



## COUNTY OF WEBB TAX ABATEMENT PROJECT CERTIFICATION APPLICATION

### I. Application Checklist – please submit the following documentation

- A completed application form
- **Non Refundable Application fee** – For basic incentives application **excluding** Tax Abatement, the application fee is \$100.00. For multi-family, commercial, industrial, commercial facilities, and mixed-use tax abatement application the application fee is \$1,000.00; for individual residential **tax abatement** applications: \$100.00 per house.
- Proof of ownership, such as a warranty deed, affidavit of heirship, or a probated will **OR** evidence of site control, such as option to buy (**A registered warranty deed is required for a tax abatement application**)
- A reduced 11 x 17 floor plan, site plan, and site elevation with a written detailed project description that includes a baseline performance standard and a construction time
- A detailed line item budget showing the cost breakdown for the project

Incomplete applications will not be processed for certification until all required documents shown in the above checklist are submitted within 30 days after the application is received.

It takes 30-60 business days to complete the Tax Abatement Agreement approval process after the approval of the Tax Abatement Certification depending on the complexity of your project. All City of Laredo building permits must be pulled within the 12 month period that certification was approved, or within 12 month period that the tax abatement was approved or you will be required to re- apply for Tax Abatement incentives.

**II. Applicant/Agent Information**

1. Applicant: El Portal Center LLC ("EPC")
2. Contact Person: Phillip Waters
3. Address: 10275 W. Higgins Road, Suite 560, Rosemont, IL.,  
60018  

Street	City	State	Zip
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4. Phone: 847-292-1875
5. Fax No: 847-292-1879
6. E-mail: Phil.Waters@HorizonGroup.com
7. Agent (if any): N/A
8. Address: \_\_\_\_\_
9. Phone No: \_\_\_\_\_
10. E-Mail: \_\_\_\_\_

**PROJECT ELIGIBILITY**

1. Please list down the addresses and legal descriptions of the project. Attach metes and bounds description if no address or legal description is available. Attach a map showing the location of the project or provide copy of documents provided to the City of Laredo for their Tax Abatement Process.

**Table 1      Property Ownership**

Address (Project Location)	Zip Code	Subdivision Name	Lot No.	Block No.
1600 Water Street	78040	N/A	N/A	N/A

2. For each property listed in Table 1, please check the boxes below to indicate if:

There are taxes past due or:  
 There are City liens or County; or  
 You (meaning the applicant, developer, associates, agents, principals) have been subject to an Order of Demolition where the property was demolished within the last 5 years.

**Table 2 Property Taxes and Liens**

Address	Property Taxes	Weed Liens	Board-up/Open Structure Liens	Demolition Liens	Paving Liens	Order of Demolition
N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(Please see attached sheets of paper as needed)

If there are taxes due or liens against any property in the City of Laredo or the County of Webb you may not be eligible for Tax Abatement incentives.

3. Does the proposed project conform with City of Laredo zoning?  Yes  No  
If no, what steps are being taken to ensure compliance?

4.

Project Type:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Community Facilities	<input type="checkbox"/> Mixed-Use
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Owner Occupied       Rental Property

5. Please describe the proposed residential or commercial project and provide 11 X 7 drawing: The Outlet Shoppes at Laredo. Phase II of a two level open-air designed retail center. This phase will have 15-20 new retailers. Included in this phase are covered parking spaces conveniently located at the ground level.

6. If your project is commercial, industrial, or mixed-use project, please describe the types of business that is being proposed: 15-20 individual retail stores

7. Is this new construction or rehabilitation project?  New Construction  Rehabilitation

8. How much is the total development cost of your project? \$10,865,000

9. Will the eligible rehabilitation work equal to at least 20% of the Webb County Appraisal District (WEBBCAD) assessed value of the structure during the year rehabilitation occurs?  Yes       No       N/A

- Eligible rehabilitation includes only physical improvements to real property. It does NOT include: Front yard fencing consisting of chain-link or solid material construction; personal property such as furniture, equipment, and/or supplies. Total eligible rehabilitation costs shall equal to 20% of WEBBCAD appraised value of the structure during the year rehabilitation occurs.

10. How much is the total square footage of your project? 100,000 sq. ft.

11. For a single family homeownership, mixed-use, or multi-family development project, please fill out the number of residential units.

**Table 3 Number of Residential Units**

Number of Units	Percentage
N/A	

12. For a commercial, industrial, or community facilities project, indicate square footage of non-residential space.

Commercial	Industrial	Community Facilities
100,000 sq. ft.	N/A	N/A

13. What is your Capital Investment\*\*\* for this project? Please use the following table to provide the detail and amount of your Capital Investment (Attach additional sheets if necessary).

**Table 4 Itemized Budget of the Project**

Item	Amount	Notes
Detailed budget attached.		
<b>TOTAL</b>		

\*\*\*Capital investment includes only real property improvements such as new facilities and structures, site improvements, facility expansion, and facility modernization. Capital investment DOES NOT include land acquisition costs and/or any existing improvements, or personal property (such as machinery, equipment, and/or supplies or inventory).

14. For a mixed-use project, please indicate the percentage of all uses in the project in the following table.

**Table 5 Percentages of uses in a Mixed Use Project**

Type	Square Footage	Percentage
N/A		
<b>TOTAL</b>		



**VI.** Applicant will agree to furnish the County of Webb’s Economic Development Department with a system generated report with all employee payroll information, for the facility included by these proposed improvements which will reflect the year-to-date hours worked and wages paid plus hourly wage rates as of the date of the report, for the period ending June 30<sup>th</sup> and December 31<sup>st</sup> of each year after the tax abatement period begins.

Applicant agrees to make a good faith effort to obtain the requested information from the individual retailers.

**VII.** Applicant will agree to make a good faith effort to work with the Texas Workforce Commission and other employment entities to employ at least twenty-five percent (25%) of new permanent jobs created with individuals who are economically disadvantaged.

Applicant agrees to make a good faith effort to facilitate cooperation between the individual retailers with the Texas Workforce Commission and other employment entities.

**VIII.** Applicant proposes that during the term of this Tax Abatement agreement, the cost of the improvements, together with Personal Property, will be no less than:  
\$ 10,865,000

**Basic Tax Abatement Formula:**

<b>New Permanent Full Time Jobs</b>	<b>Added Value in Real and Tangible Personal Property, as assessed by Webb County Appraisal District</b>	<b>Percent of Abatement</b>	<b>Term</b>
50 to 100 jobs	\$1.0 million up to \$2.5 million	Up to 25%	Up to 5 years
101 to 150 jobs	Over \$2.5 million up to \$5.0 million	Up to 50%	Up to 5 years
151 to 200 jobs	Over \$5.0 million up to \$10.0 million	Up to 75%	Up to 5 years
Over 200 jobs	Over \$10.0 million	Up to 100%	Up to 5 years

<b>New Permanent Full Time Jobs</b>	<b>Added Value in Real and Tangible Personal Property, as assessed by Webb County Appraisal District</b>	<b>Percent of Abatement</b>	<b>Term</b>
Over 200 jobs	Over \$20.0 million	Up to 100%	Up to 10 years

In cases where the required additional investment exceeds \$10 million and the number of jobs is not expected to be met, an abatement may be allowed utilizing the following criteria:

<b>New Permanent Full Time Jobs</b>	<b>Added Value in Real and Tangible Personal Property, as assessed by Webb County Appraisal District</b>	<b>Percent of Abatement</b>	<b>Term</b>
At least 10 jobs	Over \$10.0 million	Up to 100% Up to 80% Up to 60% Up to 40% Up to 20%	Year 1 Year 2 Year 3 Year 4 Year 5
At least 5 jobs	Over \$50 million	Up to 60% Up to 40%	Years 1-5 Years 6-10

**IX. ACKNOWLEDGMENTS**

I hereby certify that the information provided is true and accurate to the best of my knowledge.

I understand that the approval of Tax Abatement incentives shall not be deemed to be approval of any aspect of the project and that the application must be ratified by the Webb County Commissioner’s Court. I understand that I am responsible in obtaining required permits and inspections from the City and in ensuring the project is located in the correct zoning district.

Phillip E. Waters  
PRINTED OR TYPED NAME AND TITLE

  
AUTHORIZED SIGNATURE

01/08/16  
DATE