

ORDINANCE NO. O-2025-35

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TYLER,
TEXAS, APPROVING THE APPOINTMENT OF POSITION
1/CHAIRPERSON AND DIRECTORS FOR POSITION NUMBERS TWO,
THREE, SIX, AND EIGHT TO THE BOARD OF DIRECTORS FOR
REINVESTMENT ZONE NO. 3; SETTING FORTH OTHER
PROVISIONS RELATED THERETO; MAKING FINDINGS RELATED
THERETO; PROVIDING A SEVERABILITY CLAUSE; AND
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the City Council has adopted Ordinance No. 0-2008-142 designating a 538.78 acre parcel of land within the City of Tyler, Texas as Reinvestment Zone Number Three (“Zone No. 3”) under the provisions of Chapter 311 of the Texas Property Tax Code; and

WHEREAS, on 11/12/08, the City Council adopted Ordinance No. 0-2008-142 which established a Board of Directors for Zone No. 3 consisting of nine (9) members, being positions One (1) through Seven (7), to be nominated and appointed by the Mayor, position Eight (8) being appointed by the County of Smith, and Position Nine (9) being appointed by the Tyler Junior College District, with one of the said members being nominated and appointed as the Chairperson by the Mayor, and all said appointments approved by the City Council; and

WHEREAS, on 4/23/08, the City Council adopted Resolution No. R-2008-8 which created the Local Government Corporation (the Tyler Redevelopment Authority), pursuant to Chapter 431 of the Texas Transportation Code and Chapter 394 of the Texas Local Government Code, to manage and implement TIRZ No. 3; and

WHEREAS, on 2/24/16, the City Council adopted Ordinance No. O-2016-19, making certain appointments to the Board of Directors for Reinvestment No. 3 and to the Tyler Redevelopment Authority; and

WHEREAS, on 7/12/17, the City Council adopted Ordinance No. O-2017-50, making certain appointments to the Board of Directors for Reinvestment Zone No. 3 and to the Tyler Redevelopment Authority; and

WHEREAS, on 1/27/2021, the City Council adopted Ordinance No. O-2021-11, making certain appointments to the Board of Directors for Reinvestment Zone No. 3 and to the Tyler Redevelopment Authority; and

WHEREAS, on 8/24/2022, the City Council adopted Ordinance No. O-2022-81, making certain appointments to the Board of Directors for Reinvestment Zone No. 3 and to the Tyler Redevelopment Authority; and

WHEREAS, on 5/10/2023, the City Council adopted Ordinance No. O-2023-36, making certain appointments to the Board of Directors for Reinvestment Zone No. 3 and to the Tyler Redevelopment Authority; and

WHEREAS, on 10/11/2023, the City of Tyler Ordinance No. O-2023-95 adopted the Reinvestment Zone Number Three, City of Tyler, Texas, Amended and Restated Final Project and Finance Plan (the “Amended Plan”), and for the extended term to 2060.

WHEREAS, on 5/22/2024, the City of Tyler Ordinance No. O-2024-59 amended the Board of Directors composition, which reduced the number of board members appointed by the Mayor and confirmed by the City Council to four (4) members, provided four (4) board positions to be appointed by the Smith County Judge for the duration of Smith County's participation, and one (1) board position to be appointed by the TJC Board of Trustees for the duration of Tyler Junior College's participation; and

WHEREAS, on 5/22/2024, the City Council adopted Ordinance No. O-2024-61, making certain appointments to the Board of Directors for Reinvestment Zone No. 3; and

WHEREAS, the City Council hereby approves the nomination and appointment of the duly qualified persons listed below to Chairperson (1) and to Positions 2 and 3 on the Board of Directors for Zone No. 3 for the terms as described; and

WHEREAS, the City Council hereby approves the nomination and appointment by Smith County of the duly qualified persons listed below to Positions 6 and 8 on the Board of Directors for Zone No. 3 for the terms as described below;

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

PART 1: Findings

- (a) That the facts and recitations contained in the preamble of this Ordinance are Hereby found and declared to be true and correct, and are adopted as part of this Ordinance for all purposes.
- (b) It is hereby found and declared that each nominee listed in Part 2 is at least 18 years of age and:
 - 1. If the Board is covered by Texas Local Government Code Section 311.009(a), is (i) a resident of the county in which the Zone is located or a county adjacent to that county; or (ii) owns real property in the Zone; OR
 - 2. If the Board is covered by Texas Local Government Code Section 311.009(b), (i) owns real property in the Zone; or (ii) is an employee or agent of a person that owns real property in the Zone.

PART 2: Consent To and Approval of Appointment to the Board of Directors of Reinvestment Zone Number Three

That the City Council does hereby consent to and approve of the appointment to the Board of Directors of Reinvestment Zone Number Three, City of Tyler, Texas, of the duly qualified persons to Chairperson and all Director Positions, as described below:

Name and Address	Position	Term Expires
Mayor Donald P. Warren	One/Chairperson	<u>05-22-2026</u>
Councilmember <u>Shonda Marsh</u>	Two/Vice Chair	05-22-2026
<u>Broderick McGee</u>	Three	<u>05-22-2027</u>
Councilmember James Wynne	Four	05-22-2026
Commissioner, Pct 4, Ralph Caraway, Sr.	Five (County)	05-22-2026
<u>Kari Perkins</u>	Six (County)	<u>05-22-2027</u>
Judge Neal Franklin	Seven (County)	05-22-2026
<u>Joe Turner</u>	Eight (County)	<u>05-22-2027</u>

PART 3: Open Meetings

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Open Meetings Law, Texas Government Code, Ch. 551, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PART 4: Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this ordinance and same are deemed severable for this purpose.

PART 5: This Ordinance shall be effective on the date of passage and approval by the City Council.

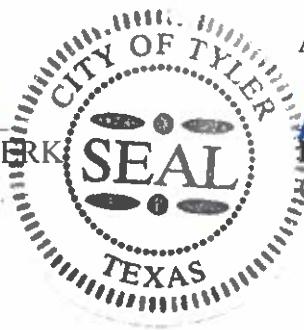
PASSED AND APPROVED on this the 25th day of June A.D., 2025



DONALD P. WARREN, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

Cassandra Brager
CASSANDRA BRAGER, CITY CLERK



APPROVED:

Deborah G. Pullum
DEBORAH G. PULLUM,
CITY ATTORNEY