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**Hidalgo County
Precinct #3**

Fax

To: Monica Badillo, Agenda Coordinator **From:** Norma G. Ceballos
County of Hidalgo Hidalgo County Precinct #3

Fax: (956)292- **Pages:** 3

Phone: **Date:** December 12, 2007

Re: Info for Agenda Item **CC:**
AI-7046

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**



CITY OF PALMVIEW

"MOVING IN THE RIGHT DIRECTION"

Joe M. Flores
Commissioner Precinct 3
Hidalgo County
724 North Breyfogle Road
Mission, Tx 78572

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JORGE G. GARCIA

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ANTONIO URESTI

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CITY ADMINISTRATOR
JOHN V. ALANIZ

CITY SECRETARY
AIDA RIVAS

Re: City of Palmview Tax Increment Finance Zone Number One

Dear Commissioner Flores:

The City of Palmview is proposing to create a Tax Increment Reinvestment Zone (TIRZ) under Chapter 311.005 (2). The site of the development is in an area of Hidalgo County that has inadequate infrastructure and is in need of development. The City requests that Hidalgo County accept this correspondence in satisfaction of the procedural requirements outlined by Chapter 311 of the Texas Tax Code ("Tax Increment Financing Act").

As required by the Tax Increment Financing Act, Palmview intends to establish the City of Palmview Tax Increment Reinvestment Zone no earlier than sixty (60) days of the date of this correspondence. However, the City is requesting a waiver of the sixty (60) day requirement from the County in order to perfect the creation of the Zone prior to December 31, 2007. The City of Palmview TIRZ zone includes approximately 200 +/- acres surrounding the City, the City anticipates annexing land into the Zone on an annual basis through 2013. The City of Palmview TIRZ proposes to raise approximately \$18,000,000 over a twenty-five (25) year period for public improvements including the reconstruction of La Homa including a bridge over the canal, new collector streets to enhance traffic safety, public safety and fire flow regional drainage improvements, a fire and police facility south of Hwy 83, regional park improvements including soccer fields, economic development and future road and utility right-of-way acquisition. The projected value of the increment created is \$96,375,000. Finally, as required by the Tax Increment Financing Act, Section 311.003(g), Palmview requests that the County designate a representative within fifteen (15) days of the date of this correspondence to discuss the City of Palmview Tax Increment Reinvestment Zone project plan and financing plan.

Sincerely,

Mayor,

Jorge Garcia

400 W. Veterans Blvd. - Palmview, Texas 78572 - (956) 581-7411 - Fax (956) 581-7494

**Palmview Tax Increment Reinvestment Zone Number One
List of Public Improvements**

1. Reconstruction of La Homa Street South of Hwy 83 including a bridge over the Edinburg Main Canal.
2. Construction of new collector streets with water lines to facilitate public safety and fire flow.
3. Provide funds for economic development
4. Provide funds to work with the City of Mission and the Martin Valley Ranch to provide for sewer service in the eastern and western sectors of the City. The City needs to attract additional retail and lodging users to broaden the tax base.
5. Provide funds for a fire and police substation south of Hwy 83.
6. Provide funds for the addition of athletic and park facilities for Palmview and Cameron County residents
Hidalgo
7. Provide funds to address affordable housing and structural imbalances in the Palmview housing market
8. Provide funds for the reconstruction of Palmview streets including curb gutters and sidewalks to bring them to code and enhance pedestrian access throughout the City