



Neighborhood Empowerment Zone

Purpose:

The Neighborhood Empowerment Zone (NEZ) is a program designed to enable cities to focus either development or re-development in designated areas to help improve the tax base by encouraging the growth of either businesses or community improvements.

Background:

On January 4, 2011, the City Council of Seabrook designated geography along SH146 (see map) as the Seabrook Neighborhood Empowerment Zone via Resolution No. 2011-01. Per section 3 of the resolution, the City has the authority to consider the following options for business development purposes within the zone: waive or adopt fees related to construction of buildings, including impact fees and fees for inspection of buildings; enter into municipal sales tax refund agreements; enter into agreements abating municipal property taxes; set baseline performance standards to encourage the use of alternative building materials that address concerns relating to the environment; and such other powers accorded by law.

Qualifying Criteria:

- The property must be located within the designated NEZ area.
- The property must already be appropriately zoned.
- The property must be a permanent structure and not a mobile / modular structure.
- The owner / developer is not delinquent in paying taxes and does not have any City liens against any property they own.

How long does it take to determine qualification of NEZ incentives?

- Initial review by staff will take approximately five to seven business days if all required information is provided.
- EDC Board reviews may take up to two months, depending on schedule.

Basic incentives available within the Seabrook NEZ:

NEZ #1

Businesses that wish to be considered for an incentive within NEZ #1 will be required to provide documentation of:

- Location and building plans
- Creation / retention of jobs
- Completed incentive application

Once a project assistance application is submitted and approved by the EDC Board, the following items may be considered for the project:

- Waive up to one hundred percent (100%) of all city fees related to commercial construction and development - including zoning application, platting, site plan review, building, plumbing, mechanical, electrical, and gas permits for businesses and developers that are for profit;
- If property/owner is subject to displacement by TXDOT due to the expansion of SH 146, documentation of displacement must be provided along with relocation assistance documentation. (**NOTE:** Businesses displaced by TXDOT and moving to a new site within the city may qualify for matching incentives for relocation under other incentives programs).
- Up to one hundred percent (100%) reimbursement of water and wastewater impact fees and water tap fees (see Seabrook City Code §85-156, Table 6.1 for fee schedule); and
- Abate real property taxes in accordance with the city's tax abatement policies.

NEZ #2

This area encompasses the commercial areas **north** of NEZ #1 along SH 146 and includes the Repsdorph Circle commercial properties. Businesses that wish to be considered for an incentive within NEZ #2 will be required to provide documentation of:

- Location and building plans
- Creation / retention of jobs
- Completed incentive application

Once a project assistance application is submitted and approved, the following items may be considered for the project:

- Waive up to one hundred percent (100%) of all city fees related to commercial construction and development - including zoning application, platting, site plan review, building, plumbing, mechanical, electrical, and gas permits for businesses and developers that are for profit;
- If property/owner is subject to displacement by TXDOT due to the expansion of SH 146, documentation of displacement must be provided along with relocation assistance documentation. (**NOTE:** Businesses displaced by TXDOT and moving to a new site within the city may qualify for matching incentives for relocation under other incentives programs).
- Up to one hundred percent (100%) reimbursement of water and wastewater impact fees and water tap fees (see Seabrook City Code §85-156, Table 6.1 for fee schedule); and
- Abate real property taxes in accordance with the city's tax abatement policies.

NEZ #3

This area will encompass the commercial properties along NASA Parkway, the Seabrook Shipyard and the Point. Businesses that wish to be considered for an incentive within NEZ #3 will be required to provide documentation of:

- Location and building plans
- Creation / retention of jobs
- Completed incentive application

Once a project assistance application is submitted and approved by the EDC Board, the following items may be considered for the project:

- Waive up to one hundred percent (100%) of all city fees related to commercial construction and development - including zoning application, platting, site plan review, building, plumbing, mechanical, electrical, and gas permits for businesses and developers that are for profit;
- Up to one hundred percent (100%) reimbursement of water and wastewater impact fees and water tap fees (see Seabrook City Code §85-156, Table 6.1 for fee schedule); and
- Abate real property taxes in accordance with the city's tax abatement policies.

NEZ #4

This area encompasses the commercial properties within the area zoned Old Seabrook. Businesses that wish to be considered for an incentive within NEZ #4 will be required to provide documentation of:

- Location and building plans
- Creation / retention of jobs
- Completed incentive application

Once a project assistance application is submitted and approved, the following items may be considered for the project:

- Waive up to one hundred percent (100%) of all city fees related to commercial construction and development - including zoning application, flood plain fees, platting, site plan review, building, plumbing, mechanical, electrical, and gas permits for businesses and developers that are for profit;
- Up to one hundred percent (100%) reimbursement of water and wastewater impact fees and water tap fees (see Seabrook City Code §85-156, Table 6.1 for fee schedule); and
- Abate real property taxes in accordance with the city's tax abatement policies.

Fees and incentives are reviewed and approved on a case by case basis.

This policy shall be in effect until further notice. Each project is subject to individual review, evaluation and assessment for compliance with city objectives. For questions about qualifications under this program, please contact the Economic Development Department of the City of Seabrook.

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