

MINUTES OF THE CROCKETT CITY COUNCIL MEETING HELD ON THE 6th DAY OF OCTOBER 2023 IN THE CITY HALL COUNCIL CHAMBERS, LOCATED AT 200 NORTH FIFTH IN THE CITY OF CROCKETT, HOUSTON COUNTY TEXAS AT 12:00 P.M.

THE COUNCIL MET IN SPECIAL SESSION WITH THE FOLLOWING MEMBERS PRESENT: IANTHIA FISHER, DENNIS IVEY, ERNEST JACKSON & MIKE MARSH. CITY OFFICIALS PRESENT: CITY ADMINISTRATOR JOHN ANGERSTEIN AND CITY SECRETARY MITZI STEFKA. MARQUITA BEASLEY AND DARRELL JONES WERE ABSENT.

OPEN MEETING WITH INVOCATION AND PLEDGE

Mayor Fisher called the formal session open; Council member Jackson gave the invocation, and all joined in the pledge.

RECOGNITION OF VISITORS

Mayor Fisher recognized all visitors present.

COMMENTS FROM AUDIENCE OR COUNCIL *(At this time, anyone will be allowed to speak on City related matters only; no personnel matters or matters under litigation will be allowed. The length of time may not exceed three minutes. NO Council discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.)*

- John Jenkins – Expressed concerns about tax abatements.

BUSINESS

1. PUBLIC HEARING FOR A TAX ABATEMENT AND INCENTIVES AGREEMENT BY AND BETWEEN THE CITY OF CROCKETT, HOUSTON COUNTY, TEXAS AND A & A TEXAS CAPITAL, L.P., A TEXAS LIMITED PARTNERSHIP COMPANY, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT. THE NAME OF THE PROPERTY OWNER AND APPLICANT FOR THE AGREEMENT IS A & A TEXAS CAPITAL, L.P. THE NAME OF THE PROPOSED REINVESTMENT ZONE IN WHICH THE PROPERTY SUBJECT TO THE AGREEMENT WILL BE LOCATED IS REINVESTMENT ZONE NUMBER ONE OF THE CITY OF CROCKETT, TEXAS, WHICH WAS ADOPTED BY ORDINANCE O-08C-23 OF THE CITY COUNCIL ON AUGUST 21, 2023. THE AGREEMENT INCLUDES CREATING NEW PRIMARY JOBS WITH A MINIMUM ANNUAL SALARY AMOUNT OF \$762,934.00 WITHIN 36 MONTHS OF THIS AGREEMENT AND NEW IMPROVEMENTS OF AN APPROXIMATELY 6,500 SQUARE-FEET BUILDING TO BE USED PRIMARILY FOR OFFICES AND AN APPROXIMATELY 20,000 SQUARE-FEET BUILDING TO BE USED FOR MANUFACTURING, WAREHOUSING, DISTRIBUTION. THE ESTIMATED COSTS OF THE IMPROVEMENTS ARE \$3,630,000.00

Mayor Fisher opened the public hearing. Kat Cross expressed concerns about fiberglass at the facility. Mayor Fisher closed the public hearing.

2. CONSIDER AND APPROVE A TAX ABATEMENT AND INCENTIVES AGREEMENT BY AND BETWEEN THE CITY OF CROCKETT, HOUSTON COUNTY, TEXAS AND A & A TEXAS CAPITAL, L.P., A TEXAS LIMITED PARTNERSHIP COMPANY, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT. THE NAME OF THE PROPERTY OWNER AND APPLICANT FOR THE AGREEMENT IS A & A TEXAS CAPITAL, L.P. THE NAME OF THE PROPOSED REINVESTMENT ZONE IN WHICH THE PROPERTY SUBJECT TO THE AGREEMENT WILL BE LOCATED IS REINVESTMENT ZONE NUMBER ONE OF THE CITY OF CROCKETT, TEXAS, WHICH WAS ADOPTED BY ORDINANCE O-08C-23 OF THE CITY COUNCIL ON AUGUST 21, 2023. THE AGREEMENT INCLUDES CREATING NEW PRIMARY JOBS WITH A MINIMUM ANNUAL SALARY AMOUNT OF \$762,934.00 WITHIN 36 MONTHS OF THIS AGREEMENT AND NEW IMPROVEMENTS OF AN APPROXIMATELY 6,500 SQUARE-FEET BUILDING TO BE USED PRIMARILY FOR OFFICES AND AN APPROXIMATELY 20,000 SQUARE-FEET BUILDING TO BE USED FOR MANUFACTURING, WAREHOUSING, DISTRIBUTION. THE ESTIMATED COSTS OF THE IMPROVEMENTS ARE \$3,630,000.00

Mayor Pro Tem Marsh made a motion to approve a tax abatement and incentives agreement by and between the City of Crockett, Houston County, Texas and A&A Texas Capital, L.P., a Texas limited partnership company, and authorizing the mayor to execute the agreement. The name of the property owner and applicant of the agreement is A&A Texas Capital, L.P. The name of the proposed reinvestment zone in which the property subject to the agreement will be located is Reinvestment Zone Number One of the City of Crockett, Texas, which was adopted by Ordinance O-08C-23 of the city council on August 21, 2023. The annual salary amount of \$762,934.00 within 36 months of this agreement and new improvements of an approximately 6,500 square-foot building to be used primarily for offices and an approximately 20,000 square-foot building to be used for manufacturing, warehousing, distribution. The estimated costs of the improvements are \$3,630,000.00. Council member Ivey seconded the motion. Motion passes 3-0.

ADJOURNMENT

Without objection, Mayor Fisher adjourned the meeting at 12:10 P.M.

Dr. Ianthia Fisher, Mayor

ATTEST:

Mitzi Stefka, City Secretary