

Ordinance No. 27-2025

Ordinance designating the properties located in the Heart of the Falls Neighborhood Revitalization Area as a Reinvestment Zone

WHEREAS, the City Council desires to promote revitalization by development and redevelopment of the Heart of the Falls Revitalization Area within its jurisdiction by the creation of a Reinvestment Zone, as codified in Chapter 312 of the Texas Tax Code and known as the Property Redevelopment and Tax Abatement Act; and,

WHEREAS, a public hearing before the City Council was held on May 20, 2025, being at least seven days after the date of publication of the notice of such public hearing in a newspaper of general circulation in the City of Wichita Falls; and,

WHEREAS, the City has called a public hearing and published notice of such public hearing, and has properly notified the proper official of Wichita County and the Wichita Falls Independent School District, as required by the Act; and,

WHEREAS, upon such hearing being convened, there was presented proper proof and evidence that notices of such hearing had been published and mailed as described above; and,

WHEREAS, the City, at such hearing, invited any interested person, or his attorney, to appear and contend for or against the creation of the Reinvestment Zone, which include the properties in the Heart of the Falls Neighborhood Revitalization Area and contained within **Exhibit A** as the "Heart of the Falls Reinvestment Zone"; and,

WHEREAS, all owners of property located within the proposed Reinvestment Zone, and all other taxing units and other interested persons, were given the opportunity at such public hearing to protest the creation of the proposed Reinvestment Zone or the inclusion of their property in such Reinvestment Zone; and,

WHEREAS, the proponents of the Reinvestment Zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the Reinvestment Zone; and,

WHEREAS, after considering all testimony and evidence offered at the public hearing, the City Council finds that improvements in the Reinvestment Zone will enhance significantly the value of all taxable real property in the Zone, will be of general benefit to the City of Wichita Falls, and that it will be in the public interest to pass this ordinance creating a Reinvestment Zone.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

1. In accordance with Chapter 312 of the Texas Tax Code, the City has held

a public hearing in this matter and adopts the findings herein.

2. The City, after conducting a public hearing and having heard evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:
 - a. The public hearing on the adoption of the Reinvestment Zone has been properly called, held, and conducted, and that notice of such hearing has been published as required by law;
 - b. The City has jurisdiction to hold and conduct this public hearing on the creation of the proposed Reinvestment Zone, pursuant to the Act;
 - c. The creation of the proposed Reinvestment Zone will result in benefits to the City, its residents, and property owners, and to the property, residents, and property owners in the Reinvestment Zone;
 - d. The improvements sought are feasible and practical and would be a benefit to the land to be included in the zone and to the City after the expiration of an agreement entered into under Section 312.204 of the Act;
 - e. The improvements sought, development and redevelopment, are feasible and practical and would be a benefit to the zone after the expiration of the tax abatement agreement;
 - f. The City's criteria for tax abatement are met, as set out by *Resolution 58-2025*, as shown in **Exhibit B**, and the designation of the zone is reasonably likely to contribute to the retention or expansion of primary employment or to attract major capital investment that will benefit the City's economic development;
 - g. The development and redevelopment will have a secondary impact, through the use of local contractors, benefit housing stock, and the local economy;
 - h. Proper notice was given of this public hearing to the presiding officers of Wichita County and the Wichita Falls Independent School District; and
 - i. Notice of this public hearing was published in the *Times Record News*, a paper of general circulation, on May 25, 2025, a date that was no later than the 7th day before this hearing.
3. The City hereby creates a Reinvestment Zone over the area described in **Exhibit A**, and such Reinvestment Zone shall hereafter be identified as the **Heart of the Falls Reinvestment Zone**.
4. The operation of the Reinvestment Zone shall commence immediately upon

passage of this ordinance for a period of ten years or may terminate sooner by subsequent ordinance.

5. If any section, paragraph, clause, or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this ordinance.
6. The contents of the notice of public hearing, which was held before City Council on this date, and the publication of notices thereof as required by law, are hereby ratified, approved, and confirmed.

IT IS SO ORDAINED.

PASSED AND APPROVED this the 3rd day of June, 2025.



M A Y O R

ATTEST:



Maui Babthops
City Clerk

EXHIBIT A

Heart of the Falls Neighborhood Reinvestment Zone Boundaries Description & Map

The Heart of the Falls Neighborhood Reinvestment Zone is bounded by Seymour Highway to the north, Kell Freeway to the south, Brook Avenue to the east, and Kemp Boulevard to the west.

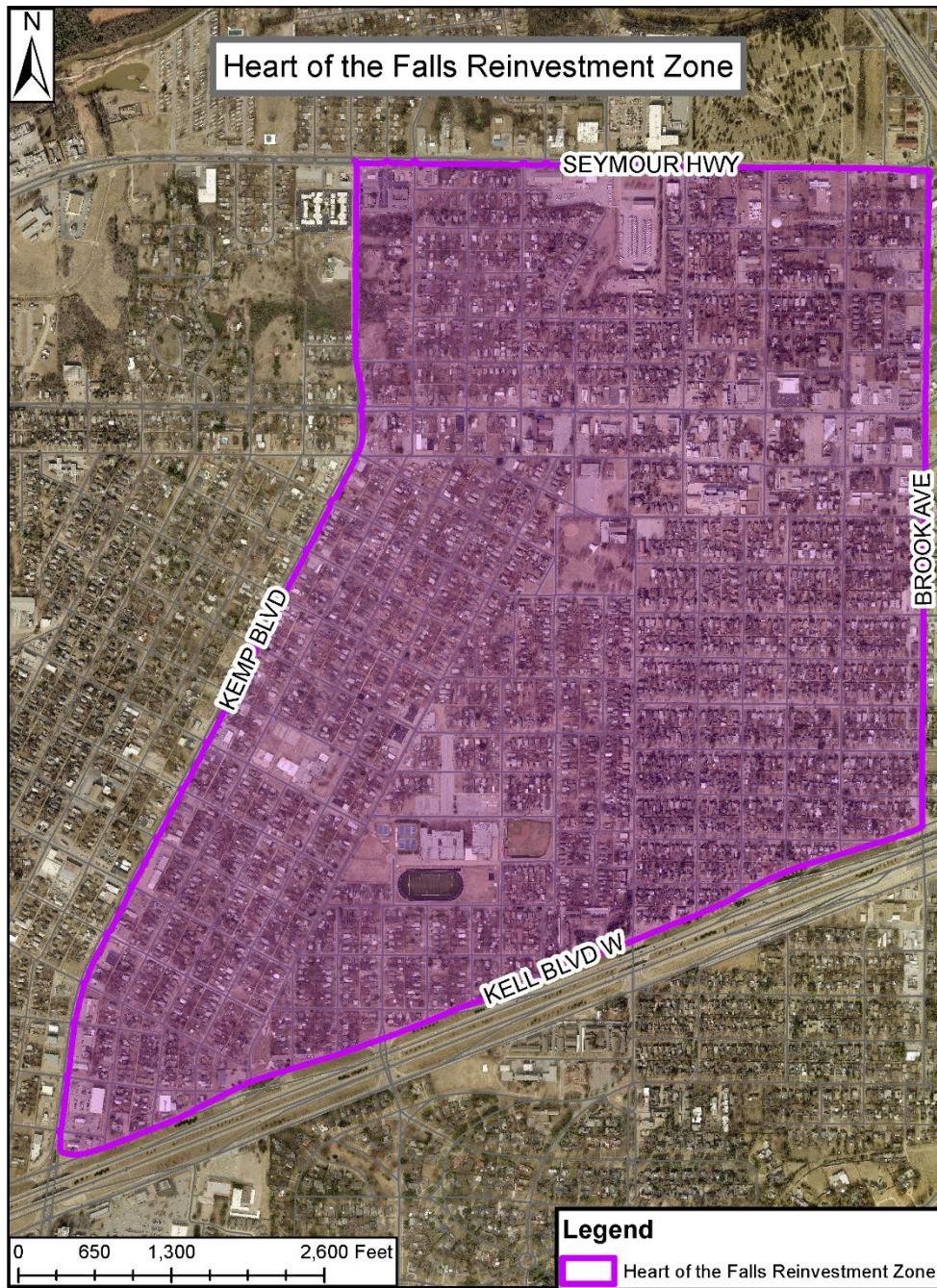


EXHIBIT B

Resolution No. 58-2025

Consider a resolution declaring the City of Wichita Falls' eligibility and intention to participate in the Texas Tax Abatement Program to promote development and redevelopment, and adopt guidelines and criteria for tax abatement in the Heart of the Falls Neighborhood Revitalization Area

WHEREAS, the City Council of the City of Wichita Falls, Texas, desires to promote the development/redevelopment of certain contiguous geographic areas within its jurisdiction known as Heart of the Falls Neighborhood Revitalization Area; and,

WHEREAS, the City of Wichita Falls, Texas, is authorized to enter into Tax Abatement Agreements for commercial or residential purposes, as authorized by Chapter 312 of the Texas Tax Code; and,

WHEREAS, the Texas Tax Code requires the City of Wichita Falls, Texas, to establish guidelines and create criteria for the designation of reinvestment zones, and to enter into Tax Abatement Agreements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

1. The City of Wichita Falls, Texas, declares it is eligible for and intends to participate in a Tax Abatement Program.
2. The City of Wichita Falls, Texas, hereby establishes the following Guidelines and Criteria for Tax Abatement for use in the City's Heart of the Falls Neighborhood Revitalization Area Tax Abatement Programs:
 - (1) The City Council of the City of Wichita Falls shall have the right, granted under Texas statutes, to approve or disapprove the creation of any recommended Tax Reinvestment Zone.
 - (2) The Tax Reinvestment Zone must be reasonably likely to contribute to the retention or expansion of primary employment, or attract significant capital investment, or develop, redevelop a structure(s) that will benefit the City's economic and social wellbeing.
 - (3) The Tax Reinvestment Zone authorization granted by the City Council must meet all criteria established by the authorizing legislation.
 - (4) The Tax Reinvestment Zone must not require extraordinary capital improvement financing by the City.

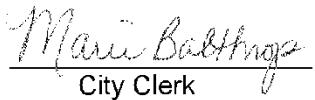
- (5) The Tax Reinvestment Zone applicant must have a secondary impact on the local economy through the use of local contractors and service businesses.
- (6) The agreement to create Tax Reinvestment Zones will not exceed the maximum period allowed by law, of 10 years.
- (7) The agreement to create Tax Reinvestment Zones will prorate taxes on property improvements not less than 10%, nor more than 100%.
- (8) The City Council reserves the right to negotiate any other provisions with an individual allowed by law.

PASSED AND APPROVED this the 20th day of May 2025.



M A Y O R

ATTEST:



Mari Ballings
City Clerk