

AN ORDINANCE 2006-06-29-0743

DESIGNATING THE SINO-SWEARINGEN REINVESTMENT ZONE LOCATED AT 1170 SKY PLACE BOULEVARD AT THE SAN ANTONIO INTERNATIONAL AIRPORT, DESCRIBED AS APPROXIMATELY A 36.6 ACRE TRACT OF LAND LOCATED ON THREE ADJACENT PARCELS TO THE RIGHT OF THE SOUTHEAST CORNER OF SKY PLACE BOULEVARD AND CESSNA DRIVE, BEING A PORTION OF NEW CITY BLOCK 8644, AND AS MORE PARTICULARLY DESCRIBED IN THE METES AND BOUNDS AND MAP, ON FILE WITH THE CITY CLERK.

* * * * *

WHEREAS, Sino Swearingen Aircraft Corporation (Sino) was formed 17 years ago in 1989 as a partnership between Swearingen Aircraft Corporation of San Antonio and Sino Aerospace Investment Corporation of Taiwan to develop a new corporate business jet, the SJ30-2 jet, which will become the world's fastest and longest-range light business aircraft and the first new American corporate jet designed for manufacture in 45 years; and

WHEREAS, Sino maintains four facilities in the United States with its company headquarters and research/testing operations located in a 129,838 sq. ft. facility at the S.A. International Airport with 469 aerospace executives, engineers and mechanics at this facility, and an additional 148 employees at locations in West Virginia and Orange County / John Wayne Airport in Santa Ana, California and Long Beach, California; and

WHEREAS, Sino is currently considering S.A. International Airport and its site in West Virginia as potential sites for a final 214,000 square foot manufacturing/assembly facility that will produce 100 aircraft per year, and the company has received final FAA certification on the SJ30-2 jet and expects to begin final assembly and production of the jet in 2006; and

WHEREAS, Sino is seeking up to 24.9 additional acres of land adjacent to their current 11.7 acre airport site for construction of a new manufacturing facility with a total capital investment of about \$70 million, including \$20 million for the building, furniture and fixtures, tools and equipment and about \$50 million in annual aircraft inventory; and

WHEREAS, Sino intends to create a minimum of 850 jobs by the end of 2012, with an annual average wage of \$50,000/year, and an estimated total annual payroll of \$55 million; and

WHEREAS, the proposed acreage 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; and

WHEREAS, in accordance with the requirements set out in the Act, notice of the requisite public hearing regarding the proposed designation of the Sino-Swearingen Reinvestment Zone was previously published; and

WHEREAS, on June 29, 2006, the City held a public hearing in the Council Chambers at 114 W. Commerce on the consideration of an ordinance designating the Sino-Swearingen Reinvestment Zone, and considered evidence and testimony of interested persons for or against the designation; and

WHEREAS, the City Council hereby finds that the proposed Sino-Swearingen Reinvestment Zone meets the requirements designated under the Property Redevelopment and Tax Abatement Act of 1987; and

WHEREAS, the City Council also finds that it is in the best interest of the City of San Antonio to designate the subject area a Reinvestment Zone to induce desired and beneficial economic development in the area; **NOW THEREFORE:**

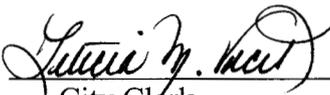
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

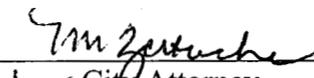
SECTION 1. The City Council hereby designates the Sino-Swearingen Reinvestment Zone at 1170 Sky Place Boulevard, consisting of approximately 36.6 acres, as more particularly described in Attachment I, and hereby finds that the Sino-Swearingen Reinvestment Zone meets the requirements designated in the Property Act of 1987.

SECTION 2. This ordinance shall be effective on the tenth (10th) day after passage.

PASSED AND APPROVED this 29th day of June 2006.


M A Y O R
PHIL HARBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
for City Attorney

Agenda Voting Results

Name: 5 A, 5B, 5C, & 5D

Date: 06/29/06

Time: 03:25:35 PM

Vote Type: Multiple selection

Description: An Ordinance designating the Sino-Swearingen Reinvestment Zone located at 1170 Sky Place Boulevard at the San Antonio International Airport, described as approximately a 36.6 acre tract of land located on three adjacent parcels to the right of the southeast corner of Sky Place Boulevard and Cessna Drive, being a portion of New City Block 8644, and as more particularly described in the metes and bounds and map, on file with the City Clerk.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

Agenda Voting Results

Name: Motion to reconsider Items 5 and Consent Agenda

Date: 06/29/06

Time: 03:23:40 PM

Vote Type: Multiple selection

Description:

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

ATTACHMENT I

That certain leasehold estate created by that certain San Antonio International Airport Lease dated March 28, 1986 and numbered 124099, as approved by City Ordinance number 62582 adopted March 27, 1986 by and between the City, as Lessor, and Jaffe-Aerospace Corp., as Lessee, as the same has been amended, from time to time, with respect to the following two tracts of real property located on the grounds of the San Antonio International Airport:

TRACT I

Being 10.448 acres (455,356 sq. ft.) out of Lot 44, N. C. B. 8644 of North Airport Parkway Subdivision, City of San Antonio, Bexar County, Texas according to the plat thereof recorded in Volume 9516, Pages 195-198 of the Deed and Plat Records of Bexar County, Texas, said tract described in Volume 5750, Page 1628 of the Real Property Records of Bexar County, Texas, said tract being more particularly described as follows;

Beginning at a ½" iron pin found at the Northeast corner of said Lot 44, said point also being the Northwest corner of a 30.328 acre tract leased to Fairchild Aircraft Corp. approved by Ordinance No. 64698 of the City of San Antonio;

Thence with the East line of said Lot 44, the West line of said 30.328 acre tract, S 03° 38' 32" E, at 1160.01 feet the Southwest corner of said 30.328 acre tract, in all 1324.46 feet to a ½" iron pin found at an angle in said East line;

Thence continuing with said East line, S 41° 23' 27" W 302.54 feet to a ½" iron pin found at the South corner of said Lot 44;

Thence with the Southwest line of said Lot 44, N 48° 38' 22" W 674.92 feet to a ½" iron pin found for the West corner of this tract;

Thence N 41° 23' 27" E 284.94 feet to an "X" found in concrete for an interior corner of this tract;

Thence N 48° 36' 33" W 17.28 feet to a ½" iron pin set for an exterior corner of this tract;

Thence N 41° 23' 27" E, at 137.33 feet a ½" iron pin set at the South corner of a 1.294 acre tract described in City of San Antonio Ordinance No. 62582, in all 166.51 feet to a ½" iron pin set at an exterior corner of this tract, an interior corner of said 1.294 acre tract;

Thence with a common line of this tract and the 1.294 acre tract, S 48° 36' 33" E 17.28 feet to a PK nail set and N 41° 23' 27" E 475.91 feet to a ½" iron pin set at the Easterly corner of said 1.294 acre tract;

Thence continuing with said common line, N 03° 38' 32" W, at 146.15 feet a ½" iron pin set at the North corner of said 1.294 acre tract, in all 229.19 feet to a ½" iron pin found;

Thence N 18° 44' 00" W 158.88 feet to a ½" iron pin found and N 03° 38' 32" W 97.23 feet to a ½" iron pin set in the South R.O.W. line of Skyplace Blvd.;

Thence with said South R.O.W. line in a curve to the right having a radius of 370.00 feet, delta angle of 05° 24' 55", tangent length of 17.50 feet, a chord bearing and distance of S 51° 20' 34" E 34.96 feet, an arc length of 34.97 feet to a ½" iron pin set at the P.T.;

Thence continuing with said South R.O.W. line, S 48° 38' 32" E 71.64 feet to the place of beginning.

TRACT II

Being 1.294 acres (56,349 sq. ft.) out of Lot 44, N.C.B. 8644 of North Airport Parkway Subdivision, City of San Antonio, Bexar County, Texas according to the plat thereof recorded in Volume 9516, Pages 195-198 of the Deed and Plat Records of Bexar County, Texas, said tract being described in City of San Antonio Ordinance No. 62582 and being more particularly described as follows;

Beginning at a ½" iron pin set at the North corner of said 1.294 acre tract, said point being S 04° 02' 54" W 261.78 feet from the Northeast corner of said Lot 44, said point being in the Northwest line of a 10.448 acre tract described in Volume 5750, Page 1628, Real Property Records of Bexar County, Texas;

Thence with the West line of said 10.448 acre tract, S 03° 38' 32" E 146.15 feet to a ½" iron pin set;

Thence with the Northwest line of said 10.448 acre tract, S 41° 23' 27" W 475.91 feet to a PK nail set, N 48° 36' 33" W 17.28 feet to a ½" iron pin set and S 41° 23' 27" W 29.18 feet to a ½" iron pin set for the South corner of this tract;

Thence N 49° 11' 30" W 83.66 feet to a ½" iron pin set for the West corner of this tract;

Thence N 41° 09' 29" E 609.23 feet to the place of beginning.

TRACT III

FIELD NOTES FOR 24.936 ACRES

FIELD NOTES for a tract of land containing 24.936 acres of land, located on the grounds of the San Antonio International Airport, and being a portion of Lot 43 and Lot 44, New City Block 8644, as shown on the subdivision plat of North Airport Parkway, recorded in Volume 9516, Pages 195-198 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

- BEGINNING At a set $\frac{1}{2}$ " iron pin on the southwesterly right-of-way line of Skyplace Boulevard (60' right-of-way) and the north line of Lot 44, said point being N 48° 53' 24" W, a distance of 106.32 feet from a found $\frac{1}{2}$ " iron pin at the northeast corner of Lot 44;
- THENCE S 02° 58' 13" E, a distance of 97.04 feet to a found $\frac{1}{2}$ " iron pin;
- THENCE S 18° 04' 39" E, a distance of 158.92 feet to a found $\frac{1}{2}$ " iron pin at a chainlink fence;
- THENCE Along a chainlink fence the following calls:
- S 03° 05' 44" E, a distance of 82.98 feet to a found $\frac{1}{2}$ " iron pin;
- S 41° 42' 17" W, a distance of 609.23 feet to a chainlink fence corner; and
- S 48° 38' 42" E, a distance of 83.20 feet to an angle point;
- THENCE S 41° 58' 26" W, a distance of 137.26 feet to a found $\frac{1}{2}$ " iron pin;
- THENCE S 47° 54' 59" E, a distance of 17.30 feet to a found "X";
- THENCE S 41° 58' 26" W, a distance of 284.78 feet to found $\frac{1}{2}$ " iron pin on the south line of Lot 44;
- THENCE Along the south line of Lot 44, N 48° 02' 47" W, a distance of 1032.13 feet to a set $\frac{1}{2}$ " iron pin, said point being the southwest corner of the Cessna Aircraft Lease Site 3.85 acres;
- THENCE Along the east line of said Cessna Aircraft Lease Site Lot N 41°, 56' 55" E, a distance of 441.59 feet to a set punch with wings on concrete, said point being the northeast corner of the Cessna Aircraft Lease Site 3.85 acres, a total distance of 661.82 feet to a found $\frac{1}{2}$ " iron pin;
- THENCE N 48° 00' 40" W, a distance of 401.51 feet to a set $\frac{1}{2}$ " iron pin on the southwesterly right-of-way of Skyplace Boulevard (60' right-of-way);
- THENCE Along the southwesterly right-of-way line of Skyplace Boulevard the following calls:
- S 72° 34' 59" E, a distance of 385.84 feet to a found $\frac{3}{4}$ " iron pipe to a point of curvature for a curve to the left;
- Along the curve to the left a length of 67.52 feet with a central angle of 8°, 59' 48", a radius of 430.01 feet, and a chord bearing and distance of S 77° 05' 13" E, 67.45 feet to a set $\frac{1}{2}$ " iron pin;
- S 81° 34' 47" E, a distance of 583.19 feet to a found iron pin to a point of curvature for a curve to the right; and
- Along the curve to the right a length of 8 feet with a central angle of 28° 08' 58" a radius of 370.00 feet, and a chord bearing and distance of S 67° 30' 17" E, 179.96 feet to the POINT OF BEGINNING and containing 24.936 acres of land, more or less.