

RESOLUTION NO. _____

AN RESOLUTION OF THE CITY OF DENTON NOMINATING UNITED STATES COLD STORAGE, LP, TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT AND TOURISM THROUGH THE ECONOMIC DEVELOPMENT BANK AS AN ENTERPRISE PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Denton (“City”) has previously passed Ordinance No. 2016-213, electing to participate in the Texas Enterprise Zone Program (“Program”) authorized by Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code (“Act”), and the local economic development incentives available in the City are the same on this date as those outlined in Ordinance 2016-213; and

WHEREAS, the City amended Ordinance No. 2016-213 to revise the City’s liaison for communications and to clarify the list of possible incentives that the City may offer through Ordinance 18-1366; and

WHEREAS, the local economic development incentives offered under this resolution and available in the City are the same on this date as those outlined in Ordinance 2016-213, as amended by Ordinance 18-1366; and

WHEREAS, the Governor’s Office of Economic Development and Tourism (“EDT”) through the Economic Development Bank (“EDB”) will consider the project proposed by United States Cold Storage, LP (“United States Cold Storage”) as an enterprise project pursuant to a nomination and an application made by the City; and

WHEREAS, the City desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in severely distressed areas of the City and to provide employment to residents in such areas and to other economically disadvantaged individuals; and

WHEREAS, pursuant to the Act, United States Cold Storage has applied to the City for designation of an expansion project located at 3255 Jim Chrystal Road, Denton, Texas 76207 (the “Project”), as an enterprise project; and

WHEREAS, the City finds that the Project meets the criteria for designation as an enterprise project as required by the Act based on the following factors:

1. United States Cold Storage is a “qualified business” under Section 2303.402 of the Act because it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body’s jurisdiction located inside of an enterprise zone and at least twenty-five percent (25.0%) of the business’ new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and
2. The Project is located in an area designated as an enterprise zone under the Act; and

3. There has been and will continue to be a high level of cooperation between the public, private, and neighborhood entities in the area; and
4. The designation of the Project as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

WHEREAS, the City Council finds that United States Cold Storage meets the eligibility criteria for tax relief and other incentives adopted by the City and described in Ordinance No. 2016-213, as amended by Ordinance No. 18-1366, and nominates the Project for enterprise project status on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity and stability; and

WHEREAS, the City Council finds that it is in the best interest of the City to nominate United States Cold Storage for an enterprise project pursuant to the Act; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY RESOLVES:

SECTION 1. The above recitals are found to be true and are incorporated in the body of this Resolution as if fully set out below.

SECTION 2. The City Council nominates United States Cold Storage, to the EDT, through the EDB, as an enterprise project that shall take effect on the date of designation of the enterprise project by the EDT and terminate five (5) years after the date of designation.

SECTION 3. United States Cold Storage is a “qualified business”, as defined in Section 2303.402 of the Act, and the Project meets the criteria for designation as an enterprise project, as set forth in Section 2303, Subchapter F of the Act.

SECTION 4. This resolution shall become effective immediately upon its passage and approval.

The motion to approve this resolution was made by _____ and seconded by _____, the resolution was passed and approved by the following vote [____ - ____]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____

Brandon Chase McGee, At Large Place 5: _____
Jill Jester, At Large Place 6: _____

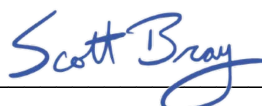
PASSED AND APPROVED this the _____ day of _____, 2025.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, INTERIM CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY:  _____
Scott Bray
Deputy City Attorney