

PUBLIC NOTICE OF CITY COUNCIL MEETING FOR CONSIDERATION OF A TAX ABATEMENT AGREEMENT FOR PROPERTY LOCATED IN THE CITY OF THORNDALE, TEXAS

The City Council of the City of Thorndale, Texas (the “City”), has created Tax Abatement Reinvestment Zone #1, in the City of Thorndale, Texas and will consider entering into a tax abatement agreement as follows:

1. The name of the property owner and applicant for the tax abatement agreement is Milam Thorndale Plaza, LLC., principal owner is Mehdi Arabpour.
2. The name of the reinvestment zone shall be Tax Abatement Reinvestment Zone Number 1 and the location is a 1.71 acre tract of land that is situated east of the Thorndale Cooperative Gin & Grain Company; bordered to the north by East US Hwy 79; and to the south by Union Pacific Railroad.
3. The Tract can be further described as 606 and 702 East US Hwy 79, Block 42, Lots 3,4,5,6, & 7 of the Liendo Abstract.
4. The improvements to be included in the tax abatement agreement generally consist of complete redevelopment of the site to create 15,918 sq ft of building that will have 15 rental flex units that will consist of general commercial, retail & food establishment uses. There will also be an area for 5 food truck spaces along with new driveways, parking lot and other improvements.
5. The estimated costs of the improvements are \$2,760,784 million.

Pursuant to the Texas Open Meeting Act (the “Act”), the City will consider approval of the tax abatement agreement at a regularly scheduled meeting at 5:30pm on Wednesday, February 14, 2024, in the City Council Chambers located in City Hall at 105 North Main Street, Thorndale, Texas.

This notice shall remain continuously posted for at least 30 days prior to the meeting and shall be posted in the same as required by the Act of a City Council meeting.