

**COUNTY OF WEBB**

**NEIGHBORHOOD EMPOWERMENT ZONE (NEZ),  
NUMBER ONE, TAX ABATEMENT AND  
INCENTIVE AGREEMENT**

This Agreement is made and entered into by and between Ernesto and Graciela Ramirez duly authorized to transact business in Texas, and the County of Webb, a political subdivision of the State of Texas, (the "County"), pursuant to the authority of Chapters 318 and 378 of the Texas Local Government Code, and shall be effective when duly executed by signature of the authorized representative for each party hereto.

**RECITALS**

**WHEREAS**, the County of Webb pursuant to the provisions of Chapters 312 and 378 of the Local Government Code of the State of Texas, known as the "Neighborhood Empowerment Zone," has designated an area as an empowerment zone, thereby making the area eligible as a reinvestment zone for tax abatement under Section 312.002 of the Tax Code; and other incentives;

**WHEREAS**, Ernesto and Graciela Ramirez are the owners of the land located within said Neighborhood Empowerment Zone, NUMBER ONE and described as 1001 Musser St., ("Property") which exhibit is incorporated herein by reference for all purposes; and

**WHEREAS**, the County desires to promote and encourage the development of the community and the expansion and growth of the Property;

**NOW THEREFORE**, for and in consideration of the mutual covenants and agreements herein contained, the County and Ernesto and Graciela Ramirez have this day entered into the following contract and agreement:

**I. TERM**

This agreement shall be for a period of 5 years becoming effective on January 1 of the year following the year in which a Certificate of Occupancy is issued.

**II. Ernesto and Graciela Ramirez COVENANTS**

**A. Project**

Ernesto and Graciela Ramirez shall cause to be constructed a new project located at 1001 Musser St, being Lot 1, Block 592 Eastern Division that consists of single family residence of a 840 sq ft structure with an estimated value of at least \$41,822.69 and Ernesto and Graciela Ramirez agrees to limit the use of the property described herein for said Residential District use as that term is defined in the Zoning Ordinance of the City of Laredo.

## **B. Completion Date**

Ernesto and Graciela Ramirez certifies that the residential project construction will be completed within one year from issuance and receipt of the building permit, unless delayed because of force majeure, in which case the one year shall be extended by the number of days comprising the specific force majeure. For purposes of this Agreement, force majeure shall mean an event beyond Ernesto and Graciela Ramirez's reasonable control as determined by the County of Webb in its sole discretion, which shall not be unreasonably withheld, including, without limitation, delays caused by adverse weather, delays in receipt of any required permits or approvals from any governmental authority, acts of God, or fires. Force majeure shall not include construction delays caused due to purely financial matters, such as, without limitation, delays in obtaining of adequate financing.

## **C. Use of Property**

Ernesto and Graciela Ramirez covenants that the project shall be constructed in a manner that is consistent with the general purposes of encouraging development or redevelopment in the Zone and the Property shall be continuously used as a residential development

## **III. TAX ABATEMENT**

Subject to and in accordance with this Agreement, the County hereby grants to Ernesto and Graciela Ramirez a real property tax abatement of County of Webb imposed taxes on the Property for a period of 5 five years. The total estimated amount of the Abatement granted under this Agreement shall be approximately \$980.74.

## **IV. WAIVER OF PERMIT FEES**

Subject to and in accordance with this Agreement, the County hereby agrees to waive all fees associated with acquiring the necessary building permit, plan review, plumbing permit, sprinkler system permit for development of the property. The estimated amount of permit fees to be waived is approximately N/A.

## **V. RECORDS, AUDITS AND EVALUATION OF REQUIRED IMPROVEMENTS**

### **A. Inspection of Property**

Between the execution date of this Agreement and the last day of the Term, at any time during normal office hours throughout the Term and the year following the Term and following reasonable notice to Ernesto and Graciela Ramirez the County shall have and Ernesto and Graciela Ramirez shall provide access to the Property in order for the County to inspect the Property and evaluate the required improvements to ensure compliance with the terms and conditions of this Agreement. Ernesto and Graciela Ramirez shall cooperate fully with the County during any such inspection and/or evaluation.

## **B. Certification**

Ernesto and Graciela Ramirez shall certify annually to the County that it is in compliance with each applicable term of this Agreement. The County shall have the right to audit the Property. Ernesto and Graciela Ramirez shall make all applicable records available to the County following reasonable advance notice by the County and shall otherwise cooperate fully with the County during any audit.

## **VI. DEFAULT AND RECAPTURE**

Ernesto and Graciela Ramirez shall be in default of this Agreement if Ernesto and Graciela Ramirez for any reason refuses, fails, or neglects to substantially comply with the development of the property, or discontinues the residential use as required by the terms of this Agreement, or if any representation made by Ernesto and Graciela Ramirez is false or misleading in any material aspect. Termination of this Agreement may be effected if default is not cured within sixty (60) days after written notice by the County to Ernesto and Graciela Ramirez. If the County terminates this Agreement as a result of default by Ernesto and Graciela Ramirez, the tax abatement shall be immediately abolished and the County shall have the right to recapture the amount of all previously waived permit and inspection fees, and the taxes previously abated. In the event of termination, a bill for the total amounts due will be sent to Ernesto and Graciela Ramirez, and Ernesto and Graciela Ramirez hereby agrees to pay the total amounts due within sixty (60) days after receipt of the bill. Statutory penalties interest and attorney fees will accrue if Ernesto and Graciela Ramirez fails to timely pay the bill. Nothing in this Agreement shall preclude Ernesto and Graciela Ramirez from disputing the bill.

## **VII. TERMINATION AT WILL**

If the County and Ernesto and Graciela Ramirez mutually determine that the development or use of the Property is longer appropriate or feasible, or that a better use is preferable, the County and Ernesto and Graciela Ramirez may terminate this Agreement in writing signed by both parties. In this event, if the Term has commenced, the Term shall expire as of the effective date of the termination of this Agreement; there shall be no recapture of any taxes previously abated or fees waived; and neither party shall have any further rights or obligations hereunder.

## **VIII. VENUE AND JURISDICTION**

This Agreement shall be construed in accordance with the laws of the State of Texas and applicable ordinances, rules, regulations or policies of the County of Webb. Venue for any action under this Agreement shall lie in the State District Court of Webb County, Texas. This Agreement is performable in Webb County, Texas.

**IX. SEVERABILITY**

If any provision of this Agreement is held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

**X. BINDING EFFECT**

This agreement shall insure to the benefit of and be binding upon the County of Webb and Ernesto and Graciela Ramirez and their affiliated, subsidiaries, successors and assigns.

Executed this 12<sup>th</sup> day of June 2017, by County of Webb.

BY: [Signature]  
Hon. Tano E. Tijerina, Webb County Judge

Executed this \_\_\_\_ day of \_\_\_\_ 2017, by Ernesto and Graciela Ramirez

BY: ERNESTO RAMIREZ  
Name: Ernesto Ram  
Title: OWNER

BY: [Signature]  
Name: Graciela Ramirez  
Title: Owner

Attest:  
[Signature]  
Margie Ibarra, Webb County Clerk

