RR
4/9/15
Item No. 30A

AN ORDINANCE 2015-04-09-0296

DESIGNATING THE HOLT CAT REINVESTMENT ZONE CONSISTING OF 146.380 ACRES LOCATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BOUNDED BY EAST SOUTHCROSS BOULEVARD ON THE NORTH, SE LOOP 410 ON THE EAST, ECISD WARD MIDDLE SCHOOL SUBDIVISION ON THE SOUTH AND W.W. WHITE ROAD ON THE WEST, AS MORE PARTICULARLY DESCRIBED IN THE METES AND BOUNDS MAP ON FILE WITH THE OFFICE OF THE CITY CLERK.

* * * * *

WHEREAS, Holt Texas LTD (hereinafter referred to as "HOLT"), a seller, servicer, and renter of Caterpillar equipment, engines and generators for construction, mining, industrial, petroleum and agricultural applications, operates its corporate headquarters at 3302 South W.W. White Rd, San Antonio, TX 78222 (the "Project Site"), 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 Holt Cat Reinvestment Zone was published on March 29th, 2015; and

WHEREAS, on April 9, 2015, the City Council held a public hearing in the Council Chambers located at 114 W. Commerce on the proposed designation of the Holt Cat Reinvestment Zone, and considered evidence and testimony of interested persons for and against the designation; and

WHEREAS, the City Council finds that the proposed Holt Cat 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 Holt Cat 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, the City Council hereby further finds that the designation of the Holt Cat Reinvestment Zone is a reasonable incentive to help induce Holt to expand its operations in San Antonio; and

WHEREAS, to the best of the parties' knowledge, no property in the area referred to in this Ordinance as the Holt Cat 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:

RR
4/9/15
Item No. 30A

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

SECTION 2. This Ordinance shall be effective immediately upon the passage by eight affirmative votes, otherwise it is effective after the tenth (10th) day after passage.

PASSED AND APPROVED this 9th day of April, 2015.

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:	**30A (in consent vote: 30A, 30B, 30C, 30D, 30E)**
Date:	04/09/2015
Time:	11:34:30 AM
Vote Type:	Motion to Approve
Description:	An Ordinance designating the HOLT CAT Reinvestment Zone located at 3302 South WW White Road in Council District 3.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				
Alan Warrick	District 2	x					x
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4		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

Sinclair Land Surveying, Inc.
5000 NW Industrial
Leon Valley, Texas 78238
210-341-4518

October 6, 2014

146.380 acres out of the
N. Montoya Survey No. 21
Abstract 469
New City Block 10846
City of San Antonio

THE STATE OF TEXAS
COUNTY OF BEXAR

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

146.380 acres out of the N. Montoya Survey No. 21, Abstract 469, New City Block 10846, City of San Antonio, consisting of all of Lot 28, New City Block 10846, Holt Subdivision, City of San Antonio as shown by plat of record in Volume 9541 at pages 200-202 of the Plat Records of Bexar County, Texas, all of Lots 2 and 3, New City Block 10846 as shown by plat of record in Volume 3850 at page 288 of the Plat Records of Bexar County, Texas, all of Lot 9, New City Block 10846, Holt Cat Protech, City of San Antonio as shown by plat of record in Volume 9640 at pages 117-119 of the Plat Records of Bexar County, Texas, all of Lots 5 and 6, New City Block 10846, Heubaum Subdivision, City of San Antonio as shown by plat of record in Volume 4400 at page 82 of the Plat Records of Bexar County, Texas, a portion of a 38.547-acre tract of land described in deed of record in Volume 7499 at page 378 of the Official Public Records of Bexar County, Texas, a 4.407-acre tract of land described in deed of record in Volume 14981 at page 1403 of the Official Public Records of Bexar County, Texas, a 23.47-acre tract of land described in deed of record in Volume 6884 at page 33 of the Official Public Records of Bexar County, Texas, a 38.01-acre tract of land described in deed of record in Volume 10105 at page 2366 of the Official Public Records of Bexar County, Texas and a 9.411-acre tract of land described in deed of record in Volume 11542 at page 1508 of the Official Public Records of Bexar County, Texas, said 146.380 acres being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at a brass disk found set in a concrete monument in the west right-of-way line of S.E. Loop 410, the northeast corner of Lot 28, New City Block 10846, Holt Subdivision, City of San Antonio as shown by plat of record in Volume 9541 at pages 200-202 of the Plat Records of Bexar County, Texas and the southeast corner of Lot 9, New City Block 10846, Holt Cat Protech, City of San Antonio as shown by plat of record in Volume 9640 at pages 117-119 of the Plat Records of Bexar County, Texas, for the northeast corner of this tract;

Thence S 10°08'04" W with the west right-of-way line of S.E. Loop 410 and an east boundary line of said Lot 28 a distance of 548.09 feet to an ½" iron bar with a cap marked "Macina Bose Copeland" found set in the ground, a corner of said Lot 28, for a corner of this tract;

Thence S 2°14'37" W with the west right-of-way line of S.E. Loop 410 and an east boundary line of said Lot 28 a distance of 513.83 feet to a brass disk found set in a concrete monument, a corner of said Lot 28, for a corner of this tract;

Thence S 15°17'00" W with the west right-of-way line of S.E. Loop 410 and an east boundary line of said Lot 28 at 116.61 feet an ½" iron bar with a cap marked "Macina Bose Copeland" found set in the ground, the southeast corner of said Lot 28 and the northeast corner of a 38.01-acre tract of land described in deed of record in Volume 10105 at page 2366 of the Official Public Records of Bexar County, Texas, and continuing on the same course and by the same count with the southeast boundary line of said 38.01-acre tract an overall distance of 822.23 feet to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, the southeast corner of said 38.01-acre tract and the northeast corner of Lot 35, New City Block 10846, ECISD Ward Middle School Subdivision as shown by plat of record in Volume 9562 at pages 9-10 of the Plat Records of Bexar County, Texas, for the southeast corner of this tract;

Thence S 89°45'29" W with the south boundary line of said 38.01-acre tract and the north boundary line of said Lot 35 a distance of 1,892.30 feet to an ½" iron bar found set in the ground, the northwest corner of said Lot 35 and the northeast corner of a 9.411-acre tract of land described in deed of record in Volume 11542 at page 1508 of the Official Public Records of Bexar County, Texas, for a reentrant corner of this tract;

Thence S 0°18'24" E with the east boundary line of said 9.411-acre tract and the west boundary line of said Lot 35 a distance of 925.81 feet to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, the southeast corner of said 9.411-acre tract and a reentrant corner of said Lot 35, for the most southerly southeast corner of this tract;

Thence S 88°56'37" W with the south boundary line of said 9.411-acre tract and a north boundary line of said Lot 35 a distance of 438.13 feet to an ½" iron bar found set in the ground in the east right-of-way line of W.W. White Road, the southwest corner of said 9.411-acre tract and a northwest corner of said Lot 35, for the southwest corner of this tract;

Thence N 0°40'59" W with the east right-of-way line of W.W. White Road and the west boundary line of said 9.411-acre tract at 932.35 feet a point, the northwest corner of said 9.411-acre tract and the southwest corner of said 38.01-acre tract, and continuing on the same course and by the same count with the west boundary line of said 38.01-acre tract an overall distance of 1,612.78 feet to an iron bar found set in the ground, the northwest corner of said 38.01-acre tract and the southwest corner of a 38.547-acre tract of land described in deed of record in Volume 7499 at page 378 of the Official Public Records of Bexar County, Texas for a corner of this tract;

Thence N 0°41'46" W with the east right-of-way line of W.W. White Road and the west boundary line of said 38.547-acre tract a distance of 805.92 feet to a cotton spindle set in asphalt for a corner of this tract;

Thence N 89°15'33" E crossing said 38.547-acre tract with the south right-of-way line of W.W. White Road a distance of 5.00 feet to a cotton spindle set in asphalt, a southwest corner of said Lot 28, for a corner of this tract;

Thence N 0°42'10" W with the east right-of-way line of W.W. White Road and the west boundary line of said Lot 28 a distance of 50.00 feet to a point in the south boundary line of Lot 3, New City Block 10846 as shown by plat of record in Volume 3975 at page 139 of the Plat Records of Bexar County, Texas, a northeast corner of said Lot 28, for a corner of this tract;

Thence S 89°17'50" W with the north right-of-way line of W.W. White Road and the south boundary line of said Lot 3 a distance of 5.00 feet to a point in the west boundary line of said 38.547-acre tract, the southwest corner of said Lot 3, for a corner of this tract;

Thence N 0°42'10" W with the east right-of-way line of W.W. White Road, the west boundary lines of Lots 3 and 2, said New City Block 10846 as shown by plat of record in Volume 3975 at page 139 of the Plat Records of Bexar County, Texas and the west boundary line of said 38.547-acre tract a distance of 307.04 feet to an ½" iron bar found set in the ground, the northwest corner of said Lot 2, the northwest corner of said 38.547-acre tract and the southwest corner of a 23.47-acre tract of land described in deed of record in Volume 6884 at page 33 of the Official Public Records of Bexar County, Texas, for a corner of this tract;

Thence N 89°44'05" E with the south right-of-way line of W.W. White Road, the north boundary line of said Lot 2 and the south boundary line of said 23.47-acre tract a distance of 5.00 feet to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, the southwest corner of Lot 5, New City Block 10846, Heubaum Subdivision, City of San Antonio as shown by plat of record in Volume 4400 at page 82 of the Plat Records of Bexar County, Texas, for a corner of this tract;

Thence N 0°44'47" W crossing said 23.47-acre tract with the east right-of-way line of W.W. White Road and the west boundary lines of Lots 5 and 6, said Heubaum Subdivision a distance of 452.91 feet to an ½" iron bar found set in the ground, the northwest corner of Lot 6 and the southwest corner of a 4.407-acre tract of land described in deed of record in Volume 14981 at page 1403 of the Official Public Records of Bexar County, Texas, for a corner of this tract;

Thence N 0°52'41" W with the east right-of-way line of W.W. White Road and the west boundary line of said 4.407-acre tract a distance of 134.26 feet to an ½" iron bar found set in the ground, a corner of said 4.407-acre tract, for a corner of this tract;

Thence N 79°05'13" W with the north right-of-way line of W.W. White Road and a south boundary line of said 4.407-acre tract a distance of 5.10 feet to an ½" iron bar with an orange cap

marked "SLS RPLS 5142" set in the ground, a corner of said 4.407-acre tract, for a corner of this tract;

Thence N 0°39'30" W with the east right-of-way line of W.W. White Road and the west boundary line of said 4.407-acre tract a distance of 208.18 feet to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 4.407-acre tract, for a corner of this tract;

Thence N 3°08'17" W with the east right-of-way line of W.W. White Road and the west boundary line of said 4.407-acre tract a distance of 64.47 feet to an ½" iron bar found set in the ground at the point of intersection of the east right-of-way line of W.W. White Road and the cut-back right-of-way line joining the east right-of-way line of W.W. White Road and the south right-of-way line of East Southcross Boulevard, the northwest corner of said 4.407-acre tract, for the northwest corner of this tract;

Thence N 59°46'27" E with said cut-back right-of-way line and the northwest boundary line of said 4.407-acre tract a distance of 98.25 feet to an ½" iron bar found set in the ground in the arc of a curve having a radius of 1,075.20 feet, the point of intersection of said cut-back right-of-way line and the south right-of-way line of East Southcross Boulevard, a corner of said 4.407-acre tract, for a corner of this tract;

Thence curve right in an easterly direction along the arc of said curve having a radius of 1,075.20 feet, the south right-of-way line of East Southcross Boulevard and the north boundary line of said 4.407-acre tract, through a central angle of 3°10'16", a chord bearing and distance of S 79°45'14" E – 59.50 feet, a distance of 59.51 feet to an ½" iron bar found set in the ground, a corner of said 4.407-acre tract, for a corner of this tract;

Thence S 77°49'09" E with the south right-of-way line of East Southcross Boulevard and the north boundary line of said 4.407-acre tract a distance of 364.44 feet to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, the northeast corner of said 4.407-acre tract and the northwest corner of Lot 34, New City Block 10846, Alexanders Medical Park as shown by plat of record in Volume 9559 at page 113 of the Plat Records of Bexar County, Texas, for a northeast corner of this tract;

Thence S 12°11'03" W with the east boundary line of said 4.407-acre tract and the west boundary line of Lots 34 and 33, said Alexanders Medical Park a distance of 323.62 feet to an ½" iron bar found set in the ground, a corner of said 4.407-acre tract and a corner of said Lot 33, for a corner of this tract;

Thence S 0°00'40" E with an east boundary line of said 4.407-acre tract and a west boundary line of said Lot 33 a distance of 55.67 feet to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the north boundary line of said 23.47-acre tract, the southeast corner of said 4.407-acre tract and the southwest corner of said Lot 33, for a reentrant corner of this tract;

Thence S 89°42'54" E with the north boundary line of said 23.47-acre tract and the south boundary lines of Lot 33 and 31, said Alexanders Medical Park and Lot 30, New City Block 10846, Kate Medical Park as shown by plat of record in Volume 9555 at page 42 of the Plat Records of Bexar County, Texas a distance of 700.71 feet to a point, a corner of said 23.47-acre tract, the northwest corner of said Lot 9, the southeast corner of said Lot 30 and the southwest corner of a 1.116-acre tract of land described in deed of record in Volume 9092 at page 8 of the Official Public Records of Bexar County, Texas, for a corner of this tract;

Thence N 89°54'26" E with the north boundary line of said Lot 9 and the south boundary lines of said 1.116-acre tract and a 0.552-acre tract of land described in deed of record in Volume 12857 at page 1582 of the Official Public Records of Bexar County, Texas a distance of 210.73 feet to a point, a corner of said Lot 9 and a corner of said 0.552-acre tract, for a corner of this tract;

Thence N 89°44'50" E with the north boundary line of said Lot 9 and the south boundary lines of said 0.552-acre tract and a 0.272-acre tract of land described in deed of record in Volume 8245 at page 531 of the Official Public Records of Bexar County, Texas a distance of 211.83 feet to an ½" iron bar found set in the ground, a corner of said Lot 9 and a corner of said 0.272-acre tract, for a corner of this tract;

Thence N 89°46'35" E with the north boundary line of said Lot 9 and the south boundary lines of said 0.272-acre tract and a 0.248-acre tract of land described in deed of record in Volume 8035 at page 1134 of the Official Public Records of Bexar County, Texas a distance of 70.84 feet to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said Lot 9 and a corner of said 0.248-acre tract, for a corner of this tract;

Thence N 89°30'26" E with the north boundary line of said Lot 9 and the south boundary lines of said 0.248-acre tract and a 0.2466-acre tract of land described in deed of record in Volume 16952 at page 378 of the Official Public Records of Bexar County, Texas a distance of 90.57 feet to an ½" iron bar found set in the ground, a reentrant corner of said Lot 9 and the southeast corner of said 0.2466-acre tract, for a reentrant corner of this tract;

Thence N 9°18'25" E with a west boundary line of said Lot 9 and the east boundary line of said 0.2466-acre tract a distance of 106.03 feet to an ½" iron bar found set in the ground in the arc of a curve having a radius of 811.49 feet, the southwest right-of-way line of East Southcross Boulevard, a northwest corner of said Lot 9, for a northwest corner of this tract;

Thence curve right in a southeasterly direction along the arc of said curve having a radius of 811.49 feet, with the southeast right-of-way line of East Southcross Boulevard and a northwest boundary line of said Lot 9, through a central angle of 0°33'38", a chord bearing and distance of S 71°20'04" E – 7.94 feet, a distance of 7.94 feet to an ½" iron bar found set in the ground, a corner of said Lot 9, for a corner of this tract;

Thence S 70°01'37" E with the southeast right-of-way line of East Southcross Boulevard and a northwest boundary line of said Lot 9 a distance of 293.76 feet to an ½" iron bar found set in the

ground, a corner of said Lot 9, for a corner of this tract;

Thence S 70°01'38" E with the southeast right-of-way line of East Southcross Boulevard and a northwest boundary line of said Lot 9 a distance of 95.62 feet to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground at the point of curve of a circular curve to the right having a radius of 811.49 feet, a corner of said Lot 9, for a corner of this tract;

Thence curve right in a southeasterly direction along the arc of said curve having a radius of 811.49 feet, with the southeast right-of-way line of East Southcross Boulevard and a northwest boundary line of said Lot 9, through a central angle of 3°33'40", a chord bearing and distance of S 68°14'48" E – 50.43 feet, a distance of 50.44 feet to an ½" iron bar found set in the ground, a corner of said Lot 9, for a corner of this tract;

Thence S 66°27'58" E with the southeast right-of-way line of East Southcross Boulevard and a northwest boundary line of said Lot 9 a distance of 59.42 feet to an ½" iron bar found set in the ground, a corner of said Lot 9, for a corner of this tract;

Thence S 66°27'58" E with the southeast right-of-way line of East Southcross Boulevard and a northwest boundary line of said Lot 9 a distance of 254.28 feet to an ½" iron bar found set in the ground at the point of intersection of the southeast right-of-way line of East Southcross Boulevard and the northwest right-of-way line of S.E. Loop 410, the northeast corner of said Lot 9, for a northeast corner of this tract;

Thence S 25°39'09" W with the northwest right-of-way line of S.E. Loop 410 and a southeast boundary line of said Lot 9 a distance of 10.17 feet to a brass disk found set in a concrete monument, a corner of said Lot 9, for a a corner of this tract;

Thence S 46°46'55" E with the southwest right-of-way line of S.E. Loop 410 and the northeast boundary line of said Lot 9 a distance of 369.44 feet to the point of beginning.

Containing 146.380 acres (6,376,317 square feet) of land, more or less.

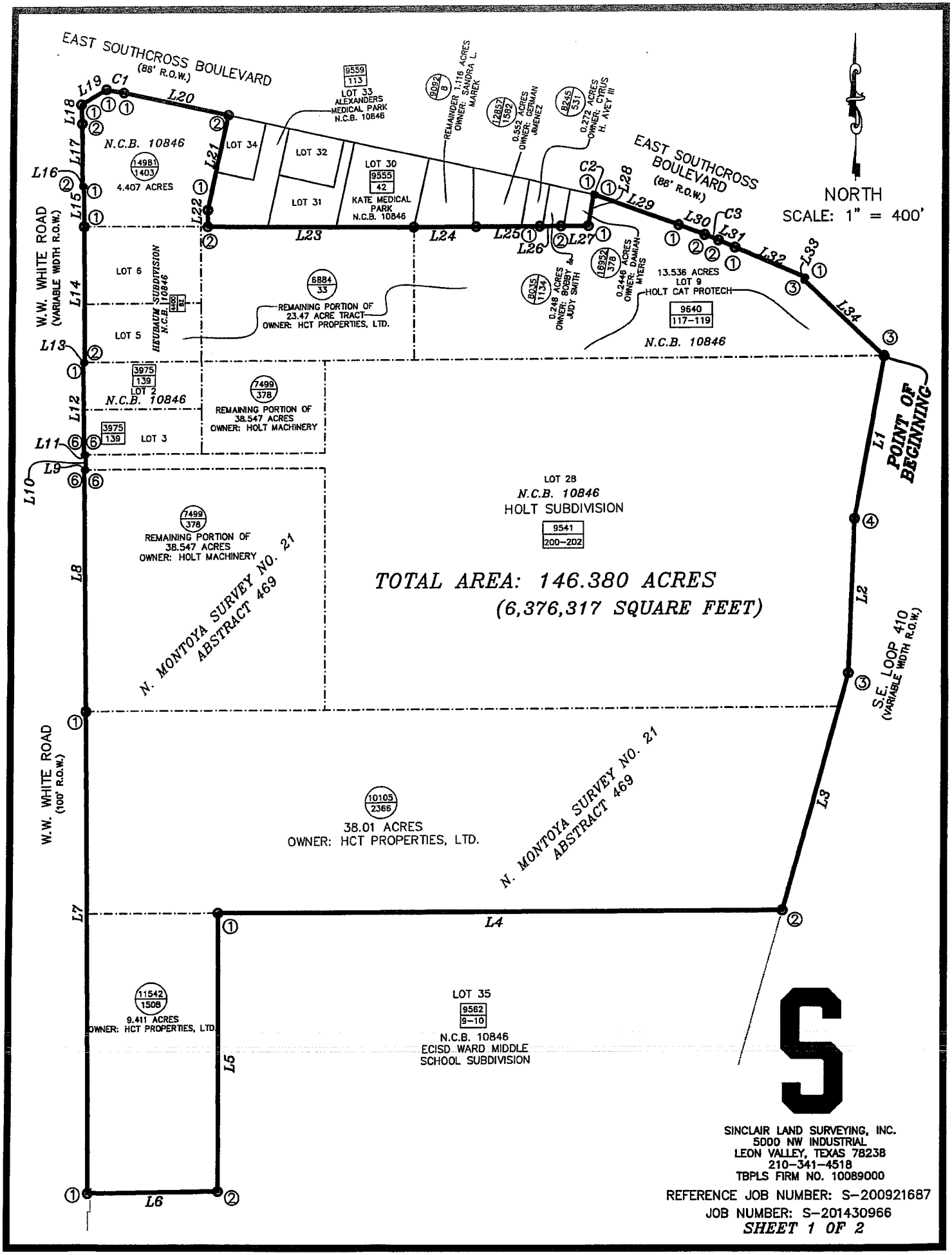
SINCLAIR & ASSOCIATES, INC.

Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142

STATE OF TEXAS
REGISTERED
LEMUEL T. SINCLAIR
5142
PROFESSIONAL
LAND SURVEYOR

LTS
cc:file

S-201430966



SINCLAIR LAND SURVEYING, INC.
5000 NW INDUSTRIAL
LEON VALLEY, TEXAS 78238
210-341-4518
TBPLS FIRM NO. 10089000

REFERENCE JOB NUMBER: S-200921687

JOB NUMBER: S-201430966

SHEET 1 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 10°08'04" W	548.09'
L2	S 2°14'37" W	513.83'
L3	S 15°17'00" W	822.23'
L4	S 89°45'29" W	1892.30'
L5	S 0°18'24" E	925.81'
L6	S 88°56'37" W	438.13'
L7	N 0°40'59" W	1612.78'
L8	N 0°41'46" W	805.92'
L9	N 89°15'33" E	5.00'
L10	N 0°42'10" W	50.00'
L11	S 89°17'50" W	5.00'
L12	N 0°42'10" W	307.04'
L13	N 89°44'05" E	5.00'
L14	N 0°44'47" W	452.91'
L15	N 0°52'41" W	134.26'
L16	N 79°05'13" W	5.10'
L17	N 0°39'30" W	208.18'
L18	N 3°08'17" W	64.47'
L19	N 59°46'27" E	98.25'
L20	S 77°49'09" E	364.44'
L21	S 12°11'03" W	323.62'
L22	S 0°00'40" W	55.67'
L23	S 89°42'54" E	700.71'
L24	N 89°54'26" E	210.73'
L25	N 89°44'50" E	211.83'
L26	N 89°46'35" E	70.84'
L27	N 89°30'26" E	90.57'
L28	N 9°18'25" E	106.03'
L29	S 70°01'37" E	293.76'
L30	S 70°01'38" E	95.62'
L31	S 66°27'58" E	59.42'
L32	S 66°27'58" E	254.28'
L33	S 25°39'09" W	10.17'
L34	S 46°46'55" E	369.44'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	1075.20'	59.51'	S 79°45'14" E	59.50'
C2	811.49'	7.94'	S 71°20'04" E	7.94'
C3	811.49'	50.44'	S 68°14'48" E	50.43'

(1) = FOUND IRON BAR

(2) = SET 1/2" IRON BAR WITH ORANGE CAP MARKED "SLS RPLS 5142"

(3) = FOUND RIGHT-OF-WAY DISK MONUMENT

(4) = FOUND IRON BAR WITH CAP MARKED "MACINA BOSE COPELAND"

(5) = FOUND CHAIN LINK FENCE POST

VOL/PG = BEXAR COUNTY PLAT RECORDS

VOL/PG = BEXAR COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS

(F) = FIELD BEARING

(P) = PLAT BEARING

R.O.W. = RIGHT-OF-WAY

TELE. = TELEPHONE

ELEC. = ELECTRIC

CATV = CABLE TELEVISION

** ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL, ZONE (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM.*

EXIBIT OF
146.380 ACRES OUT OF THE
N. MONTOYA SURVEY NO. 21,
ABSTRACT 469
CITY OF SAN ANTONIO
COUNTY OF BEXAR

DATE: OCTOBER 6, 2014

DRAWN BY: P.M. CREW CHIEF: A.B.

SINCLAIR LAND SURVEYING, INC.
3201 CHERRY RIDGE SUITE 202B
SAN ANTONIO, TEXAS 78230
210-341-4518
TBPLS FIRM NO.: 10089000

REFERENCE JOB NUMBER: S-200921687
JOB NUMBER: S-201430966

ECONOMIC DEVELOPMENT

HOLT CAT
Reinvestment Zone, Tax Abatement Agreement and Fee Waivers

April 9, 2015

City Council Items 30, 30A, 30B, 30C, 30D, 30E

Rene Dominguez, Director, Economic Development Department

SUMMARY

Staff recommends approval of:

- The establishment of the HOLT CAT Reinvestment Zone at 3302 South WW White Road in City Council District 3.
- A 10-year, 100% Tax Abatement Agreement based on a capital investment of $20.2M, the retention of 150 corporate headquarters jobs, and creation of 45 new full-time jobs, at a new corporate headquarters campus.
- SAWS Impact fee waivers up to $300,000 and City fee waivers up to $59,713.
- A resolution nominating HOLT CAT for consideration as a Texas Enterprise Project.

PROPOSED INCENTIVES

To secure this project, staff recommends:

- A 10 year, 100% tax abatement valued at approximately $904,406.
- SAWS Impact fee waivers valued up to $300,000.
- City fee waivers valued up to $59,713.
- Nomination for designation as a Texas Enterprise Project.

PROJECT BENEFITS

Under the Tax Abatement Agreement HOLT CAT agrees to:

- Make a capital investment of at least $20.2M.
- Create 45 new jobs and retain at least 150 full-time jobs.

Estimated net positive fiscal impact to the City of more than $1.2M over the 16-year term of the agreement.

ISSUES

- Before entering into a tax abatement agreement, City Council must designate the HOLT CAT project site as a "Reinvestment Zone."

- Pursuant to the City's Tax Abatement Guidelines, the project qualifies for a 10-year, 100% tax abatement due to the creation of a new corporate headquarters, high new capital investment and job creation and retention levels, and high wage jobs with average annual salaries above $60,000.

- SAWS Impact and City fee waivers based on location, headquarters retention, new investment, job creation and retention.

ISSUES (Cont)

- Nominating the project as a Texas Enterprise Project could result in a refund to HOLT CAT of state sales and use taxes on qualified expenditures of up to $487,500 over 5 years.
- The City will have 6 of its Enterprise Project designations remaining, if the designation is approved.
- The Texas Enterprise Project designation has no fiscal impact to the City.

HOLT CAT REINVESTMENT ZONE

FISCAL IMPACT

The estimated fiscal impact to the City is $972,219, which is comprised of the $904,406 tax abatement over 10 years, $59,713 in City fee waivers, and $8,100 (2.7% of $300,000) in SAWS Impact fee waivers.

RECOMMENDATION

Staff recommends approval of:

- The establishment of the HOLT CAT Reinvestment Zone.
- A 10-year, 100% Tax Abatement Agreement
- SAWS Impact and City fee waivers.
- Nomination as a Texas Enterprise Project.

HOLT CAT
Reinvestment Zone, Tax Abatement Agreement and Fee Waivers

April 9, 2015

City Council Items 30, 30A, 30B, 30C, 30D, 30E

Rene Dominguez, Director, Economic Development Department