RR
11/12/15
Item No. 26A

AN ORDINANCE 2015-11-12-0953

DESIGNATING THE INDO REINVESTMENT ZONE CONSISTING OF 16.795 ACRES LOCATED WITHIN THE PORT AUTHORITY OF SAN ANTONIO BOUNDARIES, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ON LOT 1, BLOCK 2 OF THE REPLAT OF THE PORT AUTHORITY SUBDIVISION BOUNDED BY THE FENCE LINE SOUTH OF THE SECURE YARD FOR 333 MORRIS WITT, 36TH STREET ON THE WEST, DAVY CROCKETT ROAD TO THE SOUTH AND THE PROPERTY LINE EAST OF THE TRUCK COURT SEPARATING THE PROPERTY FROM 311 MORRIS WITT AS MORE PARTICULARLY DESCRIBED IN THE METES AND BOUNDS MAP ON FILE WITH THE OFFICE OF THE CITY CLERK.

* * * * *

WHEREAS, INDO-US MIM TEC PVT LTD (hereinafter referred to as "INDO"), a leading global supplier of precision engineered products using metal injection molding as the core manufacturing technology, has chosen to establish its U.S. corporate headquarters and manufacturing facility in San Antonio at 711 Davy Crockett Street, San Antonio, TX 78226 which is located within the boundaries of the Port Authority of San Antonio, as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the land is eligible to be a Reinvestment Zone, in part because it is in an area that is reasonably likely, as a result of the designation, to contribute to the retention or expansion of primary employment or to attract major investment in the area that would be a benefit to the property and that would contribute to the economic development of the City of San Antonio; and

WHEREAS, in accordance with the requirements set out in the Texas Tax Code Section 312, notice of the requisite public hearing regarding the proposed designation of the INDO Reinvestment Zone was published on November 1st, 2015; and

WHEREAS, on November 12, 2015, the City Council held a public hearing in the Council Chambers located at 114 W. Commerce on the proposed designation of the INDO Reinvestment Zone, and considered evidence and testimony of interested persons for and against the designation; and

WHEREAS, City Council finds that the proposed INDO Reinvestment Zone is reasonably likely, as a result of the designation, to contribute to the retention or expansion of primary employment or to attract major investment in the Reinvestment Zone that would be a benefit to the property and that would contribute to the economic development of the City of San Antonio, and that the proposed improvements are feasible and practical; and

WHEREAS, City Council hereby further finds that the designation of the INDO Reinvestment Zone is a reasonable incentive to help induce INDO to locate and establish its U.S. corporate headquarters and manufacturing operations in San Antonio; and

WHEREAS, to the best of the parties' knowledge, no property in the area referred to herein as the INDO Reinvestment Zone is owned by or leased by a member of the City Council, Zoning Commission,

Planning Commission, the City's Economic Development Department, or any other City officer or employee; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The land more particularly described in Exhibit A, attached hereto and incorporated herein, is hereby designated as the INDO Reinvestment Zone pursuant to the Property Redevelopment and Tax Abatement Act of 1987, as amended.

SECTION 2. This Ordinance shall become effective immediately upon its passage by eight (8) votes or more and upon ten (10) days following its passage if approved by fewer than eight (8) votes.

PASSED AND APPROVED this 12th day of November, 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek
City Clerk

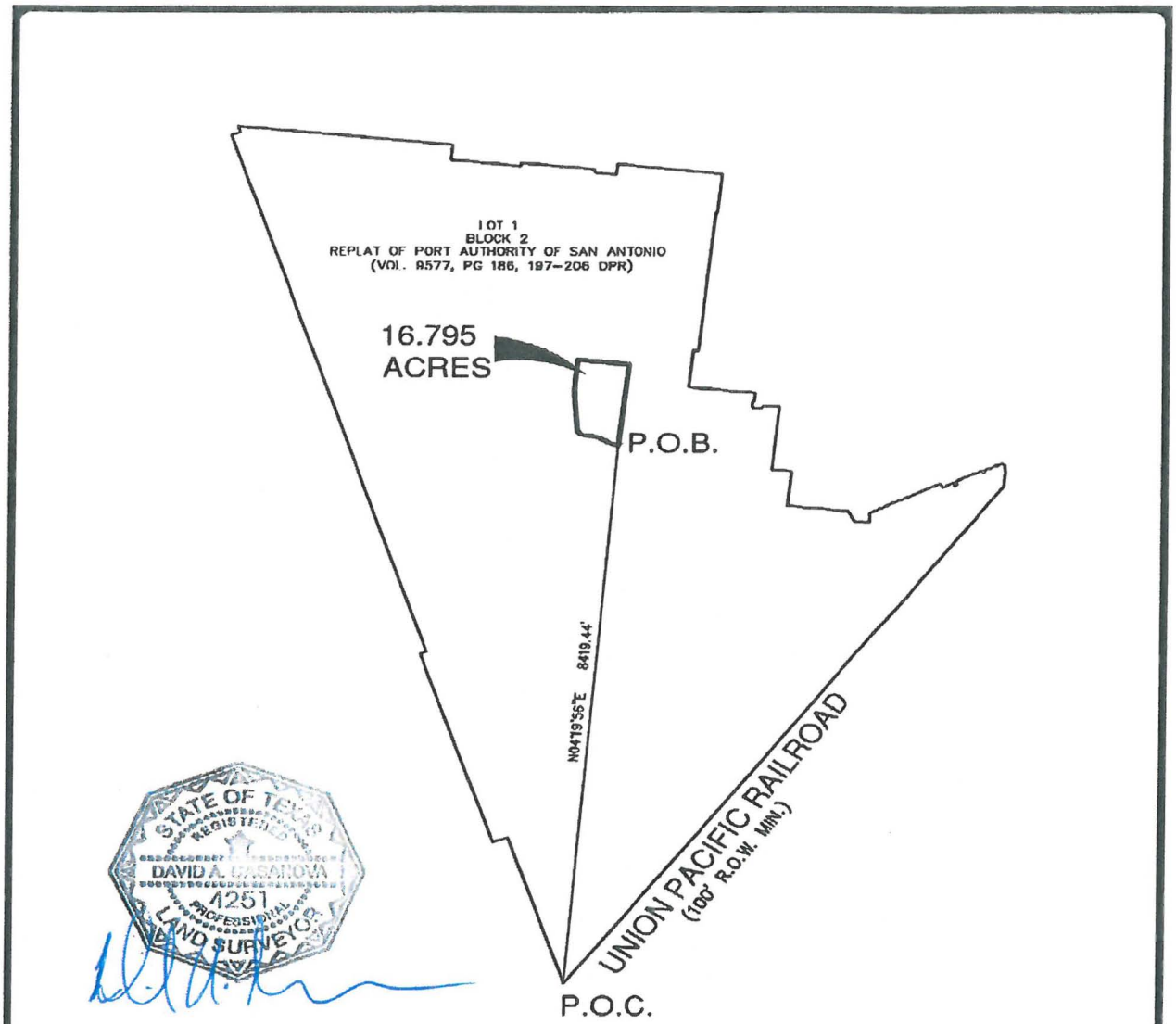
APPROVED AS TO FORM:

Martha G. Sepeda
Acting City Attorney

Agenda Item:	**26A (in consent vote: 26A, 26B, 26C)**
Date:	11/12/2015
Time:	01:40:20 PM
Vote Type:	Motion to Approve
Description:	A Public Hearing and consideration of an Ordinance designating the Indo Reinvestment Zone located at 711 Davy Crockett Street, San Antonio, Texas 78226, Port San Antonio, in Council District 4.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x			x	
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Exhibit A



Date: Oct 09, 2015, 1:46pm User ID: MHolmes
File: H:\Survey\15-4300\9350-15\9350-15_DN-16.795 AC.dwg

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

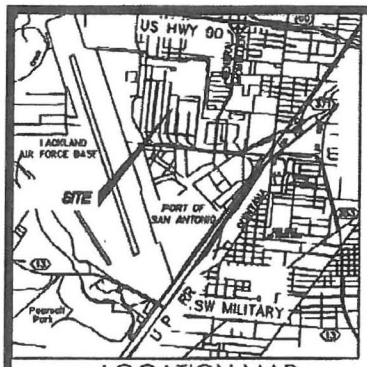
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10193974

EXHIBIT
FOR
ZONING

A 16.795 ACRE, MORE OR LESS, TRACT OF LAND, LOCATED ON LOT 1, BLOCK 2 OF THE REPLAT OF PORT AUTHORITY OF SAN ANTONIO SUBDIVISION RECORDED IN VOLUME 9577, PAGES 186, 197-206 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 11304 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SHEET 1 OF 2

OCTOBER 9, 2015 JOB No.: 9350-15



LOCATION MAP

NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	523.10'	19°43'19"	N65°59'20"W	179.17'	180.06'
C2	500.00'	32°25'13"	N71°02'15"W	279.16'	282.92'
C3	100.00'	83°13'00"	N45°38'21"W	132.81'	145.24'
C4	1337.00'	9°45'05"	N00°50'42"E	227.28'	227.55'

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR	FOUND 1/2" IRON ROD

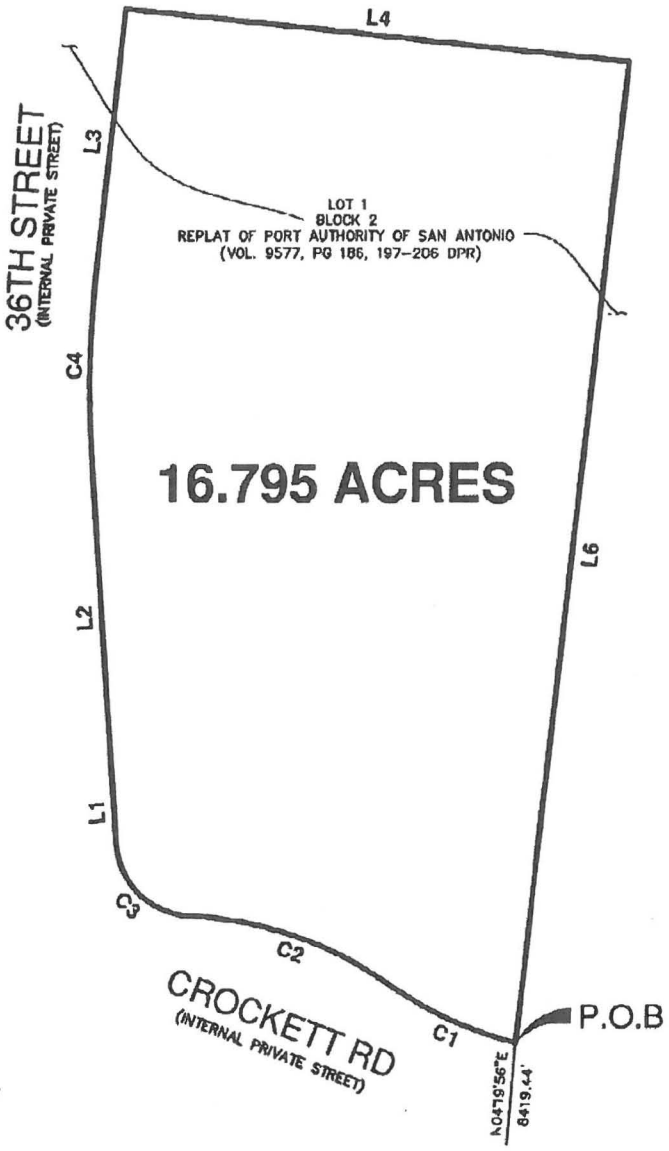
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

1 inch = 200'

200 0 100 200

LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°01'51"W	81.86'
L2	N04°01'51"W	423.07'
L3	N05°58'02"E	345.48'
L4	S84°04'00"E	656.01'
L6	S06°02'22"W	1270.26'



EXHIBIT
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OCTOBER 9, 2015 JOB No.: 9350-15 SHEET 2 OF 2

Date: Oct 09, 2015, 1:46pm User ID: shastings
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PAPE-DAWSON ENGINEERS

FIELD NOTES
FOR
ZONING

A 16.795 acres, more or less, tract of land, located on Lot 1, Block 2 of the Replat of Port Authority of San Antonio Subdivision recorded in Volume 9577, Pages 186, 197-206 of the Deed and Plat Records of Bexar County, Texas, in New City Block 11304 of the City of San Antonio, Bexar County, Texas. Said 16.795 acre tract being more fully described as follows:

COMMENCING: At a point at the southern most corner of said Lot 1;

THENCE: N 04°19'56" E, over and across said Lot 1, a distance of 8419.44 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: Continuing over and across said Lot 1 the following bearings and distances:

Northwesterly, along a non-tangent curve to the right, said curve having radius of 523.10 feet, a central angle of 19°43'19", a chord bearing and distance of N 65°59'20" W, 179.17 feet, for an arc length of 180.06 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 500.00 feet, a central angle of 32°25'13", a chord bearing and distance of N 71°02'15" W, 279.16 feet, for an arc length of 282.92 feet to a point;

Northwesterly, along a reverse curve to the right, said curve having a radius of 100.00 feet, a central angle of 83°13'00", a chord bearing and distance of N 45°38'21" W, 132.81 feet, for an arc length of 145.24 feet to a point;

N 04°01'51" W, a distance of 81.86 feet to a point;

N 04°01'51" W, a distance of 423.07 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 1337.00 feet, a central angle of 09°45'05", a chord bearing and distance of N 00°50'42" E, 227.28 feet, for an arc length of 227.55 feet to a point;

N 05°58'02" E, a distance of 345.48 feet to a point;

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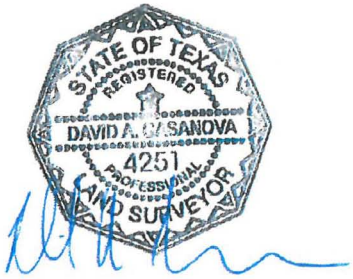
S 84°04'00" E, a distance of 656.01 feet to a point;

S 06°02'22" W, a distance of 1270.26 feet to the POINT OF BEGINNING, and containing 16.795 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 9350-15 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 9, 2015
JOB NO. 9350-15
DOC. ID. N:\Survey15\15-9300\9350-15\Word\9350-15 FN-16.795 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



PAPE-DAWSON ENGINEERS

Item 26

ECONOMIC DEVELOPMENT

INDO-US MIM TEC PVT, Ltd. Reinvestment Zone, Tax Abatement, and Chapter 380 Grant Agreements

November 12, 2015

City Council Items 26, 26A, 26B, & 26C

Rene Dominguez, Director, Economic Development Department

BACKGROUND

INDO-MIM
COMPLEXITY SIMPLIFIED

- Headquartered in Bangalore, India, INDO-US MIM TEC PVT, Ltd (Indo) is a global supplier of precision-engineered products using Metal Injection Molding manufacturing technology.
- Indo's manufacturing process and products offer cost effective solutions for precise and highly complex geometric components used in a variety of industries.
- The company has customers in more than 40 countries.

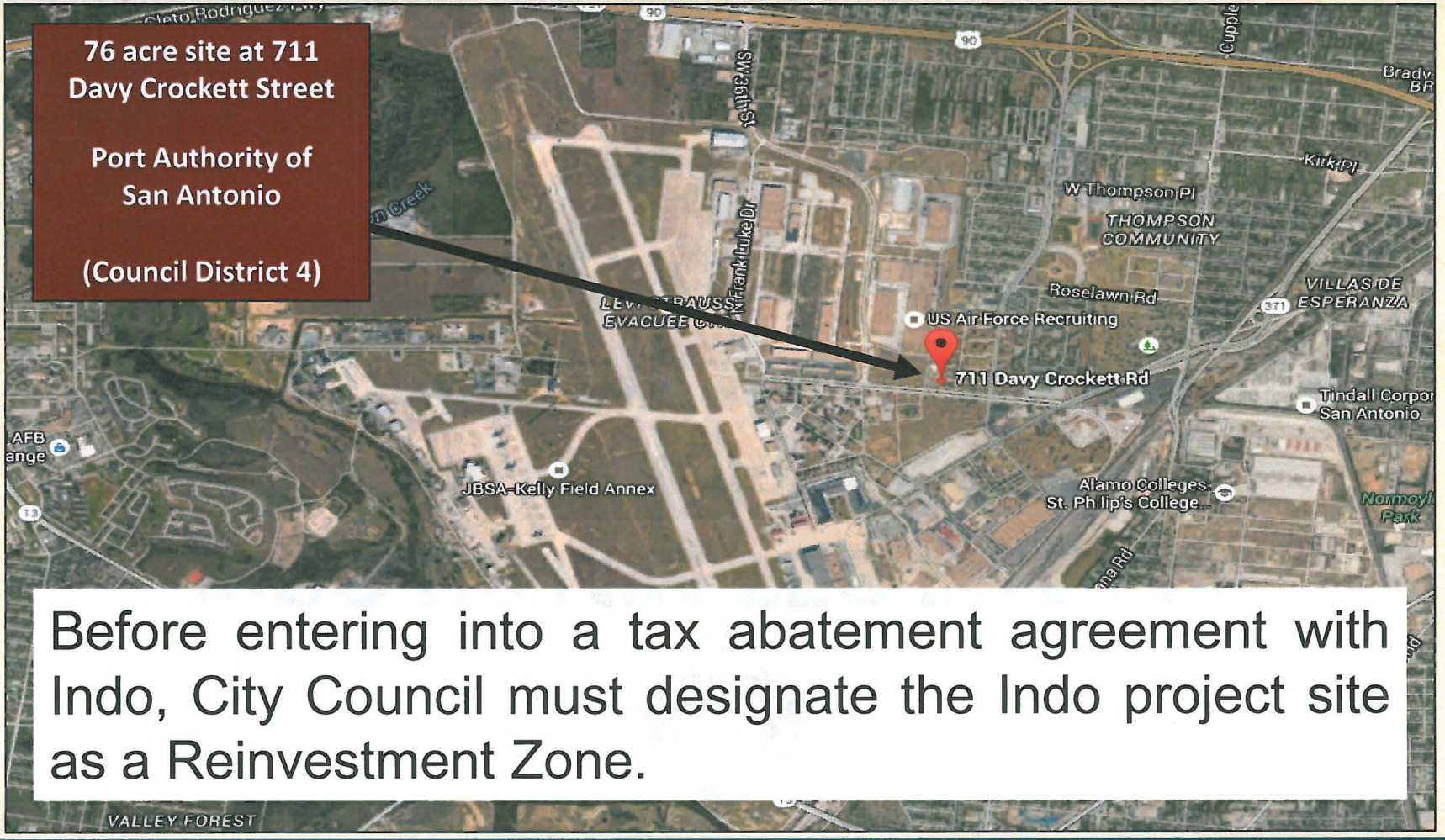
PROJECT BENEFITS

- Indo will establish its first US manufacturing operation in San Antonio, and create at least 330 new, full-time jobs and invest a minimum of $24M in personal property.
- The company will commence operations in August 2016 and lease 50k SF at Port San Antonio, with plans to grow to 120k SF.
- Estimated net positive fiscal impact to the City of more than $3.2M over 16 years.

RECOMMENDATIONS

- A $500k Chapter 380 EDIF Grant Agreement.
- A 10-year, 100% Tax Abatement Agreement on Personal Property valued at approximately $809,561.
- The establishment of the Indo Reinvestment Zone at 711 Davy Crockett Street at Port San Antonio located in City Council District 4.

INDO REINVESTMENT ZONE



Before entering into a tax abatement agreement with Indo, City Council must designate the Indo project site as a Reinvestment Zone.

ECONOMIC DEVELOPMENT

INDO-US MIM TEC PVT, Ltd. Reinvestment Zone, Tax Abatement, and Chapter 380 Grant Agreements

November 12, 2015

City Council Items 26, 26A, 26B, & 26C

Rene Dominguez, Director, Economic Development Department