

**COMSTOCK INDEPENDENT SCHOOL DISTRICT  
REINVESTMENT ZONE CRITERIA AND GUIDELINES**

**WHEREAS**, the Comstock Independent School District (“District”) is a taxing unit for purposes of Chapter 313, Texas Tax Code, as that term is defined by Texas Tax Code § 1.04(12), and is considering one application for an appraised tax value limitation and desires to consider future applications;

**WHEREAS**, a qualified investment, as that term is defined in Texas Tax Code § 313.021(a) must be located within a designated reinvestment or enterprise zone to qualify under Texas Tax Code § 313.021(2);

**WHEREAS**, under Texas Tax Code Chapter 312, the District may designate a reinvestment or enterprise zone within its boundaries to allow a qualifying project to be built within District boundaries; and

**WHEREAS**, the District seeks to enjoy the benefits of appraised value limitation agreements with eligible businesses.

**NOW, THEREFORE**, the Board of Trustees adopts the following Reinvestment Zone Criteria and Guidelines that govern pending and future requests for designation of reinvestment or enterprise zones pursuant to Texas Tax Code Chapter 312.

**I. PURPOSE**

The District adopts these reinvestment zone criteria and guidelines to allow for the creation/designation of a reinvestment zone to accommodate a Qualified Investment pursuant to an approved application for appraised value limitation under Chapter 313, Texas Tax Code.

**II. CRITERIA**

- A. The following non-exclusive criteria will be considered in determining whether to designate a Reinvestment Zone in conjunction with an application for appraised value limitation that has not been rejected by the Board:
- (1) Number and types of new jobs to be created by proposed improvements;
  - (2) The wages and benefits to be paid to all new employees as compared to average wages in Val Verde County;
  - (3) The anticipated increase in taxable values generated by the proposed improvements;

- (4) The student population growth of the District projected to occur directly as a result of new improvements;
  - (5) The attraction of other new businesses to the area as a result of the project.
- B. After review, the Board of Trustees reserves the right to grant or deny, in whole or in part, each application for designating a reinvestment zone, on a case-by-case basis and in its sole discretion.

### III. GUIDELINES

- A. An entity may apply for a reinvestment zone designation from the District by declaring its intention in the completed application for appraised value limitation submitted to the Board of Trustees for initial consideration.
- B. Prior to the adoption of a resolution designating a reinvestment or enterprise zone, the District shall:
- (1) Give written notice to the presiding officer of the governing body of each taxing unit in which the property to be subject to the agreement is located not later than the seventh (7<sup>th</sup>) day before the public hearing; and
  - (2) Publish notice of a public hearing in a newspaper of general circulation within such taxing jurisdiction not later than the seventh (7<sup>th</sup>) day before the public hearing.
- C. Before acting upon the request at a public hearing, the Board of Trustees may provide the applicant with an opportunity, orally and/or in writing, to present reasons as to why the area should be designated as a reinvestment or enterprise zone.
- D. The Board of Trustees may approve or disapprove the request for designation at the conclusion of the hearing. If the Board does not vote on the request at the conclusion of the hearing, the Board will take action at its next regularly scheduled meeting. If the Board does not vote on the request within thirty (30) days of the public hearing, the request is denied.
- E. The adoption of these Criteria and Guidelines by the Board does not:
- (1) Limit the discretion of the District to decide whether to enter into a specific appraised value limitation agreement or to designate a reinvestment or enterprise zone;
  - (2) Create a property, contract, or other legal rights in any person to have the District consider or grant a specific application for appraised value limitation or request to designate a reinvestment or enterprise zone.

- F. These Criteria and Guidelines are effective upon the date of their adoption and will remain in force for two years subject to further amendment, renewal, or discontinuation by action of the Board of Trustees.

IV. TERM

- A. These Criteria and Guidelines are effective upon the date of their adoption and will remain in force for two years subject to further amendment, renewal, or discontinuation by action of the Board of Trustees.

ADOPTED this 15<sup>th</sup> day of November, 2022.

By: William J Zuberuela  
President, Board of Trustees

ATTEST:

Regina Orme  
Secretary, Board of Trustees

CERTIFICATION

I hereby certify that the foregoing resolution was presented to the Board of Trustees of the Comstock Independent School District during a properly scheduled and noticed meeting on November 15, 2022. A quorum of the Board of Trustees being then present, it was then duly moved and seconded that the resolution be adopted according to the following votes,

Ayes: 7  
Nays: 0  
Abstentions: \_\_\_\_\_

To certify which, witness my hand this 13<sup>th</sup> day of December, 2022.

By: William J Zuberuela  
President, Board of Trustees