

THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.

ORDINANCE

DESIGNATING THE NAVISTAR INTERNATIONAL CORPORATION REINVESTMENT ZONE LOCATED AT 4526 SOUTH LOOP 1604, CONSISTING OF 148 ACRES OF LAND SITUATED IN SOUTH SAN ANTONIO AND BOUNDED BY U.S. HIGHWAY 1604 FROM THE NORTH AND INTERSTATE 37 FROM THE EAST, AS MORE PARTICULARLY DESCRIBED IN THE METES AND BOUNDS MAP ON FILE WITH THE OFFICE OF THE CITY CLERK.

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WHEREAS, Navistar, Inc. (hereinafter referred to as “Navistar”) is a manufacturer of commercial trucks, school and commercial buses, chassis for motor homes and step vans, and is a private label designer and manufacturer of diesel engines for the truck market and is also a provider of truck and diesel engine parts and service; and

WHEREAS, Navistar in 2019 began constructing a \$235 million, 900,000 square foot manufacturing facility in San Antonio at 15770 South US Highway 281 where it will produce medium and heavy-duty commercial trucks; and

WHEREAS, Navistar is expanding its operations and will house a truck validation center, truck specialty center, and support services for the company's San Antonio manufacturing facility at a facility located at 4526 South Loop 1604; 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 Navistar International Corporation Reinvestment Zone was published on February 16, 2021; and

WHEREAS, on March 18, 2021, the City Council held a public hearing via videoconference on the proposed designation of the Navistar International Corporation Reinvestment Zone, and considered evidence and testimony of interested persons for and against the designation; and

WHEREAS, the City Council finds that the proposed Navistar International Corporation 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 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 Navistar International Corporation Reinvestment Zone is a reasonable incentive to help induce Navistar to expand its facilities and operations in San Antonio; and

WHEREAS, to the best of the parties' knowledge, no property in the area referred to herein as the Navistar International Corporation 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 Navistar International Corporation Reinvestment Zone pursuant to the Property Redevelopment and Tax Abatement Act of 1987, as amended.

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

PASSED AND APPROVED this _____ day of March, 2021.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Tina J. Flores, City Clerk

Andrew Segovia, City Attorney

Exhibit A

DRAFT