parkway
Carrollton, Texas 75007
(972) 434-7140 (Metro)
Ron.Marchant@dentoncounty.gov

Commissioner Precinct 3
Lee Walker Government Center
400 N. Valley Parkway, Suite 2068
Lewisville, Texas 75067
(972) 434-4780 (Metro)
Bobbie.Mitchell@dentoncounty.gov

Commissioner Precinct 4
Southwest Courthouse
6200 Canyon Falls Drive, Suite 900
Flower Mound, Texas 76226
(972) 434-3960
Dianne.Edmondson@dentoncounty.gov

EXHIBIT C



**Denton County
Annual Economic Incentive Evaluation Report**

Reporting Period: January 1, to December 31,

I. PROJECT INFORMATION

Property Owner:

Company/Project Name:

Project Contact:

Title:

Telephone:

Fax:

E-mail:

Property Owner Address:

Company Address (if different):

Address of Property Subject to Incentive:

Has construction/installation of planned improvements commenced? Yes No

If Yes, on what date?

If No, please explain.

Has construction/installation of planned improvements been completed? Yes No

If Yes, on what date?

If No, please estimate completion date *and* attach a current time schedule for the project:

Date on which *Certificate of Occupancy* was received:

II. INVESTMENT / VALUATION

REAL PROPERTY

Current Year Appraised Value – Land: \$

Current Year Appraised Value – Improvements: \$

Construction Costs Incurred This Reporting Period: \$

Appraised Value of Improvements Added This Period: \$

PERSONAL PROPERTY

Current Year Appraised Value – Machinery, Equipment, and Other Business Personal Property: \$

New Machinery and Equipment Costs Incurred During Period: \$

Current Year Appraised Value Inventory and Supplies: \$

Appraised Value of Machinery, Equipment, and Other Business Personal Property Added This Period: \$

Percentage/Amount of Inventory Subject to Other Exemptions (i.e., Freeport/Foreign Trade Zone):

%

III. JOB CREATION / RETENTION

Total Current Employees at End of Reporting Period:	Full-time	Part-time
Number of New Employees Added During Reporting Period:	Full-time	Part-time
Number of New Employees Added Since Abatement Agreement:	Full-time	Part-time
Annual Payroll During Reporting Period:	\$	
Average Salary During Reporting Period:	\$	

IV. CONSTRUCTION

Construction Dollars Spent This Reporting Period: \$
Number of Construction Related Jobs This Period:
Total Construction Payroll This Period: \$

V. ENVIRONMENTAL FACTORS

Does your company encourage, facilitate, and/or provide subsidies/initiatives for alternative commute options (i.e., bus, vanpools, carpools, telecommuting, etc.)? Yes No

If Yes, Please Describe:

Number of Fleet Vehicles Purchased This Period:

Describe Use of Vehicles:

Number of New Vehicles Per Type of Fuels Used:

Gasoline

Diesel

LPG

CNG

Electric

Other

Number of Gasoline Vehicles Rated as LEV (Low Emission Vehicles):

VI. ADDITIONAL INFORMATION (TO BE ATTACHED)

- Copy of Personal Property List Rendered to the Denton Appraisal District**
- Brief Narrative Highlighting The Progress And Status of the Project**
- If Applicable, a Statement Addressing Any Failure to Meet Requirements of the Incentive Agreement and a Plan for Rectification**

VII. CERTIFICATION

I certify that, to the best of my knowledge and belief, the information and attachments provided herein are true and accurate and in compliance with the terms of the incentive agreement with Denton County.

Name of Certifying Officer

Title

Phone

Fax

Signature of Certifying Officer

Date

In order to remain eligible for the Abatement/Incentive of Denton County, you must return the completed report by April 30th, of every year during the life of the Incentive Agreement to the designated County Representative in the applicable Precinct, see below:

Commissioner Precinct 1

Administrative Courthouse
1 Courthouse Drive
Denton Texas 76208
(940) 349-2810 (Metro)

Ryan.Williams@dentoncounty.gov

Commissioner Precinct 2

Sandy Jacobs Government Center
1029 W. Rosemeade Parkway
Carrollton, Texas 75007-6251
(972) 434-7140 (Metro)

Ron.Marchant@dentoncounty.gov

Commissioner Precinct 3

Lee Walker Government Center
400 N. Valley Parkway, Suite 2068
Lewisville, Texas 75067-3466
(972) 434-4780 (Metro)

Bobbie.Mitchell@dentoncounty.gov

Commissioner Precinct 4

Southwest Courthouse
6200 Canyon Falls Drive, Suite 900
Flower Mound, Texas 76226
(972) 434-3960

Dianne.Edmondson@dentoncounty.gov