

RESOLUTION NO. 222-2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, APPROVING A CHAPTER 380 AGREEMENT BETWEEN THE CITY OF ABILENE AND THORNTON CUSTOM HOMES

This Economic Development Agreement (“Agreement”) is effective as of the 7th day of December, 2023 (“Effective Date”), by and between Thornton Custom Homes, (“Developer”), and the CITY OF ABILENE, TEXAS, a home rule city and municipal corporation (“City”), for the purposes and considerations stated below.

WHEREAS, the City of Abilene adopted Resolution 192-2023 creating an Economic Development Program authorized by Chapter 380 of the Texas Local Government Code; and

WHEREAS, the City has adopted Resolution No. 192-2023 which created the Rebuild ABI program; and

WHEREAS, the Developer intends to acquire, or has acquired, fee simple ownership of 2634 N Willis St, in Abilene, Taylor County, Texas (the “Project Area”); and

WHEREAS, the governing body of the City of Abilene adopted Resolution 49-2016 and Resolution 129-2023 creating an Economic Development Program authorized by Chapter 380 of the Texas Local Government Code; and

WHEREAS, the governing body of the City of Abilene adopted Resolution 192-2023 and has created Rebuild ABI as an infill development incentive for new residential construction in certain target areas throughout the City; and

WHEREAS, the City desires to enter into this Agreement with the Developer in order to implement the Rebuild ABI economic development program developed by the City to enhance and expand the City’s commercial, economic and employment base to the long-term interest and benefit of the City and the State of Texas; and

WHEREAS, it is anticipated that the development of the Project Area will have a direct and positive economic benefit to the City; and

WHEREAS, the City hereby finds that this Agreement embodies an eligible “project” and clearly promotes economic development in the City and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code and is in the best interests of the City.


NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE TEXAS:

PART 1: That the City of Abilene approves the Rebuild ABI economic development agreement upon the terms and conditions as set forth in Exhibit A attached hereto.

PART 2: That this Resolution becomes effective immediately upon adoption.

ADOPTED on the 7th day of December, 2023.

ATTEST:

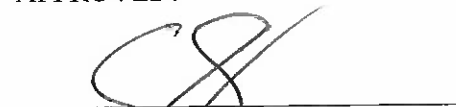


Shawna Atkinson, City Secretary



Weldon Hurt, Mayor

APPROVED:



Stanley Smith, City Attorney



**NEW CONSTRUCTION ECONOMIC DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF ABILENE AND**

_____.

This Economic Development Agreement ("Agreement") is effective as of the 7th day of December, 2023 ("Effective Date"), by and between Thornston Custom Homes, ("Developer"), and the CITY OF ABILENE, TEXAS, a home rule city and municipal corporation ("City"), for the purposes and considerations stated below.

RECITALS

WHEREAS, the Developer intends to acquire, or has acquired, fee simple ownership of 2634 N. Willis St., in Abilene, Taylor County, Texas (the "Project Area"); and

WHEREAS, the governing body of the City of Abilene adopted Resolution 49-2016 and Resolution 129-2023 creating an Economic Development Program authorized by Chapter 380 of the Texas Local Government Code; and

WHEREAS, the governing body of the City of Abilene adopted Resolution 192-2023 and has created Rebuild ABI as an infill development incentive for new residential construction in certain target areas throughout the City; and

WHEREAS, the City desires to enter into this Agreement with the Developer in order to implement the Rebuild ABI economic development program developed by the City to enhance and expand the City's commercial, economic and employment base to the long-term interest and benefit of the City and the State of Texas; and

WHEREAS, it is anticipated that the development of the Project Area will have a direct and positive economic benefit to the City; and

WHEREAS, the City hereby finds that this Agreement embodies an eligible "project" and clearly promotes economic development in the City and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code and is in the best interests of the City; and

NOW THEREFORE, in consideration of the foregoing premises and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, it is hereby agreed as follows:

I. AUTHORITY

- 1.01 The Agreement is authorized by state law, including but not limited Chapter 380 of the Texas Local Government Code, and is within the authority of the City and constitutes a legal and binding obligation of the City.
- 1.02 The Developer's execution and performance of this Agreement constitutes a valid and binding obligation of the Developer.
- 1.03 The factual recitals and findings set forth above are found to be true and correct for all purposes, and are incorporated into this Agreement.

II. DEFINITIONS

- 2.01. **Program** means the economic development program identified in Article IV herein and established by the City pursuant to this Agreement.
- 2.02. **Developer** means Thurston Custom Homes, its successors or assigns.

III. TERM

- 3.01 This Agreement shall be effective as of the date of execution of both parties. This Agreement shall remain in full force and effect until the earlier of: (A) each party hereto has completed their respective obligations hereunder; or (B) twelve months from the Effective Date ("Term").

IV. ECONOMIC DEVELOPMENT PROGRAM

- 4.01 Upon Developer's completion of its obligations and duties set forth in this Agreement, the City shall pay the Developer the following incentives:
 - a. Payable at the time of closing of the interim construction financing to the participating eligible lender, on behalf of the Developer, a ten (10%) percent equity contribution of the total interim financing needed for the single-family construction. Lender eligibility is based solely on City accepting the lender into the Rebuild ABI program.
 - b. Payable at the time of closing of the final buyer, a five (5%) percent completion grant will be paid to the Developer, such grant being equal to five(5%) percent of the amount

of the sales price of the home, and the home sales price shall not exceed a maximum price of \$203,000.00.

- c. In addition to the equity contribution and completion grant authorized above, the City shall provide without cost to the Developer, at the sole discretion of the City, one or more the following: (1) waiver of construction related City permits and fees, (2) utility taps, (3) sidewalks, (4) roll-off containers and two tips, and (4) demolition of existing structures.
- 4.02 In the event the Developer chooses not to use a participating eligible lender, the Developer is eligible to receive a fifteen (15%) percent incentive, payable at the time of closing of the final buyer. Additionally, the Developer is eligible to receive the incentives listed in 4.01(c).

V. DEVELOPER'S OBLIGATIONS AND DUTIES

The Developer shall perform, or cause to be performed, the construction of the improvements set forth in Exhibit A – “Public and Private Improvements” on or before the expiration of this agreement. Additionally::

- 5.01 The Developer shall be a member of the Big Country Home Builder's Association as of the effective date of this Agreement, and during the term of this Agreement.
- 5.02 The Developer shall construct, at its expense, the improvements identified on Exhibit A – “Public and Private Improvements” in accordance with all applicable laws and regulations, including but not limited to the City's current residential building code and residential energy code.
- 5.03 The Developer shall purchase all building materials from a business located within the corporate boundaries of the City of Abilene, and pay all applicable local sales and use taxes to the City of Abilene. Upon request of the City, Developer shall promptly provide written documentation of compliance with this requirement, such written documentation being receipts or other documentation as agreed to by the City.
- 5.04 The Developer shall require the final buyer of the residence to sign an affidavit at closing that the buyer intends to occupy the residence as their legal homestead in the State of Texas and that it shall serve as their primary residence for a period of 2 (two) years following closing.

- 5.05 The Developer shall construct the new construction within the existing Neighborhood Empowerment Zones of the City, or shall receive written approval from the City Manager, or his or her designee to build the home on a specific lot north of South 27th Street.

VI. CITY OBLIGATIONS AND DUTIES

- 6.01 Pay the Economic Incentives to Developer pursuant to the terms and conditions of this Agreement.

VII. DEFAULT

- 7.01 If any party should default upon any terms or obligations with respect to this Agreement (“Defaulting Party”), the other party (“Complaining Party”) shall provide written notice of the default and shall reasonably include the actions required to cure such default. If the Defaulting Party cures the default within thirty (30) days after notice of default is received (“Cure Period”), or commences to cure default within said thirty (30) days and diligently pursues the cure to its conclusion, then this Agreement shall continue as if no default occurred.
- 7.02 In the event that the Defaulting Party fails to cure the default as required by Section 7.01 above, the Complaining Party may, by action or proceeding at law or in equity, be awarded damages and/or specific performance for such default, including reasonable attorney’s fees and costs.

VIII. GENERAL PROVISIONS

- 8.01 **DEVELOPER COVENANTS AND AGREES TO AND DOES HEREBY FULLY INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS, SERVANTS, AND EMPLOYEES FROM ALL CLAIMS, SUITS OR CAUSES OF ACTION OF ANY NATURE WHATSOEVER WHETHER REAL OR ASSERTED, BROUGHT FOR OR ON ACCOUNT OF ANY INJURIES OR DAMAGES TO PERSONS OR PROPERTY, INCLUDING DEATH, RESULTING FROM OR IN ANY WAY CONNECTED WITH THIS AGREEMENT OR THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS. IN ADDITION, DEVELOPER COVENANTS TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, SUITS OR CAUSES OF ACTION OF ANY NATURE WHATSOEVER, BROUGHT FOR OR ON ACCOUNT OF INJURIES OR DAMAGES TO PERSONS OR PROPERTY,**

INCLUDING DEATH, RESULTING FROM THE FAILURE OF DEVELOPER OR ITS CONTRACTORS AND SUBCONTRACTORS TO PROPERLY SAFEGUARD THE WORK, ON ACCOUNT OF ANY ACTS, INTENTIONAL OR OTHERWISE, NEGLIGENCE OR MISCONDUCT OF DEVELOPER, ITS CONTRACTORS, SUBCONTRACTORS, AGENTS, SERVANTS OR EMPLOYEES.

- 8.02 If any provision of this Agreement, or a portion thereof, or the application thereof to any person or circumstances shall to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby. It shall not be deemed that any such invalid provision affects the consideration for this Agreement, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- 8.03 This Agreement shall be construed in accordance with the laws of the State of Texas. Venue for any action brought under this Agreement shall be in Taylor County, Texas.
- 8.04 Developer shall not assign this Agreement without the express written consent of the City.
- 8.05 Nothing in this Agreement shall be construed to make the parties hereto partners or joint venturers or render any of said parties liable for the debts or obligations of any other of said parties.
- 8.06 Except as otherwise expressly provided herein, this Agreement may only be amended, modified or terminated by a declaration in writing, executed and acknowledged by all the parties to this Agreement.
- 8.07 This Agreement constitutes the entire agreement of the parties with respect to the matters set forth herein, and supersedes all prior discussions and agreements between the parties.
- 8.08 This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors and assigns.
- 8.09 In the event any legal proceeding is commenced to enforce or interpret provisions of this Agreement, the prevailing party in any such legal action shall be entitled to recover its reasonable attorney's fees and expenses incurred by reason of such action.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE
FOLLOWS.]

AGREED:

DEVELOPER

Thornton Custom Homes
60 Prochurst
Abilene, TX 79606

By: Trey Thornton

Name: Trey Thornton

Its: owner

CITY OF ABILENE

ATTEST:

City Manager

City Secretary

APPROVED AS TO FORM:

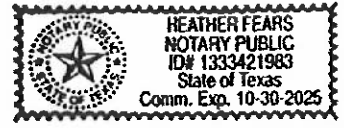
City Attorney

STATE OF TEXAS)
)
COUNTY OF Taylor) ACKNOWLEDGEMENT

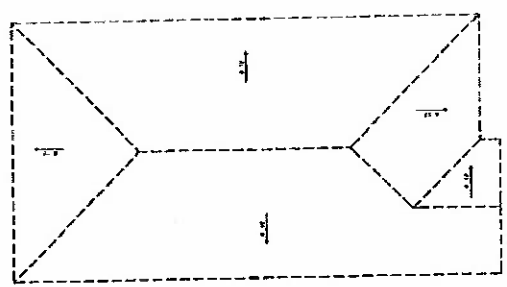
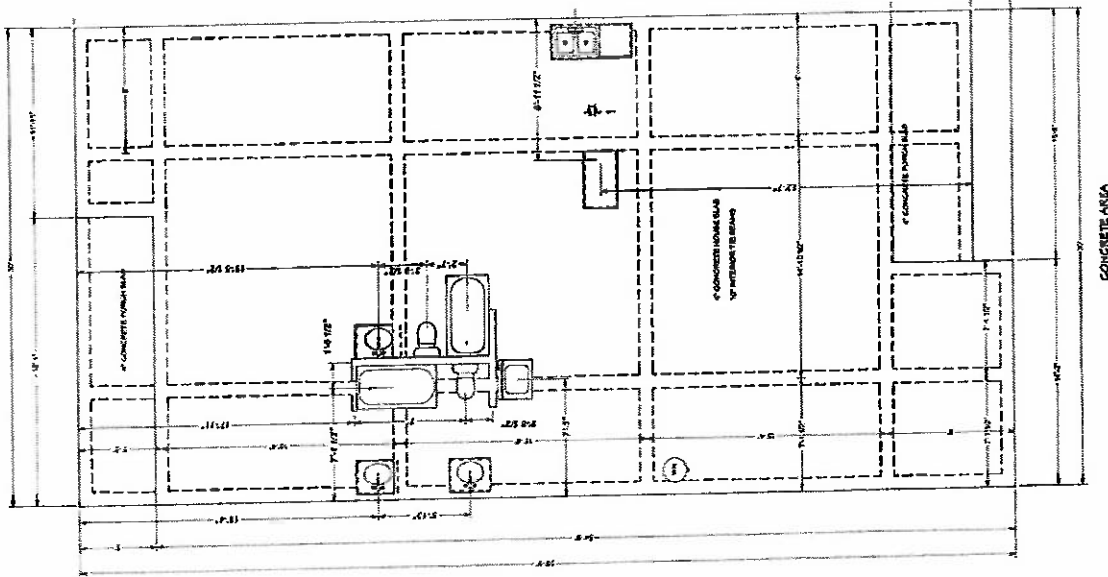
This instrument was acknowledged before me on the 20th day of November, 2023, by
Tim Kitzberger, in his or her capacity as Director of
Planning and Dev. Services.

Heather Fears
Notary Public in and for
the State of Texas

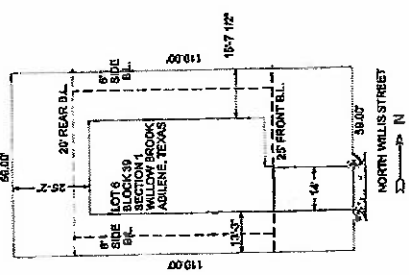
Exhibit "A" – Public and Private Improvements



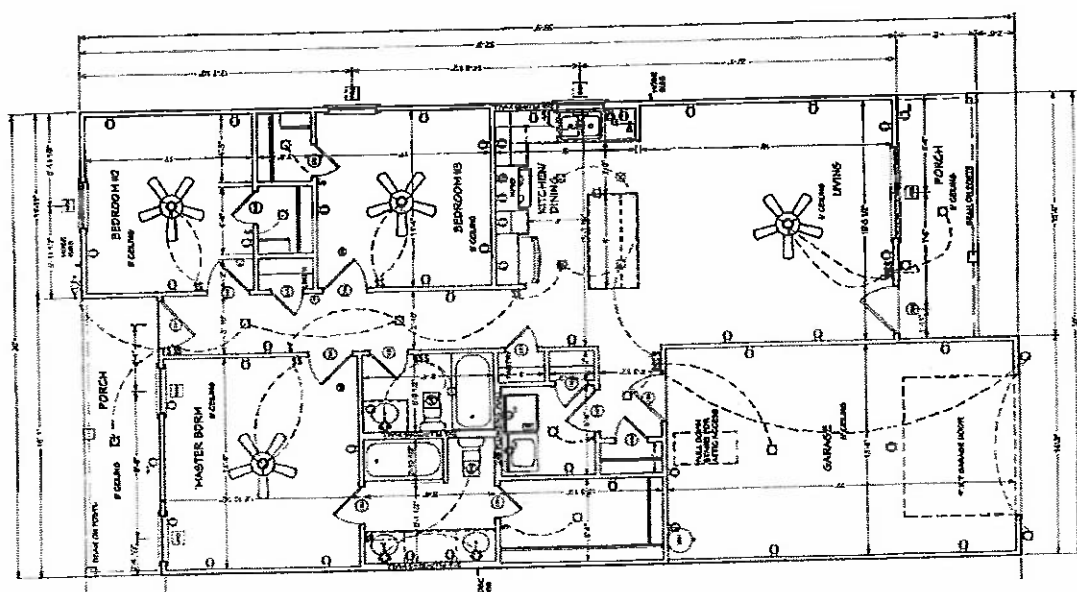
Project:
See attachment – building plans and building permit submittal requirements.



ROOF PLAN 1/8 in = 1 ft

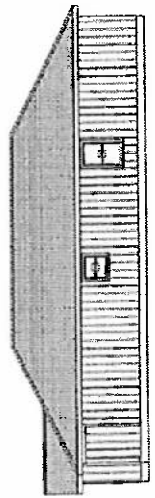


PLOT PLAN 1 in = 20 ft

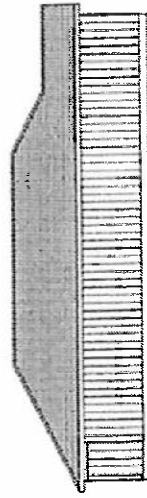


- NOTES:
1. ALL 6' PAVES.
 2. VERIFY ALL DIMENSIONS, NOTATIONS, AND DESIGN FOR ACCURACY BEFORE BEGINNING CONSTRUCTION.
 3. STUD WALLS DIMENSIONED AT 3'-1/2".
- LIVING SQ FT: 1270
 GARAGE SQ FT: 173
 TOTAL SQ FT: 1443

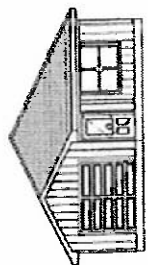
LOOR PLAN 1/4 in = 1 ft



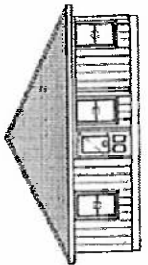
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION 1/8 in = 1 ft



REAR ELEVATION

City of Abilene, TX

555 Walnut St
Abilene, TX 79604

Ph: (325) 676-6273

New Single Family Residence

#23-006905

Project Description: new home construction *empowerment zone

Issued on: 11/01/2023 at 3:55 PM by: Marissa Gonzalez



ADDRESS

2634 N Willis St
Abilene, TX 79603

LEGAL

Willow Brook Sec 1 Blk
Block 39 Lot Lot 6
Willow Brook Sec 1,
Block 39, Lot 6

PERMIT HOLDER

Trey Thornton
Thornton Custom Homes
(325) 669-4227

COLLABORATORS

- Gregory Bradley
Bradley Company
(325) 668-1157
- Henry R Sanchez
HRS Business Inc
(325) 690-1818
- TOVIA Grynewicz
T&T Plumbing
(325) 529-3162
- Trey Thornton
Thornton Custom Homes
(325) 669-4227

OWNERS

- Tlc Condos Llc

INSPECTIONS

16

- | | |
|--|--|
| 1. Building-Electrical Temporary Pole (R) | 9. Building Permit - Plumbing Top-Out (R) |
| 2. Building- Plumbing Rough-In (R) | 10. Building Framing (R) |
| 3. Driveway Approach (R) | 11. Insulation Inspection |
| 4. Electrical Ufer-Under slab rough | 12. Building-Electrical Meter Release (R) |
| 5. Form Board Survey / Elevation Certificate (R) | 13. Building-Electrical Final (R) |
| 6. Building Foundation (R) | 14. Building Permit - Mechanical Final (R) |
| 7. Building-Electrical Rough-In (R) | 15. Building Permit - Plumbing Final (R) |
| 8. Building Permit - Mechanical Rough-In (R) | 16. Building / Energy Final |

INFORMATION FIELDS

Plasticity Index	25
18" Above Gutter, Grade:	na
Water Meter Existing?	NO
Supplier	City
Residential Water Meter	3/4"
Sanitary Sewer	City
GAS Service	NO
Supplier	AEP
Building - Spray Foam	NO (Using Prescriptive Method)
Square Feet - 1st Floor: Living	1270
Square Feet - 1st Floor: Porch	169
Square Feet - Garage	314
Total Square Footage	1584
Declared Value	\$ 199,000.00
Structure (R) Type	One-Two Family
Structure Setback: Front (curb)	35
Structure Setback: Front (property line)	25
Structure Setback: Rear	20' Minimum



INFORMATION FIELDS

Structure Setback: Side (N S W E)	6' Minimum
Structure Setback: Side (N S E W)	6' Minimum
Building Permit. - Agree to Terms	Yes
Total length of sidewalk?	59'
Amount of Fee Waived	\$ 1,159.40
Located within the Empowerment Zone?	NO
Building. - Flood Plain	Yes (Elevation Certificate Required)
Address correction needed?	Yes
Parkway Width	10' Minimum
Building Height	35' Maximum
Zoning	RS-6
Sidewalks requirement	YES
Zoning Plan Review Comments	(1) Max lot coverage 3245 sq. ft. (2) A paved parking apron (may require curb cut permit from public works dept.) must be installed on-site big enough to fit two automobiles parked side by side (18' W x 20' L) or end to end (10' W x 36' L), and connect with the street. BE ADVISED: The MINIMUM driveway approach width is 10-feet and the MAXIMUM driveway approach width is 20-feet. (3) Additional Engineering requirements may be needed for the driveway. KH
Building - Flood Plain	Yes
Elevation Certificate needed?	YES
Plan Review Comments	Minimum bottom floor elevation is 1686.6', elevation certificate is required prior to GO 1) Form board survey inspection will be required prior to foundation inspection. Foundation inspection required prior to pouring any concrete. 2) At least one Emergency Escape and Rescue Opening Required in every sleeping room. See R310 3) Energy- All exterior walls shall have a minimum R-13 insulation; Ceiling shall have a minimum of R-38 Windows shall have a u-value .30; SHGC .30; See Table R402.1.4 IECC 4) All other requirements to meet the City of Abilene Residential building code. -MG

The granting of this permit does not presume to give authority to violate or cancel the provisions of City, State, or other local laws regulating construction or the performance of construction. All provisions, laws, and ordinances governing this type of work shall be complied with, whether specified or not and shall be enforced at any and all times.