

AN ORDINANCE **90826**

ESTABLISHING A DEFENSE BASE DEVELOPMENT AUTHORITY FOR KELLY AIR FORCE BASE, AS PROVIDED IN SECTION 378.002 OF SUBTITLE A, TITLE 12, LOCAL GOVERNMENT CODE OF THE STATE OF TEXAS; SAID AUTHORITY TO BE KNOWN AS "GREATER KELLY DEVELOPMENT AUTHORITY" ("GKDA"); DESCRIBING THE BASE PROPERTY FOR SUCH AUTHORITY; DESIGNATING THE AUTHORITY AS THE SUCCESSOR-IN-INTEREST TO THE GREATER KELLY DEVELOPMENT CORPORATION ("GKDC"), AND APPOINTING THE BOARD OF DIRECTORS FOR SUCH AUTHORITY FOR A MAXIMUM OF TWO (2) YEARS TERMS: (NOMINEES: KEVIN MESSENGER (DISTRICT 1), BELVIN STEWARD (DISTRICT 2), ROBERT E. SALVATORE (DISTRICT 3), RAUL PRADO (DISTRICT 4), ENCARNACION GUERRA (DISTRICT 5), THOMAS A. LARRALDE (DISTRICT 7), ROBERT HARRY BOMER (DISTRICT 8), CHAVE GONZABA (DISTRICT 9), CATHY OBRIOTTI GREEN (DISTRICT 10), AND GREGORY W. CRANE (MAYOR).

* * * * *

WHEREAS, in the summer of 1995, Kelly Air Force base was listed among the facilities targeted for closure under the Federal Defense Base Closure and Realignment Act; and

WHEREAS, in December 1995 the City Council established the Greater Kelly Development Corporation ("GKDC") as the local development authority required by said federal law; and

WHEREAS, GKDC was created on an interim basis under the Development Corporation Act, and since its creation has, successfully developed and redeveloped portions of Kelly; and

WHEREAS, in order to better suit the operational needs of GKDC, during the 76th Legislative Session, the Texas Legislature enacted Senate Bill 655 which became effective on September 1, 1999; and

WHEREAS, under the Act, the City of San Antonio is specifically empowered to establish a defense base development authority which will have the powers presently enjoyed by GKDC while at the same time clarifying such powers and preserving the property tax exempt status of prior commercial tenants at Kelly; and

WHEREAS, in addition to the creation of the Greater Kelly Development Authority pursuant to SB655, City Council further desires to appoint eleven members to the Board of Directors of the Authority which Board will be responsible for the management, operation, and control of the Authority; **NOW THEREFORE**:

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

SECTION 1. A defense base authority to be known as the Greater Kelly Development Authority (the "Authority") is hereby established as a special district and political subdivision of the State of Texas for the development and redevelopment of Kelly Air Force Base. The Authority shall have all the powers granted to it by Chapter 378 of Subtitle A, Title 12 of the Local Government Code of Texas (the "Act") and shall be subject to all such chapters' provisions.

SECTION 2. The legal description of the base property for which the Authority is established is attached to this Resolution as **Exhibit "1"**.

SECTION 3. The Authority is hereby designated as the successor-in-interest to GKDC, which pursuant to the Act, is dissolved upon the effective date of the adoption of this ordinance. The Authority succeeds to all rights and liabilities of GKDC.

SECTION 4. The Board of Directors of the Greater Kelly Development Authority shall consist of eleven members, including business and community representatives in the area of Kelly Air Force Base. The mayor and each member of the City Council shall nominate one (1) member of the Board. An individual who is otherwise eligible to serve on the Board is not ineligible because the individual is an elected official. The Board of Directors shall have the powers, authority and duties provided under the Act.

SECTION 5. The following individuals are hereby appointed to the Board of Directors of the Authority for the following terms:

Name	Council District Number	Term
Kevin Messenger	1	November 30, 2000
Belvin Steward	2	November 30, 2001
Robert E. Salvatore	3	November 30, 2001
Raul Prado	4	November 30, 2001
Encarnacio Guerra	5	November 30, 2000
Vacant	6	November 30, 2000
Thomas A. Larralde	7	November 30, 2000
Robert Harry Bommer	8	November 30, 2001
Chave Gonzaba	9	November 30, 2001
Cathy Obriotti Green	10	November 30, 2001

VMZ/svr
Nov. 4, 1999
Item42

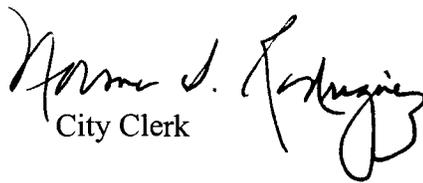
Gregory W. Crane

Mayor

November 30, 2000

SECTION 10. This Ordinance shall become effective December 1, 1999.

PASSED AND APPROVED this 4th day of November 1999

ATTEST: 
City Clerk

M A  Y O R
Howard W. Peak

APPROVED AS TO FORM: Teronica M. Zertuche
for City Attorney

99-44

A Resolution
#081399-247

OF THE GREATER KELLY DEVELOPMENT CORPORATION
MAKING CERTAIN FINDINGS ABOUT SENATE BILL 655
AUTHORIZING THE CREATION OF DEFENSE BASE DEVELOPMENT
AUTHORITIES; AND RECOMMENDING THAT THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO CREATE SUCH AN AUTHORITY
FOR THE DEVELOPMENT AND REDEVELOPMENT OF KELLY AIR
FORCE BASE.

WHEREAS, The City of San Antonio and Greater Kelly Development Corporation (GKDC) cooperated in the inclusion of Senate Bill 655 as one of the City's legislative initiatives during the 1999 State Legislative session; and

WHEREAS, the Board has reviewed the provisions of the Act which clarify the organizational status of the GKDC, validates its previous actions, and authorizes activities for the planning, development, redevelopment, management and operation of Kelly Air Force Base; and

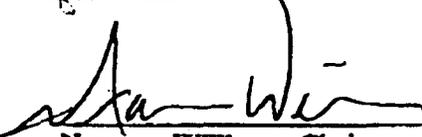
WHEREAS, Senate Bill 655, as amended, was passed by the Legislature and signed by the governor to be effective September 1, 1999; and

WHEREAS, the provisions of Senate Bill 655 are important to the continued progress of the economic development projects now being undertaken by the GKDC; NOW THEREFORE,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GREATER KELLY DEVELOPMENT CORPORATION:

1. The creation of a defense base development authority pursuant to the provisions of Senate Bill 655 would be in the public interest and provide the institutional basis for the future continued growth and operation of projects now being initiated by GKDC as it discharges the mandate of the City council to promote the development and redevelopment of Kelly Air Force Base and to create 21,000 new well paying jobs by 2006.
2. The Board recommends that the City Council create a defense base development authority for Kelly Air Force Base pursuant to the terms of Senate bill 655.

Passed and approved this 13 day of August 1999


Navarra Williams, Chairman

Attest:

Robert E. Salvatore, Secretary

Approved as to form


General Counsel

10/29/99

GREATER KELLY DEVELOPMENT AUTHORITY
NOMINATIONS

<u>NAME/NOMINATED BY</u>	<u>DISTRICT/RESIDENCE</u>
Kevin Messenger (Dist. 1)	9
Belvin Steward (Dist. 2)	3
Robert E. Salvatore (Dist. 3)	Out of City
Raul Prado (Dist. 4)	4
Encarnacion Guerra (Dist. 5)	8
Thomas A. Larralde (Dist. 7)	7
Robert Harry Bomer (Dist. 8)	8
Chave Gonzaba (Dist. 9)	Out of City
Cathy Obriotti Green (Dist. 10)	Out of City
Gregory W. Crane (Mayor)	8

EXHIBIT "1"

DESCRIPTION

Excerpts for the Field Notes of the survey drawings of the Premises are attached. The three parcels consist of 370.905 acres, 1402.40 acres and 106.35 acres.

STATE OF TEXAS

COUNTY OF BEXAR

FIELD NOTES
FOR
370.905 ACRES

FIELD NOTES describing a 370.905 acre tract of land being a part of Kelly Air Force Base, Texas.

- BEGINNING: At a set 5/8" iron pin set in the north right-of-way line of Fay Avenue at the southwest corner of the herein described tract, being the southwest corner of Lot 15, Block 5, Artesian Gardens, according to plat recorded in Volume 980, Page 387, Plat Records of Bexar County, Texas. Said point also being in the east line of Lot 22, Block 4, South San Subdivision, First Filing, according to plat recorded in Volume 368, Page 177, Plat Records of Bexar County, Texas.
- THENCE: N 05° 53' 21" E, a distance of 3537.29 feet, along the west line of the herein described tract and the east line of said South San Subdivision, First Filing, and the east line of South San Subdivision, Second Filing, according to plat recorded in Volume 368, Page 183, Plat Records of Bexar County, Texas, and along the east line of Quintana Road, to a 5/8" iron pin set at the cutoff line to the south right-of-way line of Harmon Street;
- THENCE: N 52° 55' 02" E, a distance of 60.60 feet along said cutoff line to a 5/8" iron pin set in the south right-of-way line of Harmon Street;
- THENCE: N 07° 30' 18" E, a distance of 43.32 feet, across Harmon Street to a 5/8" iron pin set at the northeast intersection corner of Quintana Road and Harmon Street;
- THENCE: S 84° 07' 34" E, a distance of 377.44 feet, along the north line of Harmon Street, to a 5/8" iron pin set at a southeast corner;
- THENCE: N 05° 52' 20" E, a distance of 178.64 feet, along an east line of this tract, to an "x" with punch mark set in concrete for an interior corner;
- THENCE: S 84° 07' 43" E, a distance of 73.00 feet, to a 5/8" iron pin set for an interior corner;
- THENCE: S 05° 52' 12" W, a distance of 178.64 feet, along a west line of this tract, to a 5/8" iron pin set for a southwest corner, being in the north line of Harmon

Street;

- THENCE: S 84° 07' 53" E, a distance of 194.40 feet, along the north line of Harmon Street, to an "X" set in concrete for an angle point;
- THENCE: N 66° 00' 00" E, a distance of 41.85 feet to a 5/8" iron pin set at an angle point;
- THENCE: N 51° 12' 02" E, a distance of 60.95 feet to a 5/8" iron pin set at an angle point;
- THENCE: N 27° 37' 10" E, a distance of 58.09 feet to a 5/8" iron pin set for an angle point;
- THENCE: N 07° 19' 52" E, a distance of 98.89 feet to a 5/8" iron pin set at an angle point;
- THENCE: N 05° 56' 39" E, a distance of 532.92 feet, along a west line of the herein described tract, to a 5/8" iron pin set for an interior corner;
- THENCE: N 84° 12' 47" W, a distance of 65.63 feet, along a north line of this tract, to a 5/8" iron pin set for a corner;
- THENCE: N 05° 47' 13" E, a distance of 165.36 feet to a 5/8" iron pin set at an angle point;
- THENCE: N 83° 47' 56" W, a distance of 53.06 feet to a 5/8" iron pin set at an angle point;
- THENCE: N 12° 44' 50" W, a distance of 45.00 feet to a 5/8" iron pin set for an angle point;
- THENCE: N 84° 08' 15" W, a distance of 306.10 feet to an "x" with a punch mark set in concrete for an angle point;
- THENCE: N 60° 56' 22" W, a distance of 61.23 feet to a 5/8" iron pin set at an angle point;
- THENCE: N 84° 14' 23" W, a distance of 79.47 feet to a 5/8" iron pin set at an angle point;
- THENCE: S 45° 37' 44" W, a distance of 25.56 feet to a 5/8" iron pin set at an angle point;

THENCE: S 07° 24' 15" W, a distance of 329.57 feet to a 5/8" iron pin set for an interior corner;

THENCE: N 83° 49' 26" W, a distance of 119.10 feet to a 5/8" iron pin set in the east right-of-way line of Quintana Road for a corner;

THENCE: Along the east right-of-way line of Quintana Road as follows:

N 04° 29' 48" E, a distance of 32.75 feet to a 5/8" iron pin set for an angle point;

N 01° 00' 04" W, a distance of 245.11 feet to a 5/8" iron pin set for an angle point;

N 21° 58' 44" E, a distance of 67.04 feet to a 5/8" iron pin found in the southeast right-of-way line of Southern Pacific Railroad;

THENCE: S 83° 20' 16" E, a distance of 36.80 feet to a 5/8" iron pin set for an angle point;

THENCE: Along the southeast, south and west right-of-way line of Southern Pacific Railroad as follows:

N 52° 30' 57" E, a distance of 53.43 feet to a 5/8" iron pin set at the beginning of a curve to the right;

Along the southeast right-of-way line of and with said curve to the right having a radius of 904.93 feet, a central angle of 43° 17' 19", a chord of 667.55 feet, along a bearing of N 74° 41' 55" E, an arc length of 683.70 feet to a 5/8" iron pin set at the end of said curve;

S 84° 04' 35" E, a distance of 1496.20 feet, to a 5/8" iron pin set for the beginning of a curve to the right;

Along the arc of said curve to the right having a radius of 666.20 feet, a central angle of 54° 59' 30", a chord distance of 615.15 feet, along a bearing of S 56° 09' 55" E, an arc length of 639.41 feet, to a 5/8" iron pin set at the end of said curve;

S 06° 43' 47" W, a distance of 81.72 feet, to a 5/8" iron pin set at a corner;

S 83° 51' 17" E, a distance of 62.81 feet to a 5/8" iron pin set for a corner;

S 10° 18' 34" E, a distance of 164.50 feet to a 5/8" iron pin set for an angle point;

S 14° 09' 12" E, a distance of 3490.33 feet to a 5/8" iron pin set for the beginning of a curve to the right;

THENCE: Southeasterly along the arc of said curve to the right having a radius of 5679.58 feet, a central angle of 02° 09' 43", a chord of 166.93 feet along a bearing of S 13° 15' 18" E, an arc length of 214.31 feet, to a 5/8" iron pin set for the southeast corner of the herein described tract;

THENCE: S 56° 25' 48" W, a distance of 1353.24 feet, along the northwest right-of-way line of New Laredo Highway to a 5/8" iron pin set at its intersection with the south line of Lot 27 of said Artesian Gardens Subdivision, and the north line of Fay Avenue;

THENCE: N 84° 09' 17" W, a distance of 3130.35 feet, along the north right-of-way line of Fay Avenue, to the POINT OF BEGINNING and containing 370.905 acres of land. A plat was prepared this date to accompany this field note description.



JAMES A. STANTON

REGISTERED PROFESSIONAL LAND SURVEYOR #4959

DATE: 7/22/97



STATE OF TEXAS

COUNTY OF BEXAR

FIELD NOTES
FOR
1402.40 ACRES

FIELD NOTES for 1402.40 acres of land currently owned by the United States of America. Said 1402.40 acres of land being comprised of the following tracts:

1.) Portions of a Deed of Cession dated September 13, 1918 consisting of the following tracts:

(1) A portion of the 96.01 acre A.P. Barrett and Harry Hertzberg tract acquired on February 12, 1918 and recorded in Volume 529, Page 348, (2) A portion of the 464.81 acre Lane Taylor tract acquired on February 13, 1918 and recorded in Volume 529, Page 329, (3) All of the 49.56 acre George F. and Amalie Littler tract acquired on February 21, 1918 and recorded in Volume 528, Page 568, (4) A portion of the 49.66 acre August C. Richter tract acquired on July 5, 1918 and recorded in Volume 437, Page 177, (5) All of the 25.43 acre Charles E. Richter tract acquired on July 18, 1918 and recorded in Volume 544, Page 74, (6) All of the 0.24 acre Amalie Littler, et al tract acquired on July 18, 1918 and recorded in Volume 544, Page 74,

2.) Portions of a Deed of Cession dated April 19, 1921 consisting of the following tracts:

(1) All of the Harry G. Wharton tract acquired on May 4, 1920 and recorded in Volume 604, Page 31, (2) A portion of the E.D. Allen tract acquired on June 30, 1920 and recorded in Volume 604, Page 600, (3) All of the Alex Maros, et ux tract acquired on May 10, 1920 and recorded in Volume 604, Page 32, (4) All of the Rex Shireman tract acquired on May 10, 1920 and recorded in Volume 604, Page 30, (5) A portion of the Dora Stumberg tract acquired on June 28, 1920 and recorded in Volume 604, Page 590, (6) All of the Robert F. Uhr, et al tract acquired on May 8, 1920 and recorded in Volume 604, Page 595, (7) A portion of the D.J. Allen tract acquired on December 11, 1920 and recorded in Volume 624, Page 77, (8) A portion of the Emmett B. Cocke tract acquired on December 24, 1920 and recorded in Volume 621, Page 441, (9) A portion of the Charles E. Richter tract acquired on July 18, 1918, and recorded in Volume 544, Page 74, (10) All of the Franziska Bitter, et al tract acquired on December 6, 1920 and recorded in Volume 626, Page 54, (11) A portion of the Lane Taylor tract acquired on December 3, 1920 and recorded in Volume 626, Page 30, (12) A portion of the Adelaide B. Elliott, et al tract acquired on April 3, 1920 and recorded in Volume 606, Page 319, (13) A portion of the Albert Friedrich, et ux tract acquired on July 8, 1920 and recorded in Volume 599, Page 536, (14) A portion of Acme Road closed by Bexar County Commissioners Court No. 21 dated February 14, 1921.

3.) Portions of a Deed of Cession dated February 3, 1948 consisting of the following tracts:

(1) A portion of the Kelly Park Addition acquired on April 13, 1942 and recorded in Volume 1887, Page 372, (2) All of the Julius Doehne tract acquired on April 22, 1943 and recorded in Volume 1967, Page 227, (3) All of the William F. Schutz, et ux tract (ASD-10) acquired on August 14, 1943 and recorded in Volume 1989, Page 41, (4) All of the T & NO Railroad tract acquired on May 23, 1942 and recorded in Volume 1923, Page 73, (5) All of the Frank Van Den Hende, et ux tract (ASD-19) acquired July 19, 1943 and recorded in Volume 1984, Page 394, (6) All of the Frank Van Den Hende, et ux tract (ASD-6) acquired on August 25, 1943 and recorded in Volume 1991, Page 82, (7) All of the Germain Van Der Poorten, et ux tract (ASD-3) acquired on August 26, 1943 and recorded in Volume 1981, Page 367, (8) All of the Germain Van Der Poorten, et ux tract (ASD-1) acquired on August 26, 1943 and recorded in Volume 1989, Page 235 (8) All of the Ceaser Van Overdenberger, et ux tract (ASD-2) acquired on August 26, 1943 and recorded in Volume 1989, Page 234, (9) All of the property acquired by Civil Action No. 395, Judgement on declaration of Taking No. 1, dated August 26, 1943 and recorded in Volume 1987, Page 347, and being comprised of the following tracts: (a) Germain Van Der Poorten (ASD-4), (b) Polidor Michiels (ASD-5), (c) Peet Persyn, et ux (ASD-7), (d) Peet Persyn, et al (ASD-8), (e) Frank Aelvoet, et ux (ASD-9), (f) Lucie Clinkscales (ASD-11), (g) Germain Van Der Poorten, et al (ASD-13), (h) National Jewish Hospital (ASD-14), (I) Remi Aelvoet, et ux (ASD-15) (j) Lt. Col. T.L. Gilbert (ASD-16), (k) Ethel K. Moyer (ASD-17), (l) Polidor Michiels, et ux (ASD-18), (10) A portion of the property acquired by Civil Action No. 275, Judgement on Declaration of Taking No.1, dated September 16, 1942 and recorded in Volume 2051, Page 346, and being comprised of the following tracts: (a) A portion of the Bernard Grothues Estate (KF-12), (b) Frank Van Den Hende (KF-13), (c) Polidor Michiels (KF-14), (d) Peet Persyn (KF-15), (e) Frank Van Den Hende (KF-16), (f) Polidor Michiels (KF-17), (g) Frank Aelvoet, et al (KF-18), (h) Germain Van Der Poorten (KF-19), (I) Caeser Van Overdenberger (KF-20), (j) Germain Van Der Poorten (KF-21), (k) Remi Aelvoet (KF-22), Ethel K. Moyer (KF-24), (11) A portion of the property acquired by Civil Action No. 275, Judgement on Declaration of Taking No. 2, dated February 16, 1943, and recorded in Volume 1997, Page 451, and being comprised of the following tract: (a) A portion of the Bernard Grothues Estate (KF-45), (12) All of the T.L. Gilbert, et ux tract (KF-23), (13) A portion of a 5.45 acre tract of land called "1938 Expansion". All the above listed deeds are recorded in the Deed Records of Bexar County, Texas.

BEGINNING: At a concrete monument with brass cap found in the northwest right-of-way line of the Southern Pacific Railroad right-of-way at its intersection with the west line of a 2.4922 acre easement conveyed to the Texas Department of Transportation by deed recorded in Volume 7047, Page 756, Deed Records of Bexar County, Texas. Said POINT OF BEGINNING having Texas State Plane Coordinates, South Central Zone, N=564155.71 and E=2142875.08;

THENCE: S 35° 13' 56" W, a distance of 9180.80, along the northwest right-of-way line of Southern Pacific Railroad right-of-way to a 5/8" iron pin set at its intersection

with the north east line of a 3000' Clear Zone, for the south corner of the herein described tract,

THENCE: N 18° 03' 10" W, a distance of 2384.61 feet, along the northeast line of said Clear Zone, to a 5/8" iron pin set the north corner of said Clear Zone;

THENCE: Along the northwest line of said 3000' Clear Zone, S 71° 56' 50" W, a distance of 210.50 feet to a set 5/8" iron pin for a corner;

THENCE: N 18° 03' 10" W, a distance of 3096.52 feet along a line 1289.5 feet northeast and parallel to Runway 15/33 to a set 5/8" iron pin at a point that is 410.00 feet north of Building 379 and perpendicular to said runway;

THENCE: N 71° 56' 50" E, a distance of 87.00 feet, along said perpendicular line, to a set 5/8" iron pin for a corner;

THENCE: N 18° 03' 10" W, a distance of 8448.79 feet, along a line 1376.5 feet northeast and parallel to Runway 15/33 to a set 5/8" iron pin in the southeast line of a 3000' Clear Zone;

THENCE: N 71° 56' 50" E, a distance of 123.50 feet, along the southeast line of said 3000' Clear Zone, to a 5/8" iron pin set at its east corner;

THENCE: N 18° 03' 10" W, a distance of 101.60 feet along the northeast line of said Clear Zone, to a 1/2" iron pin found in the north line of Kelly Air Force Base;

THENCE: Along the north line of Kelly Air Force Base the following eleven courses and distances:

S 84° 00' 33" E, a distance of 960.30 feet, to a found 1" pinched pipe at the southeast corner of a 17.3928 acre tract recorded in Volume 6859, Page 1650, Real Property Records of Bexar County, Texas.

S 84° 07' 20" E, at 1820.00 feet, passing a found 1" pinched pipe in the west right-of-way line of 35th Street at the southeast corner of Lot 25, Aelvoet Subdivision, recorded in Volume 4600, Page 142, Plat Records, and continuing another 50.00 feet, for a total 1870.00 feet to a set 5/8" iron pin in west line of Lot 49, of said Aelvoet Subdivision;

S 06° 13' 50" W, a distance of 219.00 feet along the west line of said Lot 49 to a 5/8" iron pin set at the beginning of a curve to the left;

Along said curve to the left having a radius of 15.00 a central angle of 90°00'00", a chord of 21.21 along a bearing of S 38° 46' 11" E, an arc distance of 23.56 feet, to a set 5/8" iron pin at the end of said curve;

S 83° 46' 10" E, a distance of 896.20 feet, along the south line of said Lot 49 and the south line of Lot 23, Block 5, West Gardendale Subdivision recorded in

Volume 105, Page 199, Plat Records, to a set 5/8" iron pin;

N 06° 13' 50" E a distance of 52.00 feet, along the east line of said Lot 23 to a 5/8" iron pin set in the south right-of-way line of Beech Street;

Along the south line of Beech Street, S 84° 28' 48" E, a distance of 957.33 feet, to set 5/8" iron pin in the west line of Lot 71, N.C.B. 11315, West Gardendale Subdivision, recorded in Volume 6200, Page 220, Plat Records, and the east line of Dahlgreen Avenue;

Along the east line of Dahlgreen Avenue and the west line of Lot 71 S 06° 13' 49" West, a distance of 27.00 feet to a set 5/8" iron pin set at the beginning of a curve to the left;

Along said curve to the left having a radius of 25.00 a central angle of 90°00'00", a chord of 35.36 along a bearing of S 38° 46' 10" E, an arc distance of 39.27 feet, to a set 5/8" iron pin at the end of said curve;

Along the south line of said West Gardendale Subdivision, S 83° 46' 11" E, a distance of 260.40 feet to a set 5/8" iron pin at the southeast corner of said subdivision;

N 06° 15' 44" E, a distance of 164.99 feet along the west line of said subdivision to a set 5/8" iron pin at the southwest corner of Lot 48 of the Day Subdivision, recorded in Volume 4600, Page 214, Plat Records;

S 83° 46' 10" E, a distance of 1373.88 feet to a found 1/2" iron pin at the northwest corner of Lot 50, Parkers Gardens Subdivision, recorded in volume 4700, Page 84, Plat Records;

THENCE: Along the east line of Kelly Air Force Base and the west line of said Parkers Gardens Subdivision to a found 1/2" iron pin at its southwest corner;

THENCE: N 84° 08' 06" W, a distance of 17.59 feet to a 5/8" iron pin set;

THENCE: S 05° 55' 26" W, a distance of 2144.69 feet to a 5/8" iron pin set;

THENCE: N 84° 39' 09" W, a distance of 58.45 feet to a found fence corner post;

THENCE: S 05° 56' 29" W, a distance of 577.83 feet to a found 1/2" iron pin at the southwest corner of the Winston Elementary School Subdivision, plat recorded in Volume 9511, Page 112, Plat Records.

THENCE: S 84° 05' 14" E, a distance of 874.26 feet along the south line of said Winston Elementary School Subdivision to a found 1/2" iron pin in the west right-of-way line of General McMullen Drive;

THENCE: Along the west right-of-way line of General McMullen Drive the following four

courses and distances:

S 05° 58' 23" W, a distance of 114.04 feet to a set 5/8" iron pin;

S 41° 30' 35" W, a distance of 43.01 feet to a set 5/8" iron pin;

S 05° 58' 23" w, a distance of 50.00 feet to a set 5/8" iron pin;

S 29° 33' 56" E, a distance of 43.01 feet to a set 5/8" iron pin;

THENCE: Crossing General McMullen Drive, S 89° 27' 23" E, a distance of 100.44 feet to a set 5/8" iron pin;

THENCE: N 38° 40' 25" E, a distance of 40.30 feet to a set 5/8" iron pin on a point in a curve, said point being 25.00 feet south of the centerline of Calgary Avenue;

THENCE: Along said curve having a radius of 5885.72 feet, a central angle of 02° 10' 24" , a chord of 223.24 feet along a bearing of S 87° 02' 48" E, an arc length of 223.26 feet to a set 5/8" iron pin set from which a found aluminum cap in concrete bears S 05° 56' 15" W, a distance of 11.46 feet;

THENCE: S 05° 56' 15" W, a distance of 984.61 feet, to a set 5/8" iron pin;

THENCE: S 84° 03' 22" E, a distance of 269.90 feet, to a set 5/8" iron pin;

THENCE: S 05° 56' 38" W, a distance of 535.88 feet, to a set 5/8" iron pin in the north line of Billy Mitchell Boulevard;

THENCE: Along said north line S 84° 07' 04" E, a distance of 819.48 feet to a found railroad spike with punch mark;

THENCE; Crossing said right-of-way, S 29° 14' 57" E, a distance of 182.61 feet to a found 1/2" iron pin;

THENCE: S 88° 15' 18" E, a distance of 194.78 feet to a found 1/2" iron pin;

THENCE: N 01° 44' 39" E, a distance of 86.46 feet to a found 5/8" iron pin;

THENCE: N 09° 54' 09" W, a distance of 52.64 feet to a found 5/8" iron pin in the southeast right-of-way line of Frio City Road;

THENCE: Along said south line, the following thirteen courses and distances:

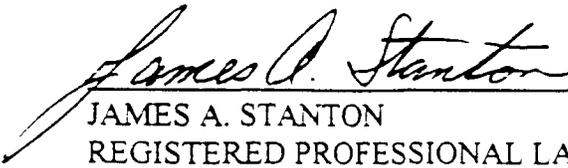
N 63° 57' 36" E, a distance 90.00 feet to a found 5/8" iron pin;

N 59° 52' 28" E, a distance of 210.54 feet to a found 5/8" iron pin;

N 63° 57' 37" E, a distance of 725.00 feet to a found 5/8" iron pin;

S 26° 02' 21" E, a distance of 65.00 feet to a found 1" square iron pin;
N 62° 03' 05" E, a distance of 155.00 feet to a found 5/8" iron pin;
S 27° 56' 55" E, a distance of 55.00 feet to a found 5/8" iron pin;
N 62° 03' 05" E, a distance of 40.00 feet to a found 5/8" iron pin;
N 27° 56' 56" W, a distance of 55.00 feet to a found 5/8" iron pin;
N 62° 03' 05" E, a distance of 146.47 feet to a found aluminum cap right-of-way monument;
N 62° 03' 05" E, a distance of 58.19 feet to a set 5/8" iron pin;
N 68° 21' 31" E, a distance of 185.73 feet to a set 5/8" iron pin;
S 21° 38' 29" E, a distance of 35.00 feet to a set 5/8" iron pin;
N 68° 58' 51" E, a distance of 20.10 feet to a set 5/8" iron pin;
N 21° 38' 29" W, a distance of 33.00 feet to a set 5/8" iron pin;
N 68° 21' 30" E, a distance of 70.00 feet to a set 5/8" iron pin;
N 65° 48' 29" E, a distance of 178.07 feet to a set 5/8" iron pin;
S 57° 14' 12" E, a distance of 51.00 feet to a set 5/8" iron pin;
S 02° 06' 03" E, a distance of 109.07 feet to a set 5/8" iron pin;
S 05° 25' 43" W, a distance of 211.18 feet to a set 5/8" iron pin at a point in the west line of said Southern Pacific Railroad right-of-way;

THENCE: S 36° 13' 56" W, a distance of 446.57 feet along said right-of-way, to the POINT OF BEGINNING and containing 1402.40 acres of land. A plat was prepared this date to accompany this field note description.



JAMES A. STANTON
REGISTERED PROFESSIONAL LAND SURVEYOR #4959

DATE: 7/22/97



STATE OF TEXAS

COUNTY OF BEXAR

FIELD NOTES
FOR
106.35 ACRES

FIELD NOTES for 106.35 acres of land currently owned by the United States of America. Said 106.35 acres of land being comprised of the following tracts:

1.) Portions of a Deed of Cession dated September 13, 1918, conveyed as follows:

- A portion of the 96.01 acre A.P. Barrett and Harry Hertzberg tract acquired on February 12, 1918 and recorded in Volume 529, Page 348, Deed Records of Bexar County, Texas;
- A portion of the 464.81 acre Lane Taylor tract acquired on February 13, 1918, and recorded in Volume 529, Page 329, Deed Records of Bexar County, Texas;

2.) Portion of a Deed of Cession dated February 3, 1948, conveyed as follows:

- All of the Julius Doehne tract acquired on April 22, 1943 and recorded in Volume 1967, Page 227, Deed Records of Bexar County, Texas.

BEGINNING: At a concrete monument with brass cap found in the northwest right-of-way line of the Southern Pacific Railroad right-of-way at the south corner of a 16.19 acre tract conveyed to the United States of America by Julius Doehne, by deed recorded in Volume 1967, Page 227, Deed Records of Bexar County, Texas, being at the east most east corner of a 139.314 acre tract conveyed to Ernest Ruiz by deed recorded in Volume 3016, Page 1534, Real Property Records of Bexar County, Texas. Said POINT OF BEGINNING having Texas State Plane Coordinates, South Central Zone, N=553480.29 and E=2135052.60;

THENCE: N 67° 59' 06" W, a distance of 152.33 feet, along a southwest line of said 16.19 acre tract and a northeast line of said 139.314 acre tract, to a 1/2" iron pin found at the west corner of said 16.19 acre tract;

THENCE: Along the northwest line of said 16.19 acre tract and the southeast line of said 139.314 acre tract, as follows:

N 05° 46' 30" W, a distance of 99.77 feet, to a 1/2" iron pin found at an angle

point;

N 06° 41' 52" E, a distance of 99.82 feet, to a 1/2" iron pin found at an angle point;

N 18° 06' 03" E, a distance of 104.25 feet, to a 1/2" iron pin found at an angle point;

N 28° 15' 24" E, a distance of 96.14 feet, to a 1/2" iron pin found at an angle point;

N 27° 07' 07" E, a distance of 408.05 feet to a 1/2" iron pin found at an angle point;

N 24° 26' 22" E, a distance of 187.34 feet, to a 1/2" iron pin found at an interior corner of said 16.19 acre tract and an east corner of said 139.314 acre tract, for an interior corner of the herein described tract;

N 72° 13' 47" W, a distance of 95.36 feet to a point in the centerline of Leon Creek;

THENCE: Along the centerline of Leon Creek with its meanders, the following courses:

N 08° 54' 35" E, a distance of 134.61 feet, to an angle point;

N 06° 24' 29" W, a distance of 115.47 feet, to an angle point;

N 17° 55' 56" W, a distance of 237.56 feet to a point in the south line of a 464.81 acre tract conveyed to the United States of America by Lane Taylor by deed dated February 13, 1918, being the northwest corner of the 16.19 acre tract, and being an interior corner of the herein described tract;

THENCE: N 83° 39' 58" W, a distance of 1078.67 feet, along the south line of said 464.81 acre tract to a fence corner found at its southwest corner, being a southwest corner of the herein described tract and an interior corner of said 139.314 acre tract;

THENCE: N 06° 05' 31" E, a distance of 428.66 feet and N 05° 45' 45" E, a distance of 170.90 feet along the east line of said 139.314 acre tract and the west line of said 464.81 acre tract to a point in the centerline of Leon Creek, for an interior corner of the herein described tract;

THENCE: Along the meanders of the centerline of Leon Creek as follows:

- S 73° 57' 11" W, a distance of 145.73 feet,
- S 88° 14' 49" W, a distance of 133.63 feet,
- N 84° 21' 46" W, a distance of 157.93 feet,
- S 89° 40' 30" W, a distance of 416.70 feet;
- N 67° 45' 55" W, a distance of 497.48 feet;
- N 64° 59' 17" W, a distance of 212.28 feet;
- N 22° 18' 55" W, a distance of 669.06 feet;
- N 13° 11' 46" E, a distance of 48.83 feet;
- N 07° 50' 14" W, a distance of 208.70 feet;
- N 26° 15' 02" W, a distance of 289.12 feet;
- N 36° 20' 13" W, a distance of 166.77 feet to a point at its intersection with the south right-of-way line of Military Highway (Loop 13) for the northwest corner of the herein described tract;

THENCE: Along the south right-of-way line of Military Highway (Loop 13) as follows:

N 89° 38' 11" E, a distance of 254.19 feet, to a found Texas Department of Transportation concrete monument at an angle point;

S 88° 48' 24" E, a distance of 247.10 feet to a found Texas Department of Transportation concrete monument for the beginning of a curve to the right;

Along the arc of said curve to the right having a radius of 2784.34 feet, a central angle of 22° 41' 42", a chord of 1095.69 feet, along a bearing of S 76° 07' 18" E, an arc length of 1102.87 feet, to a found Texas Department of Transportation concrete monument at the end of said curve;

S 71° 58' 51" E, a distance of 249.68 feet, to a found Texas Department of Transportation concrete monument for an angle point;

THENCE: S 62° 11' 09" E, a distance of 507.48 feet, along said southerly north line of the herein described tract, to a 5/8" iron pin set at the intersection with the southwest line of a 3000' clear zone, for a westerly north corner of the herein described tract;

THENCE: S 18° 03' 10" E, a distance of 1436.79 feet along the southwest line of said 3000' clear zone, to a 5/8" iron pin set for an interior corner of the herein described tract;

THENCE: N 71° 56' 50" E, a distance of 1363.27 feet, along the southeast line of the 3000' clear zone to a 5/8" iron pin set in the south right-of-way line of Military Highway (Loop 13) for a northwest corner of the herein described tract;

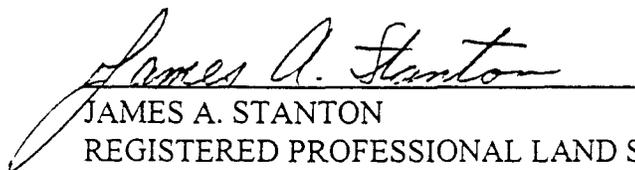
THENCE: Along the south right-of-way line of Military Highway as follows:

S 57° 25' 26" E, a distance of 93.92 feet, to a 5/8" iron pin set at an angle point;
S 68° 47' 14" E, a distance of 129.50 feet, to a 5/8" iron pin set at an angle point;

S 57° 27' 01" E, a distance of 118.30 feet, to a 5/8" iron pin set at an angle point;

S 62° 12' 50" E, a distance of 120.24 feet to a 5/8" iron pin set at its intersection with the northwest right-of-way line of Southern Pacific Railroad;

THENCE: S 36° 13' 56" W, a distance of 2430.50 feet, along the northwest right-of-way line of the Southern Pacific Railroad to the POINT OF BEGINNING and containing 106.35 acres of land. A plat was prepared this date to accompany this field note description.


JAMES A. STANTON

REGISTERED PROFESSIONAL LAND SURVEYOR #4959

DATE: 6/30/97



**RE-CHARTER OF THE GREATER
KELLY DEVELOPMENT
CORPORATION**

ITEM # 42

NOVEMBER 4, 1999

Purpose

■ This ordinance:

- ◆ Establishes the Greater Kelly Development Authority (GKDA) as the local redevelopment authority for Kelly Air Force Base
- ◆ Designates the GKDA as the successor to the GKDC
- ◆ Appoints the GKDA's Board of Directors

Background

- **December 1995, City Council created the GKDC as the local redevelopment authority (LRA)**
- **GKDC was created under the Development Corporation Act**
- **Although the Act provided the best option available at the time, it is vague concerning the GKDC's authority to:**
 - ◆ **borrow money**
 - ◆ **continue indefinitely as the LRA**

Background (cont.)

- **Senate Bill 655, passed by the 76th Session of the Texas State Legislature, remedies some of the limitations of the Development Corporation Act**
- **SB 655:**
 - ◆ **Empowers the City to establish the LRA**
 - ◆ **Validates actions taken by the GKDC prior to the GKDA's establishment**
 - ◆ **Preserves the property tax exempt status of commercial tenants at Kelly prior to Sept. 1, 1999**

GKDA Board Nominations

- **At the October 28 “B” Session City Council nominated members for the GKDA Board:**

Kevin Messenger/Dist. 1

Belvin Steward/ Dist. 2

Robert E. Salvatore/Dist. 3

Raul Prado/Dist. 4

Encarnacion Guerra/Dist.5

Thomas A. Larralde/Dist. 7

Robert Harry Bommer/Dist. 8

Chave Gonzaba/Dist. 9

Cathy Obriotti Green/Dist. 10

Gregory W. Crane/Mayor

Coordination & Recommendation

- **This item has been coordinated with:**
 - ◆ **City Attorney's Office**
 - ◆ **Intergovernmental Relations Office**
 - ◆ **City Clerk's Office**
 - ◆ **Greater Kelly Development Corporation**
- **Staff recommends approval of the ordinance**
- **Upon approval of this Ordinance, City Clerk will draw lots to determine each board member's term**

**RE-CHARTER OF THE GREATER
KELLY DEVELOPMENT
CORPORATION**

ITEM # 42

NOVEMBER 4, 1999

DO NOT TYPE IN THIS SPACE		CITY OF SAN ANTONIO Request For Ordinance/Resolution	For CMO use only	
Approval			Date Considered	
Finance	Budget		Consent <input type="checkbox"/> Individual <input type="checkbox"/>	
Legal	Coordinator		Item No. <u>42</u>	Ord. No.

Date: Tuesday, October 26,	Department: Economic Development	Contact Person/Phone #: Manuel Longoria, Jr. X8098
Date Council Consideration Requested: Thursday, November 04, 1999	Deadline for Action: November 4, 1999	Dept. Head Signature <i>Manuel Longoria</i>

SUMMARY OF ORDINANCE

This Ordinance establishes the Greater Kelly Development Authority (GKDA) as the local redevelopment authority for Kelly Air Force Base; describes the base property for such authority; designates the authority as the successor to the Greater Kelly Development Corporation (GKDC); and appoints the Board of Directors.

Staff recommends approval of this ordinance.

Council Memorandum Must be Attached To Original

Other Depts., Boards, Committees Involved (please specify):
City Attorney's Office; Intergovernmental Relations Office, City Clerk's Office, and Greater Kelly Development Corporation.

Contract signed by other party
Yes No

FISCAL DATA (If Applicable)

Fund No. <u>n/a</u>	Amt. Expended <u>n/a</u>	Funds/Staffing Budgeted Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Activity No. <u>n/a</u>	SID No. <u>n/a</u>	Positions Currently Authorized <u>n/a</u>
Index Code <u>n/a</u>	Project No. _____	Impact of future O & M <u>n/a</u>
Object Code <u>n/a</u>		

Comments:

If positions added, specify class and no.

Coordinator - White
Legal - Green
Budget - Canary
Finance - Pink
Originator - Gold

CITY OF SAN ANTONIO
ECONOMIC DEVELOPMENT DEPARTMENT
Interdepartmental Correspondence

TO: Mayor and City Council through Alexander E. Briseño, City Manager
FROM: Manuel Longoria, Jr., Acting Director, Economic Development Department
COPY: J. Rolando Bono, Christopher J. Brady, Frank Garza, Terry Brechtel, Octavio Peña, Trey Jacobson, File
SUBJECT: RE-CHARTER OF THE GREATER KELLY DEVELOPMENT CORPORATION

DATE: October 26, 1999

SUMMARY AND RECOMMENDATION:

This Ordinance establishes the Greater Kelly Development Authority (GKDA) as the local redevelopment authority for Kelly Air Force Base; describes the base property for such authority; designates the authority as the successor to the Greater Kelly Development Corporation (GKDC); and appoints the Board of Directors.

Staff recommends approval of this ordinance.

BACKGROUND:

In July of 1995, the City Council formed the Initial Base Adjustment Strategy Committee (IBASC) for the purpose of developing a community-wide plan for the redevelopment of Kelly Air Force Base. The City Council established the GKDC as the local redevelopment authority as mandated by federal law concerning base realignment and closure. The GKDC was tasked with implementing the goals and objectives identified by the IBASC. The GKDC was created as a public, not-for-profit corporation under the Development Corporation Act to serve as the federally mandated local redevelopment authority because it was the best option available at that time.

POLICY ANALYSIS:

The 76th Session of the Texas State Legislature included the passage of Senate Bill 655 (SB 655), which is the enabling act authorizing City Council to establish a new local development authority for Kelly Air Force Base. SB 655 remedies some of the deficiencies associated with setting up the GKDC as a public, not-for-profit corporation under the Development Corporation Act.

The establishment of the GKDA under SB 655 will: 1) preserve the property tax exempt status for commercial tenants at Kelly that have executed commercial leases at Kelly before September 1, 1999; 2) clarify the GKDC's authority to operate for an extended period; and 3) validate actions taken by the GKDC prior to the establishment of the GKDA.

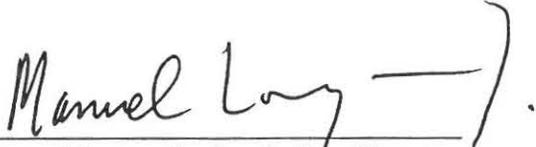
With this action, City Council will dissolve the GKDC and will designate a new local redevelopment entity as the successor to GKDC's rights, ownership and liabilities. Attached is a copy of a resolution approved by the GKDC Board requesting the City Council to create the GKDA under the new enabling legislation. The GKDA will follow the GKDC as the entity responsible for the redevelopment of Kelly. Also attached is a listing of the individuals nominated for the GKDA board at the City Council work session of Thursday, October 21.

COORDINATION:

This item has been coordinated with the City Attorney's Office, Intergovernmental Relations Office, City Clerk's Office and the Greater Kelly Development Corporation.

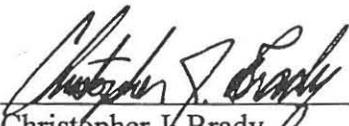
FINANCIAL IMPACT:

This ordinance has no financial impact to the City of San Antonio.



Manuel Longoria, Jr., Acting Director
Economic Development Department

APPROVED:



Christopher J. Brady
Assistant to the City Manager



Alexander E. Briseño
City Manager

ML/aj

Attachments