

**NOTICE OF SPECIAL MEETING
CITY OF SOUTH PADRE ISLAND
CITY COUNCIL**

NOTICE IS HEREBY GIVEN THAT THE COUNCIL MEMBERS OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A SPECIAL MEETING ON:

MONDAY, JANUARY 12, 2015
9:00 A.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

1. Call to order
2. Pledge of Allegiance
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to Council relating to agenda or non-agenda items. Speakers are required to address Council at the podium and give their name before addressing their concerns. [Note: State law will not permit the City Council to discuss, debate or consider items that are not on the agenda. Citizen comments may be referred to City Staff or may be placed on the agenda of a future City Council meeting]*
4. Discussion and action to approve first reading of Ordinance No. 15-01 amending Ordinance No. 11-19 that designated an area known as the City of South Padre Island Development Project as a Tax Increment Reinvestment Zone; clarify the boundaries of the Zone; restate the ordinance; providing for an effective date and termination date for the Zone; naming the Zone "Reinvestment Zone Number One City of South Padre Island; and establishing a Tax Increment Fund.
5. Adjourn.

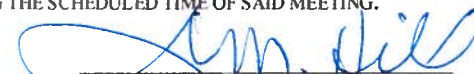
WE RESERVE THE RIGHT TO GO INTO EXECUTIVE SESSION REGARDING ANY OF THE ITEMS POSTED ON THIS AGENDA, PURSUANT TO SECTIONS 551.071, CONSULTATION WITH ATTORNEY; 551.072, DELIBERATIONS ABOUT REAL PROPERTY; 551.073, DELIBERATIONS ABOUT GIFTS & DONATIONS; 551.074, PERSONNEL MATTERS; 551.076, DELIBERATIONS ABOUT SECURITY DEVICES; AND/OR 551.086, DISCUSS (A) COMMERCIAL OR FINANCIAL INFORMATION RECEIVED FROM A BUSINESS PROSPECT WITH WHICH THE CITY IS CONDUCTING NEGOTIATIONS, OR (B) FINANCIAL OR OTHER INCENTIVES TO THE BUSINESS PROJECT.

DATED THIS THE 8TH DAY OF JANUARY 2015.


Susan M. Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE GOVERNING BODY OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON **JANUARY 8, 2015** AT/OR BEFORE 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.




Susan M. Hill, City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL, JAY MITCHIM, ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-1025.

ORDINANCE 15-01

AN ORDINANCE OF THE CITY OF SOUTH PADRE ISLAND AMENDING ORDINANCE 11-19 THAT DESIGNATED AN AREA KNOWN AS THE CITY OF SOUTH PADRE ISLAND DEVELOPMENT PROJECT AS A TAX INCREMENT REINVESTMENT ZONE; CLARIFY THE BOUNDARIES OF THE ZONE; RESTATE THE ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE AND TERMINATION DATE FOR THE ZONE; NAMING THE ZONE "REINVESTMENT ZONE NUMBER ONE CITY OF SOUTH PADRE ISLAND; AND ESTABLISHING A TAX INCREMENT FUND; PROVIDING FOR THE CODIFICATION OF THIS ORDINANCE AND CONTAINING OTHER PROVISIONS RELATED THERETO.

WHEREAS, the City Council (the "Council") of the City of South Padre Island, Texas (the "City") desires to support development and redevelopment in the City to be funded in whole or in part, through the creation of a Tax Increment Reinvestment Zone (the "Zone"), as hereinafter more specifically defined and named and with boundaries as hereinafter provided, pursuant to the provisions of the Tax Increment Financing Act (the "Act"), Texas Tax Code, Chapter 311; and

WHEREAS, the City indicated its intent to create the Zone by approving a contract with TIF Services of South Texas for the creation of a Zone at the regularly scheduled City Council meeting on October 20, 2010; and

WHEREAS, the Project will support financing of costs associated with the construction of public improvements related to several possible development and redevelopment projects, which may include (i) Padre Boulevard infrastructure improvements, (ii) Convention Center improvements, and (iii) Entertainment District infrastructure improvements; and

WHEREAS, pursuant to the Act, the City may designate a contiguous geographical area within the City; and

WHEREAS, Pursuant to the Act, the City has directed that a Preliminary Reinvestment Zone Financing Plan (the "Preliminary Plan") be prepared for the proposed Zone; and

WHEREAS, A Public Hearing was held on December 15, 2010 in the City Council Board Room to consider the creation of a Tax Increment Reinvestment Zone for the Project and its respective benefits to the City and to property in the proposed Zone and Ordinance 10-34 was dully enacted and repealed by Ordinance 11-19 because it has been determined that some minor changes need to be made to the Ordinance as enacted and provide for the enactment of it's provision as modified to be part of the Code of Ordinances; and

WHEREAS, the map depicted by Exhibit "A" is on a scale that is too small to precisely determine the area to be included Tax Increment Reinvestment Zone and a new Exhibit "A" is hereby attached that is on a larger scale and more clearly shows the zone's boundary; and

WHEREAS, it has been determined that some minor changes need to be made to the Ordinance as enacted and provide for the enactment of it's provision as modified to be part of the Code of Ordinances; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND:

Section 1. Ordinance 11-19 that amended Chapter 17 of the Code of Ordinances, City of South Padre Island is hereby amended to amend Sec.17-20 and Sec.17-21 of said Article III, and said amended portion and Article III of Chapter 17 of the Code of Ordinance shall hereafter read as follows:

“ARTICLE III

Tax Increment Reinvestment

Sec. 17-20. DESIGNATING THE AREA AS A REINVESTMENT ZONE.

The area described in Sec. 17-21 below and more commonly referred to as the “South Padre Island Development Project” and officially assigned the name as designated in Sec. 17-24 below (which reinvestment zone so described, named and designated is hereinafter referred to as the “Zone”), is hereby designated as a Tax Increment Reinvestment Zone.

Sec. 17-21. DESCRIPTION OF THE BOUNDARIES OF THE REINVESTMENT ZONE.

Attached hereto as Exhibit “A”(3 pages), which is incorporated herein by reference for all purposes is a Cameron County Appraisal District Map with the parcels, area and boundaries of the Zone shaded in purple.

Sec. 17-22. CREATION AND COMPOSITION OF A BOARD OF DIRECTORS FOR THE ZONE.

There is hereby created a Board of Directors (the “Board”) for the Zone, with all the rights powers and duties as provided by the Act to such Boards or by action of the City Council. Pursuant to Section 311.009(a) of the Texas Tax Code the Board shall consist of not less than five (5) and not more than fifteen (15) members. The City of South Padre Island Tax Increment Reinvestment Zone Board shall consist of eight (8) members; six appointees from the City of South Padre Island, one appointee from the Laguna Madre Water District and one appointee from Cameron County. Each taxing unit other than the City that levies taxes on real property in the Zone may appoint one member to the Board. A unit may waive its right to appoint a member. The City Council shall appoint the remaining directors. Appointees shall be for a two (2) year term. Upon expiration of their respective terms of office, replacements to the Board shall be appointed. Vacancies on the Board shall be filled by the respective taxing unit making such appointments for the remainder of the unexpired term.

Sec. 17-23. EFFECTIVE DATE AND TERMINATION DATE OF THE ZONE.

The Zone shall take effect on September 21, 2011 and continue until its termination date of December 31, 2026 unless otherwise terminated earlier as a result of payment in

full of all project costs, tax increment bonds, if any, including interest on said bonds as authorized or permitted by law.

Sec. 17-24. ASSIGNING A NAME TO THE ZONE.

The Tax Increment Reinvestment Zone created hereby is assigned the name of “REINVESTMENT ZONE NUMBER ONE, CITY OF SOUTH PADRE ISLAND, TEXAS.”

Sec. 17-25. TAX INCREMENT BASE.

The tax increment base for the Zone is the total assessed value of all real property taxable by the City and located in the Zone, determined as of January 1, 2011, the year in which the Zone was designated as a Reinvestment Zone (the “Tax Increment Base”).

Sec. 17-26. ESTABLISHMENT OF A TAX INCREMENT FUND.

There is hereby created and established in the depository bank of the City, a fund to be called the “REINVESTMENT ZONE NUMBER ONE, CITY OF SOUTH PADRE ISLAND, TEXAS TAX INCREMENT FUND” (HEREIN CALLED THE “Tax Increment Fund”). Money in the Tax Increment Fund, from whatever source, may be disbursed from the Tax Increment Fund, invested, and paid as permitted by the Act or by any agreements entered into pursuant to the Act, or as otherwise authorized by law.

Sec. 17-27. FINDINGS.

The City hereby finds and declares that (a) improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City; and (b) the Zone meets the requirements of Section 311.005 of the Act, being that the Zone area “be predominantly open or undeveloped, and because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the municipality...”

The City of South Padre Island, pursuant to the Act, further finds and declares that:

1. the proposed zone is a contiguous geographical area located wholly within the City limits or extraterritorial jurisdiction of South Padre Island;
2. less than thirty percent (30%) of the property in the proposed Zone is used for residential purposes, as the term “residential” is defined in Section 311.006(d) of the Act;
3. the total appraised value of the taxable real property in the proposed Zone or in existing reinvestment zones, if any, does not exceed fifty per cent (50%) of the total appraised value of taxable real property in the City and in industrial districts, if any, created by the City;
4. the proposed Zone does not contain more than fifty percent (50%) of the total appraised value of real property taxable by Cameron County and the Point Isabel Independent School District, and
5. development or redevelopment within the boundaries of the proposed Zone will not occur solely through private investment in the reasonably foreseeable future.

Sec. 17-28. DESIGNATION OF A SECTION 311.005(a) ZONE.

The Zone is designated pursuant to Section 311.005(a) of the Act.”

Section 2. This Ordinance repeals all portions of any prior ordinances or parts of ordinances of the Code of Ordinances in conflict herewith.

Section 3. If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this Ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this Ordinance for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

Section 4. The Zone shall take effect as of September 21, 2011 and continue until its termination date of December 31, 2026 unless otherwise terminated earlier as a result of payment in full of all project costs, tax increment bonds, if any, including interest on said bonds as authorized or permitted by law.

Section 5. This Ordinance shall become effective upon the second and final reading.

PASSED, APPROVED AND ADOPTED on First Reading, this ____ day of January 2015.

PASSED, APPROVED AND ADOPTED on Second Reading, this ____ day of January 2015.

ATTEST:

CITY OF SOUTH PADRE
ISLAND, TEXAS

Susan Hill, CITY SECRETARY

BHARAT R. PATEL, MAYOR



MATCH LINE "A"

Haas

Padre

Legend

 South Padre Proposed TIRZ

Queen Isabella

Padre

Queen Isabella

ETJ

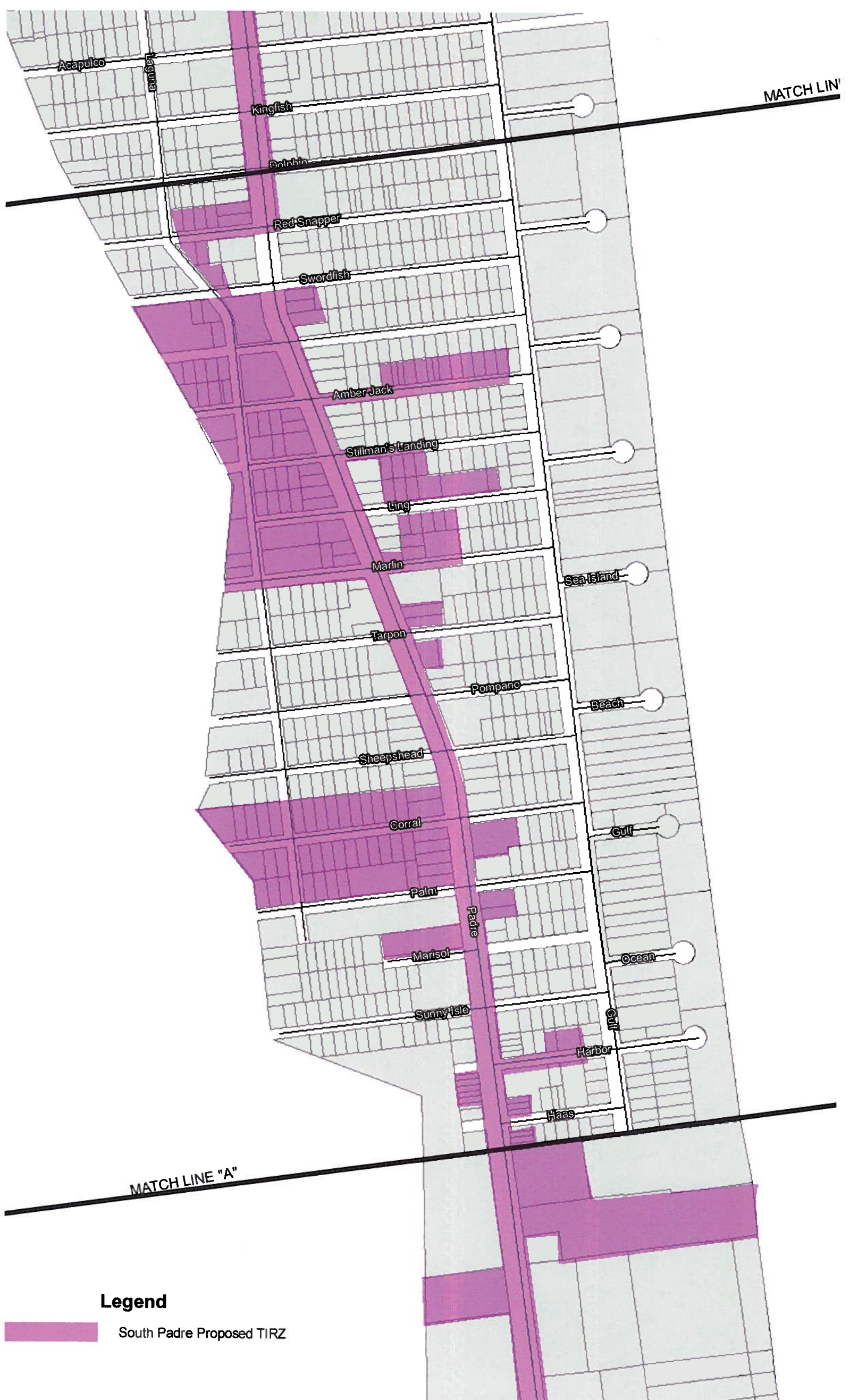
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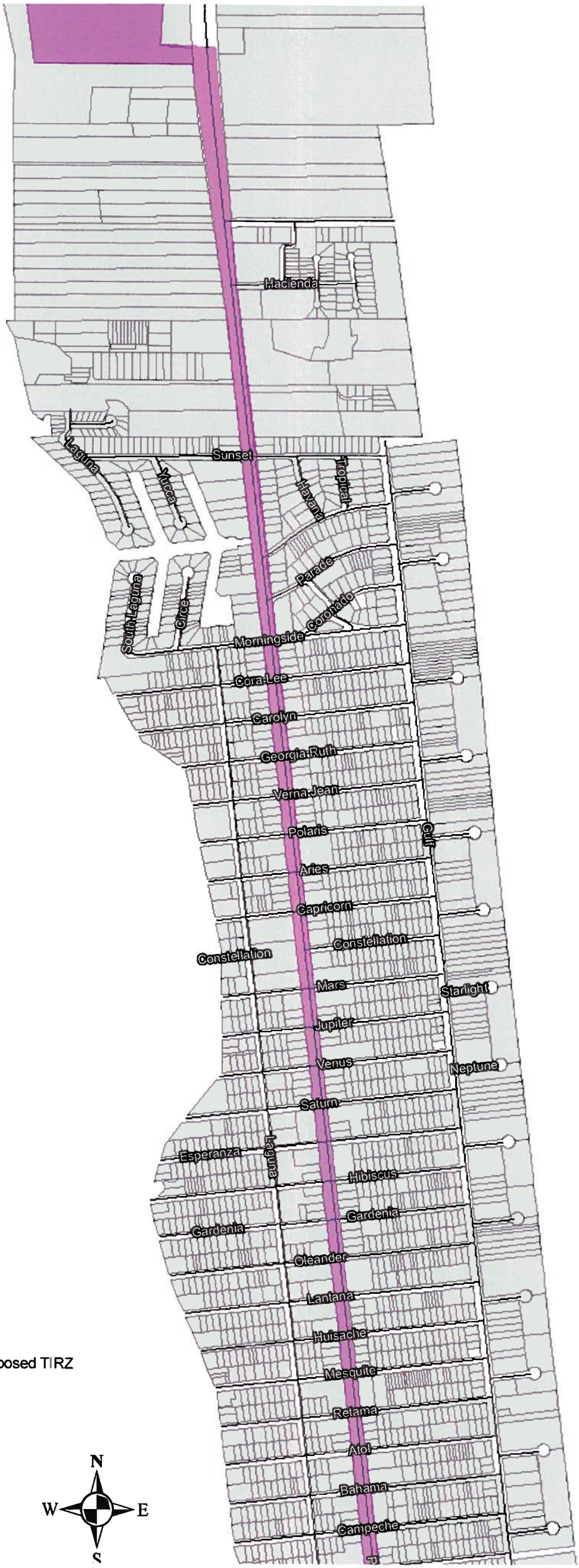
Padre





Legend

South Padre Proposed TIRZ



Legend



South Padre Proposed TIRZ

