

Certificate Of City Secretary For Ordinance

THE STATE OF TEXAS
COUNTY OF TARRANT
CITY OF SAGINAW

THE UNDERSIGNED HEREBY CERTIFIES that:

On August 25, 2026, the City Council (the Council) of the City of Saginaw, Texas (the City) convened in special called meeting at its regular meeting place (the Meeting). The duly constituted members of the Council are:

Todd Flippo	Mayor		Brack St. Clair	Councilmember
Paul Felegy	Mayor Pro-tem		Shawn Morrison	Councilmember
Nicky Lawson	Councilmember		Mary Copeland	Councilmember
Valerie Junkersfeld	Councilmember			

Absent members were: Paul Felegy, Mayor Pro-Tem

Thus, a quorum of at least four as required. Whereupon, among other business, the following was transacted at said meeting: the attached Ordinance (the Ordinance) entitled:

ORDINANCE NO. 2026-28

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS ORDAINING THE CITY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE (THE "ACT"), IDENTIFYING AND PROVIDING AVAILABLE TAX INCENTIVES, DESIGNATING A LIAISON FOR COMMUNICATION WITH INTERESTED PARTIES, NOMINATING UFP SAGINAW, LLC TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT AND TOURISM ("EDT") THROUGH THE ECONOMIC DEVELOPMENT BANK (THE "BANK") AS AN ENTERPRISE PROJECT; PROVIDING A TERM FOR THE ENTERPRISE PROJECT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

After presentation and discussion, Councilmember Nicky Lawson moved for passage of the Ordinance. The motion carried by the following vote as shown in the official Minutes:

6 Voted "For" 0 voted "Against" 0 abstained

The attached Ordinance is a true and correct copy of the original on file in the official records of the City; the duly qualified and acting members of the Council on the date of the Meeting are those persons shown above; each member of the Council was given actual notice of the time, place, and purpose of the Meeting and had actual notice that the Ordinance would

be considered; the Meeting and deliberation of the aforesaid public business was open to the public; and written notice of the Meeting, including the subject of the Ordinance, was posted in compliance with the provisions of Chapter 551, as amended, Texas Government Code.

SIGNED AND SEALED on August 25, 2026.



Vicky Vega

City Secretary, City of Saginaw, Texas

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WHEREAS, the City of Saginaw, Texas (the "City"), is a home rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in severely distressed areas of the city and to provide employment to residents of such areas; and

WHEREAS, the enterprise project is located in the City's jurisdiction in an area not designated as an enterprise zone; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Act, UFP Saginaw, LLC has applied to the City for designation as an enterprise project; and

WHEREAS, the City finds that UFP Saginaw, LLC meets the criteria for tax relief and other incentives adopted by the City on the grounds that it will be located at the qualified business site, and will create a higher level of employment, economic activity, and stability; and

WHEREAS, a public hearing to consider this Ordinance was held by the City Council on August 25, 2026; and

WHEREAS, the City finds that it is in full compliance with Chapter 2303, Texas Government Code prior to nomination of an eligible business.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS THAT:

SECTION 1.

The findings set forth above are true and correct and are incorporated as if set forth fully herein.

SECTION 2.

The City hereby elects to participate in the Texas Enterprise Zone Program pursuant to the Act.

SECTION 3.

The City nominates UFP Saginaw, LLC for enterprise project status.

SECTION 4.

The following local incentives, at the election of the City Council, may be made available to the nominated project or activity of the qualified business:

- a) The City may provide local sales tax refunds.
- b) The City may abate taxes on the increase in value of real property improvements and eligible personal property that locate in a designated enterprise zone. The level of abatement shall be based upon the extent to which the business receiving the abatement creates jobs for qualified employees, in accordance with the Saginaw City Tax Abatement Guidelines, and with qualified employee being defined by the Act.
- c) The City may provide tax increment financing.
- d) The City may provide a freeport exemption on inventory to certain businesses involved in the export of tangible property outside of the state of Texas, in accordance with Texas Tax Code §11.251.
- e) The City may provide assistance to businesses through a Chapter 380 incentive agreement.
- f) The City may provide other forms of tax deferrals, tax refunds, or tax incentives.
- g) The City may provide regulatory relief to businesses, including:
 - 1) zoning changes or variances;
 - 2) exemptions from unnecessary building code requirements, impact fees, or inspection fees; or
 - 3) streamlined permitting.
- h) The City may provide enhanced municipal services to businesses, including:
 - 1) improved police and fire protection;
 - 2) institution of community crime prevention programs; or
 - 3) special public transportation routes or reduced fares.
- i) The City may provide improvements in community facilities, including:

- 1) capital improvements in water and sewer facilities;
 - 2) road repair; or
 - 3) creation or improvement of parks.
- j) The City may provide improvements to housing, including:
- 1) low-interest loans for housing rehabilitation, improvement, or new construction; or
 - 2) transfer of abandoned housing to individuals or community groups.
- k) The City may provide business and industrial development services, including:
- 1) low-interest loans for business;
 - 2) use of surplus school buildings or other underutilized publicly owned facilities as small business incubators;
 - 3) provision of publicly owned land for development purposes, including residential, commercial, or industrial development;
 - 4) creation of special one-stop permitting and problem resolution centers or ombudsmen; or
 - 5) promotion and marketing services.
- l) The City may provide job training and employment services to businesses, including:
- 1) retraining programs;
 - 2) literacy and employment skills programs;
 - 3) vocational education; or
 - 4) customized job training.

SECTION 5.

The enterprise zone areas within the City are reinvestment zones in accordance with the Texas Tax Code, Chapter 312.

SECTION 6.

The City Council directs and designates its City Manager, or their designee, as the City's liaison to communicate and negotiate with the EDT through the Bank and enterprise project(s) and to oversee enterprise zone activities and communications with qualified businesses and other entities in an enterprise zone or affected by an enterprise project.

SECTION 7.

The City finds that UFP Saginaw, LLC meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

- a) UFP Saginaw, LLC is a "qualified business" under Section 2303.402 of the Act because it will be engaged in the active conduct of a trade or business at the qualified business site within the governing body's jurisdiction located outside an

enterprise zone, and at least thirty-five percent (35%) of the business' new permanent jobs at the qualified business site will be held by residents of any enterprise zone in the State of Texas, economically disadvantaged individuals, or veterans; and

- b) There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities in the area; and
- c) The designation of UFP Saginaw, LLC as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

SECTION 8.

The enterprise project shall take effect on the date of designation of the enterprise project by EDT and terminate on the fifth anniversary of the date of designation.

SECTION 9.

This ordinance shall be cumulative of all provisions of ordinances and of the Saginaw City Code, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

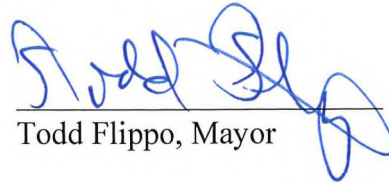
SECTION 10.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 11.

This Ordinance shall be in full force and effect from and after its date of passage as required by law and it is so ordained.

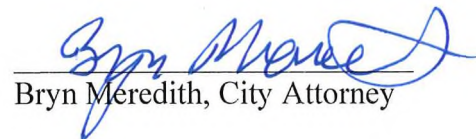
DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS ON THIS, THE 25TH DAY OF AUGUST, 2026.


Todd Flippo, Mayor

Attest:


Vicky Vega, City Secretary

Approved as to Form:


Bryn Meredith, City Attorney

