

## RESOLUTION R-08-24

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, REPEALING RESOLUTION NO. R-05-22 ADOPTING THE 2022-2024 TAX ABATEMENT POLICIES AND GUIDELINES OF THE CITY OF KAUFMAN, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; DECLARING THAT THE CITY IS QUALIFIED TO OFFER TAX ABATEMENT AND APPROVING THE REAUTHORIZATION OF GUIDELINES AND CRITERIA FOR ECONOMIC DEVELOPMENT AND TAX ABATEMENT TO BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE EFFECTIVE DATE HEREOF; PROVIDING FOR THE ADOPTION OF 2024-2026 CITY OF KAUFMAN POLICY STATEMENT FOR TAX ABATEMENT, EXHIBIT A, AND THE QUALIFICATIONS AND APPLICATIONS FOR INCENTIVES FROM KAUFMAN ECONOMIC DEVELOPMENT CORPORATION AND CITY OF KAUFMAN TAX ABATEMENT, EXHIBIT B; PROVIDING FOR THE REPEAL OF CONFLICTING RESOLUTIONS; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the promotion of economic development in the City of Kaufman is a top priority of the City Council; and

**WHEREAS**, the amended Texas Property Redevelopment and Tax Abatement Act allows for the creation of reinvestment zones in adherence with local criteria; and

**WHEREAS**, the creation of reinvestment zones in the City of Kaufman and its extraterritorial jurisdiction leads to future economic development by encouraging investment and creating jobs; and

**WHEREAS**, the City must compete with other communities across the nation currently offering tax inducements and other incentives to attract new commercial development; and

**WHEREAS**, granting economic development incentives is one of the principle means by which the public sector and the private sector can forge a partnership to promote real economic growth within a community; and

**WHEREAS**, any economic development incentives offered must be strictly limited in application to those new and existing businesses that bring new wealth to the community in order to avoid reducing the needed tax revenues of area taxing authorities; and

**WHEREAS**, Chapter 312 of the Texas Tax Code authorizes a City to enter into a tax abatement agreement after the adoption of guidelines and criteria that are effective for two (2) years; and

**WHEREAS**, the City of Kaufman desires to repeal Resolution No. R-05-22 providing for existing economic development policies and programs and to adopt an updated program to develop and expand the local economy by promoting and encouraging projects that will enhance the City's economic base, that will stimulate business and commercial activity, and that will diversify and expand job opportunities; and

**WHEREAS**, on March 18, 2024, at an open public meeting, the City Council of the City of Kaufman held a public hearing on the adoption and reauthorizations of guidelines and criteria for economic development and tax abatement at which members of the public were afforded the opportunity to speak, in accordance with Chapter 312 of the Texas Tax Code; and

**WHEREAS**, the City Council hereby elects to become eligible to participate in tax abatement and has determined that the adoption of the City of Kaufman Policy Statement for Tax Abatement as set forth in **Exhibit "A"**, the adoption of the Qualifications and Applications for Incentives from Kaufman Economic Development Corporation and City of Kaufman Tax Abatement, attached hereto as **Exhibit "B"** and compliance with the provisions of Chapter 312 of the Tax Code and other applicable State laws relative to economic development incentives, serves the public health, safety and welfare and supports and enhances economic development for both new facilities and structures and for the expansion or modernization of existing facilities and structures within the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, THAT:**

**SECTION 1. Incorporation of Premises/Findings.** The facts and recitations contained in the preamble of this Resolution are findings of the City Council, are hereby found and declared by the City Council to be true and correct; and are incorporated herein in their entirety.

**SECTION 2. Adoption of Kaufman Policy Statement for Tax Abatement and Application.** The City of Kaufman elects to continue to participate in a tax abatement program as authorized by the Texas Property Redevelopment and Tax Abatement Act. The City of Kaufman Policy Statement for Tax Abatement, attached hereto as **Exhibit "A"** and incorporated herein for all purposes, is hereby approved, and the Qualifications and Applications for Incentives from Kaufman Economic Development Corporation and City of Kaufman Tax Abatement, attached hereto as **Exhibit "B"** and incorporated herein for all purposes, is hereby approved.

**SECTION 3. Conflicting Policies Repealed.** The City of Kaufman hereby repeals Resolution No. R-05-22 and any and all economic development policies, including without limitation tax abatement policies, that conflict with **Exhibit "A"**, whether adopted by Resolution or otherwise.

**SECTION 4. Severability.** Should any section, subsection, sentence, clause or phrase of this Resolution, Exhibit "A" or Exhibit "B" hereto be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution, Exhibit "A" and Exhibit "B" shall remain in full force and effect. The City hereby declares that it would have passed this Resolution adopting Exhibit "A", and Exhibit "B" and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences clauses and phrases be declared unconstitutional or invalid.

**SECTION 5. Effective Date.** This Resolution shall take effect upon its passage as required by law and shall remain in effect for a period of two (2) years after its passage.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of March, 2024.

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**JEFF JORDAN**  
**MAYOR**

**ATTEST:**

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**JESSIE HANKS**  
**CITY SECRETARY**

**APPROVED AS TO FORM:**

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**PATRICIA ADAMS**  
**CITY ATTORNEY**

## **Exhibit A**

### **CITY OF KAUFMAN, TEXAS POLICY STATEMENT FOR TAX ABATEMENT**

Adopted February 25, 2013  
Renewed February 23, 2015  
Amended January 25, 2016  
Renewed February 26, 2018  
Renewed January 24, 2022  
Amended & Renewed March 18, 2024

#### **I. GENERAL PURPOSE AND OBJECTIVES.**

The City of Kaufman is committed to the promotion of high-quality development in all parts of the city and its ETJ; and to an ongoing improvement in the quality of life for its citizens. Insofar as these objectives are generally served by the enhancement and expansion of the local economy, the Kaufman City Council will, on a case-by-case basis, give consideration to providing tax abatement as stimulation for economic development in the City. It is the policy of the City of Kaufman that said consideration will be provided in accordance with the procedures and criteria outlined in this document. Nothing herein shall imply or suggest that the City of Kaufman is under any obligations to provide tax abatement to any applicant. All applicants shall be considered on a case-by-case basis.

Qualified projects eligible for a potential tax abatement are commercial or industrial developments that meet the capital investment and job threshold as described in this policy. Non-qualified projects include residential developments and tax-exempt properties.

#### **II. CRITERIA/GUIDELINES/FORMULA.**

Any request for tax abatement shall be reviewed by Kaufman Economic Development Corporation (KEDC) staff and the Kaufman City Manager. In the case of an applicant seeking a tax abatement from multiple taxing entities, KEDC and/or City staff shall coordinate accordingly with representatives from each respective entity.

Staff recommendation on the potential award of a tax abatement is subjective and shall be based upon an evaluation of the objective and subjective criteria set forth in this Policy which each applicant will be requested to address.

**(a) Definitions.**

- (1) "Abatement" means the full or partial exemption from ad valorem taxes of the increase in value of certain real and/or personal property in a reinvestment zone designated by the City for economic development purposes due to repairs and or improvements made to the real property.
- (2) "Agreement" means a contractual agreement between a property owner and the City of Kaufman for the purposes of tax abatement.
- (3) "Base year value" means the assessed value of eligible property on January 1 preceding the execution of an Agreement pursuant to this Policy.
- (4) "Deferred maintenance" means improvements necessary for continued operations which do not improve productivity or alter the process technology.
- (5) "Expansion" means the addition of buildings, structures, machinery, or equipment for purposes of increasing production capacity.
- (6) "Existing Facility" means a facility or business that has been in operation for more than one (1) year.
- (7) "Facility" means property improvements completed or in the process of construction which together comprise an integral whole.
- (8) "Modernization" means a complete or partial demolition of facilities and the complete or partial reconstruction or installation of a facility of similar or expanded production capacity. Modernization may result from the construction, alteration, or installation of a facility of similar or expanded production capacity. Modernization may include improvements for the purpose for increasing productivity, updating the technology of fixed machinery and equipment, or both.
- (9) "New facility" means a property previously undeveloped which is placed into service by means other than or in conjunction with Expansion or Modernization.
- (10) "Reinvestment Zone" means an area designated for commercial-industrial tax abatement by Ordinance adopted by the Kaufman City Council and meeting the criteria of Chapter 311 of the Texas Tax Code, as amended, effective for a period of five (5) years after the date of the designation, and that may be renewed for periods not to exceed five (5) years.

**(b) Abatement Authorized.**

- (1) Authorized Facility/Project. All types of facilities or projects will be eligible for abatement if they meet the criteria set forth in this policy; however, decisions regarding the grant of abatement or terms of abatement shall be at the sole discretion of the City Council.
- (2) Creation of New Facility. Abatement may only be granted for the additional value resulting from improvements to eligible property made subsequent to and specified in an abatement Agreement between the City of Kaufman and the property owner.
- (3) New and Existing Facilities Abatement may be granted for new facilities and improvements to existing facilities for purposes of Modernization or Expansion.
- (4) Eligible Property Abatement may be extended to the value of buildings, structures, fixtures, inventories, machinery, equipment and site improvements plus that office space necessary to the operation and administration of the facility.
- (5) Ineligible Property. The following types of property shall be fully taxable and ineligible for abatement: land; supplies; tools; vehicles; vessels; aircraft; housing; hotel accommodations; deferred maintenance investments; property which has a useful life of less than ten (10) years; property owned or used by the State of Texas or its political subdivision or by any organization owned, operated or directed by a political subdivision of the State of Texas.
- (6) Leased Facilities. In order for a facility to qualify for abatement, the land and eligible property must be owned by the same individual or company and leased to a facility operator whose lease commitment is at least ten (10) years, unless the facility leased is owned by a nonprofit corporation.
- (7) Expansion of Existing Facility/Business. A facility or business that has been in operation for one (1) year or more and that meets the other requirements as set forth in this policy will be eligible for the same amount of tax abatement as set forth in the formula set out in Section II(d).

**(c) Objective/Subjective Factors.**

- (1) Economic Qualification/Objective Factors. In order to be eligible to receive tax abatement the proposed project will be evaluated by the following objective factors:

(A) Employment Impact

How many jobs will be created?

What will the total annual payroll be?

What is the overall employer benefits package?

Will health care insurance be provided to employees with at least 50% being employer sponsored premium?

(B) Fiscal Impact

How much real and personal property value will be added to the tax roll?

How much, if any, direct sales tax will be generated?

What infrastructure construction would be required?

Will the project add at least \$3,000,000 to the tax rolls.  
(Inclusive of real and personal property)

(C) Community Impact

Will the project create any potential environmental effects?

Will the project generate significant utility demand?

Project can serve as a prototype and catalyst for other development of higher standard.

Project must not have a primary effect of transferring jobs within the county.

Property has high visibility, aesthetic impact, or is of a significantly higher level of development.

- (2) Subjective Factors: In addition to the objective criteria, several additional considerations must be evaluated.

(A) Is project sponsor a local company?

- (B) What types and values of public improvements, if any, will be made by the applicant?
- (C) Does, or can, the project meet all relevant zoning, subdivision and other legal requirements?
- (D) Does the project provide particular benefit to an area of the City targeted for revitalization?
- (E) Will the project substantially increase the business opportunities of existing local suppliers and contractors?
- (F) Does the project pose any negative environmental, operational, visual or other impacts (i.e., pollution, noise, traffic congestions, etc.)?
- (G) Is the Project in an area which might not otherwise be developed because of constraints of topography, ownership patterns, site configuration, etc.?
- (H) What impact will the Project have on other taxing entities?
- (I) How will this Project affect existing businesses/industries?
- (J) How competitive is the Project? Are locations outside of the City of Kaufman under consideration?
- (K) Is there a demonstrated financial need or gap that needs to be considered in order to facilitate the development of the Project?
- (L) Does the site under consideration meet at least one of the mandatory criteria to be designated as a Reinvestment Zone pursuant to Texas Local Government Code Chapter 312.202, as amended?

- (d) **Formula.** Once a determination has been made that tax abatement should be offered, a Project will be evaluated based upon total project costs as stated in this Policy. Additionally, an approved Abatement will apply to property in accordance with the provisions of this Policy Statement. **Abatement shall only apply to the maintenance and operations portion of City of Kaufman's total tax rate.** The value and term of the Abatement shall be at the discretion of the City and will be determined by referencing the following tables:



- (1) Facility/Project Adding at least \$10,000,000.00 to Tax Rolls and creating a minimum of twenty-five (25) jobs:

<u>YEARS OF ABATEMENT</u>	<u>PERCENTAGE OF ABATEMENT</u>
Year 1	60%
Year 2	50%
Year 3	40%
Year 4	30%
Year 5	20%
Year 6	10%
Year 7	<u>10%</u>
	220%

- (2) Facility/Project adding at least \$3,000,000.00 to the tax rolls but less than 10 Million and creating a minimum of ten (10) jobs:

<u>YEARS OF ABATEMENT</u>	<u>PERCENTAGE OF ABATEMENT</u>
Year 1	50%
Year 2	40%
Year 3	30%
Year 4	20%
Year 5	<u>10%</u>
	150%

Abatements on all facility/projects (both real and personal property) are open to negotiation up to the state law limits of 100% per year for a ten (10) year maximum term, including renewals. The required job count may, at the discretion of the City Council, be waived on a case-by-case basis should the project generate significant economic benefits for the community and local taxing districts. The number of years, up to the maximum of ten (10) years, including renewal terms, and/or percentage of abatements may be established at the sole discretion of the City Council on an individual basis. Maximum years of abatement will not exceed the maximum number of years permitted by state law.

### **III. GENERAL GUIDELINES.**

Any person, organization or corporation desiring that the Kaufman City Council consider providing tax abatement as authorized by this Policy and state law, including without limitation, a tax abatement to encourage location or expansion of operations within the area designated by the location or expansion of operations

within the area designated by the City shall be required to comply with the following general guidelines. Nothing within these guidelines shall imply or suggest that Kaufman City Council is under any obligation to provide tax abatement in any amount or value to any applicant.

An Agreement shall only be effective if approved by majority vote of the City Council at a regularly scheduled meeting of the Council. Notice of the meeting shall comply with Chapter 551 of the Texas Government Code, as amended; however, such notice shall be provided at least thirty (30) days before the scheduled time of the hearing. The public notice of the meeting at which the City Council will consider approval of an Agreement for tax abatement with a property owner shall contain the following:

- (1) the name of the property owner and the name of the applicant for the tax abatement agreement;
- (2) the name and location of the Reinvestment Zone in which the property subject to the agreement is located;
- (3) a general description of the nature of the improvements or repairs included in the agreement; and
- (4) the estimated cost of the improvements or repairs.

Kaufman's Tax Abatement Policy is governed by Chapter 312 of the Texas Local Government Code, as amended ("Chapter 312"). Any abatement offered must comply with Chapter 312 and this Policy. It is understood that any changes to Chapter 312 may trigger a change to this Policy if in conflict with state law

#### **IV. UNDOCUMENTED WORKERS PROVISION AND OTHER APPLICABLE CONTRACTUAL TERMS.**

Section 2264.051 of the Texas Government Code requires the City to provide within the tax abatement application a statement certifying that the business, or a branch, division, or department of the business, does not and will not knowingly employ an undocumented worker. Further, the tax abatement agreement will contain a provision specifying the rate and terms of the payment of interest should the business be convicted of knowingly employing an undocumented worker, in violation of 8 U.S.C. Section 1324a(f).

Additionally, to the extent applicable, Applicant's compliance with Texas Government Code Chapter 2252, et seq., Chapter 2270, et seq., Chapter 2274, et seq., and other state laws providing prohibitions on government contracts shall be required and shall be included in all Agreements.

## **V. DEFAULT AND RECAPTURE.**

- (a) In the event of default of any term or condition of the application for tax abatement by the applicant or the applicant's successor or of an assignee of the applicant, the City Council shall have the right to modify or terminate any Agreement and cease the abatement of taxes. Taxes based on the appraised value of the subject property with improvements will be due and payable for the year in which tax abatement is terminated.
- (b) Except for events of force majeure, or due to Modernization, if during the abatement period, the facility ceases operation for a period in excess of ninety (90) days, or falls below the contracted taxable values, and/or job count, then the tax abatement shall terminate and no amount of taxes shall be abated for any calendar year this occurs. Notwithstanding the foregoing, an extension may be granted to Applicant in accordance with the following: If there is a planned closure for a period in excess of ninety (90) days, then at least thirty (30) days prior to the commencement of that closure, the Applicant shall submit a written notice to the City detailing the reason for the closure and the schedule for reopening. Upon receipt of such written request, Staff will consider granting an extension to the ninety (90) day limitation of this Section. An extension shall be at the sole discretion of the City and shall be determined on a case-by-case basis.
- (c) In the event that the Applicant fails to pay ad valorem taxes owed to City of Kaufman or any other taxing entity located in the county when due, or violates any of the terms or conditions of the tax abatement policy; or is in default with any other city-sponsored program; then the city shall have right to terminate the tax abatement, in which event, taxes based on the full value of the subject property with all improvements shall be immediately due and payable, including any amount of taxes abated during the calendar year in which the termination occurs and any amount of taxes abated during prior years.
- (d) In the event that the applicant, during the abatement period and for a period four years following the abatement period, ceases to operate the facility for which the abatement was granted or moves the facility for which abatement was granted to a location outside the City of Kaufman, the Kaufman City Council shall have the right to recapture taxes abated during any or all previous years.

## **VI. PRELIMINARY APPLICATION STEPS.**

- (a) Applicant shall complete the application for incentives provided by the Kaufman Economic Development Corporation. attached "Applications for Incentives."
- (b) The location of the property must be provided. If the property is described by metes and bounds, a complete legal description shall be provided.

(c) Applicant shall complete all forms and information detailed in Items A & B above and submit them to the City.

## **VII. APPLICATION REVIEW STEPS.**

(a) All information in the application package detailed above will be reviewed for completeness and accuracy. Additional information may be requested as needed.

(b) The application will be distributed to the appropriate departments of the fair taxing entities for internal review and comments. Additional information may be requested as needed.

## **VIII. CONSIDERATION OF THE APPLICATION.**

All requests for Abatement shall be submitted on the Application provided in Exhibit “B” of this Policy. KEDC and City Staff (“Staff”) will consider the application. An economic impact analysis may be conducted to understand the over economic benefit to the community and taxing districts. Additional information may be requested as needed. Any negotiation will take place with the applicant after receipt of the application and all information determined necessary by Staff. Should the project location be in an existing tax increment reinvestment zone (TIRZ), additional research and negotiation by staff will need to be made in order to determine if a tax abatement or different incentive program is in the best interest of the City of Kaufman.

KEDC and City staff will coordinate with other taxing entities on a case-by-case basis should an applicant wish to seek a tax abatement from other local taxing entities.

The recommendation by staff for a City tax abatement will be forwarded to the Kaufman City Council for consideration. A reinvestment zone, if not already designated, must be designated with 7-day public notice and a public hearing by the City Council per state law. For the individual tax abatement, a public notice at least thirty (30) days prior to the Council’s consideration must occur, per state law. Following this notice, the City Council will be able to consider the tax abatement at a regularly scheduled City Council meeting.

## **POST-APPROVAL**

(a) Preceding execution of an Agreement by the City of Kaufman, the City will provide written notice and a copy of the proposed Agreement to each other local taxing unit at least seven (7) days prior to execution of the Agreement.

- (b) The Applicant shall file an exemption application with all supporting documents to the Kaufman County Appraisal District. The application must be filed between January 1 and April 30 of the year for which an exemption is requested. An application for this exemption must be filed each year.
- (c) Taxing entities providing an Abatement are required to post the approved agreement to their website and submit the Agreement(s) to the Texas Comptroller's Office for public posting on their website, per state law.
- (d) Applicant shall provide annually to the City a signed affidavit confirming facility job count and taxable value as a compliance measure for the Abatement.
- (e) Ongoing compliance during the abatement period, including audit and/or inspection by the City or other participating tax entities for contracted improvements may occur.
- (f) Any assignment of the Abatement to an affiliate, subsidiary or new company must be requested in writing for approval by City; City's consent shall be discretionary based upon financial stability and viability of the affiliate, subsidiary or new company and other factors City determines reasonably appropriate given the terms of the Agreement. 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 shall be to an owner that continues the same improvements or repairs to the property except to the extent such improvements or repairs have been completed, and that continues the same use of the facility as stated in the original Agreement with the owner. No assignment shall be approved if the assignor or the assignee is found to be in default.
- (g) Ongoing project operations following the Abatement period for a period of four (4) years per this Policy will be enforced.

## Exhibit B

QUALIFICATIONS AND APPLICATION FOR INCENTIVES  
KAUFMAN ECONOMIC DEVELOPMENT CORPORATION  
AND  
CITY OF KAUFMAN TAX ABATEMENT  
Revised and Adopted February 25, 2013  
Renewed February 23, 2015  
Renewed February 26, 2018  
Renewed January 24, 2022  
Renewed & Amended March 18, 2024



### Application for Incentives

The Kaufman Economic Development Corporation (KEDC) is a nonprofit Type A Economic Development Corporation funded by  $\frac{1}{4}$ -cent of the local sales tax. The KEDC's mission is to expand Kaufman's local economy with new quality employment opportunities and a diversified commercial tax base. As a part of this mission, the KEDC promotes development using financial incentives when deemed appropriate. Incentives can come from sources at the local, state and federal levels. They are targeted to close financial gaps, enhance public infrastructure, create a skilled workforce, control business costs and other related uses that make Kaufman a more economically competitive and friendly community for business. Incentives are not used as venture capital or as a subsidy to attract entities that do not comply with permissible projects found in the Development Corporation Act – Chapters 501 and 504 of the Texas Local Government Code. The questions in this application are to help KEDC Staff and Board Members assess a project and understand the specific needs, quality, competitiveness and anticipated development costs. Please answer the following questions as thoroughly as possible. Incentives are provided on a case-by-case basis and negotiations are kept confidential throughout the process. Any questions on this application can be directed to KEDC Staff at (972) 932-5332 or [smcgregor@kaufmantx.org](mailto:smcgregor@kaufmantx.org).

Date: \_\_\_\_\_

Company/Project Name: \_\_\_\_\_

Headquarters Address: \_\_\_\_\_

Applicant Point of Contact Info: \_\_\_\_\_

Name of Principal(s) & Title(s): \_\_\_\_\_

How Long in Business? \_\_\_\_\_

Number of Employees: \_\_\_\_\_ Annual Revenue (\$): \_\_\_\_\_

☐ Privately Held ☐ Publicly Traded

NAICS Code(s): \_\_\_\_\_

Federal Tax ID Number: \_\_\_\_\_

What type of location is this? ☐ New Location ☐ Relocation ☐ Expansion

If relocating, where from? \_\_\_\_\_

Type of Business/Development: ☐ Commercial ☐ Industrial ☐ Office ☐ Retail/Dining/Entertainment

Prospective Kaufman Site Address/Location: \_\_\_\_\_

Business/Development Description: \_\_\_\_\_

Will this facility serve as a corporate or regional headquarters? ☐ Yes ☐ No

Proposed square footage of facility: \_\_\_\_\_

Proposed height of new facility: \_\_\_\_\_

Are sites outside of Kaufman under consideration for this project? ☐ Yes ☐ No

If yes, what communities or regions are under consideration? \_\_\_\_\_

Have you already purchased property or executed a lease agreement in Kaufman? ☐ Yes ☐ No

How many estimated trucks per week will serve the facility? (if applicable): \_\_\_\_\_

How many annual estimated hotel stays will be generated by this business? (if applicable): \_\_\_\_\_

### **CAPITAL INVESTMENT**

Type of Investment	Amount (\$)
Land/Real Estate (or Lease Value)	
Furniture, Fixtures & Equipment (FF&E)	
Business Personal Property/Inventory	
<b>TOTAL ANTICIPATED CAPITAL INVESTMENT</b>	

**Investment Ramp Up** (Specify amount of total planned capital investment ramp up over 10 years):

Year 1: \_\_\_\_\_ Year 2: \_\_\_\_\_ Year 3: \_\_\_\_\_

Year 4: \_\_\_\_\_ Year 5: \_\_\_\_\_ Year 6: \_\_\_\_\_

Year 7: \_\_\_\_\_ Year 8: \_\_\_\_\_ Year 9: \_\_\_\_\_

Year 10: \_\_\_\_\_

Does your business remit sales tax? ☐ Yes ☐ No

If yes, how much in anticipated annual taxable sales? \_\_\_\_\_

Will this business export a majority of product/service to places outside Kaufman County? ☐ Yes ☐ No

If yes, what is the annual estimated value of inventory leaving the State within 175 days?

\_\_\_\_\_

### **JOB CREATION**

*\*Denote as Full Time (FT) or Part Time (PT) - (Full Time is considered 35 hours per week or more)*

Year 1: \_\_\_\_\_ Year 2: \_\_\_\_\_ Year 3: \_\_\_\_\_ Year 4: \_\_\_\_\_ Year 5: \_\_\_\_\_

Year 6: \_\_\_\_\_ Year 7: \_\_\_\_\_ Year 8: \_\_\_\_\_ Year 9: \_\_\_\_\_ Year 10: \_\_\_\_\_

Total Anticipated Job Creation: \_\_\_\_\_

Average Employee Wage at Site: \_\_\_\_\_

How many positions will pay at or above \$23.53 per hour? \_\_\_\_\_

*\*Reflects 2022 QCEW average hourly wage for Kaufman County*

How many positions will be fully remote or hybrid work scenarios? \_\_\_\_\_

Employee Benefits (check all that apply):

- ☐ Health ☐ Dental ☐ Vision Sick Leave ☐ Retirement ☐ Paid  
☐ Paid Vacation Time ☐ Overtime ☐ Tuition Reimbursement ☐ Other  
(Describe)

\_\_\_\_\_

Explanation of Benefits Coverage: \_\_\_\_\_

\_\_\_\_\_

### **SITE & INFRASTRUCTURE IMPROVEMENTS**

Type of Improvement	Amount (\$)
Access, Paving & Parking	
Fire Suppression	
Exterior Improvements	
Interior Improvements	



Utility Extensions/Upgrades	
Other Site Improvements <i>(Describe Below)</i>	
TOTAL COST OF IMPROVEMENTS	

### **UTILITIES**

Will this business/development demand significant utility usage?

☐ Yes

☐ No

If yes, please fill out the utility demand table below:

Utility Type	Anticipated Daily Consumption
Electricity (kWh)	
Water (gpd)	
Wastewater (gpd)	
Natural Gas (mcf)	
Fiber Optics (Mb/Gb)	

Will this development generate any significant noise or environmental emissions?

☐ Yes

☐ No

If yes, describe: \_\_\_\_\_

### **FINANCING**

What source(s) of funds are you using for this project? *(check all that are applicable)*

☐ Personal/Business Funds

☐ Equity Investment

☐ Private Financing

☐ Other Sources

*(Describe)*

Total Financing Secured: \_\_\_\_\_

Has your business filed for bankruptcy in the last 10 years? ☐ Yes ☐ No

Has your business been delinquent on taxes within the last 5 years? ☐ Yes

☐ No

Has your business received any tax incentives in the last 10 years? ☐ Yes

☐ No

If yes, describe: \_\_\_\_\_

Has your business defaulted on a loan, lease or performance agreement in the last 10 years? ☐ Yes ☐ No

If yes, describe: \_\_\_\_\_

### **REFERENCES**

*\*Include name, company, phone number and email address*

Banker: \_\_\_\_\_

Accountant: \_\_\_\_\_

Attorney: \_\_\_\_\_

Applicant Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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*I affirm the information provided to be true to the best of my knowledge. I understand the Kaufman Economic Development Corporation may request additional information or documentation throughout the negotiating process and consent to provide within reason to the best of my ability. I also understand that this document is a confidential communication, protected by Chapter 551.087 of the Texas Government Code (economic development negotiations). This application and its contents will be kept confidential during the negotiation process with the Kaufman Economic Development Corporation. If an incentive agreement is signed, the contents of this application could be subject to the Texas Public Information Act.*

Applicant Signature: \_\_\_\_\_

Applicant Name (Printed): \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**\*\*CONFIDENTIAL\*\***

Kaufman Economic Development Corporation  
209 S. Washington St.  
P.O. Box 1168  
Kaufman, TX 75142  
(972) 932-5332