



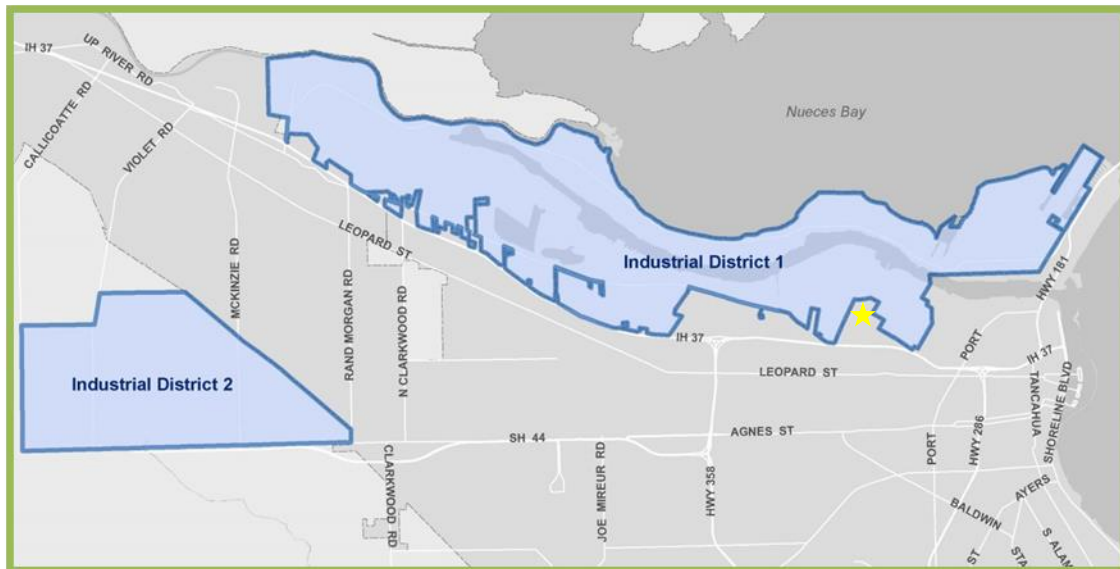
Disannexation & New Industrial District Agreement with CITGO Petroleum

Proposed Ordinance to Disannex Land and to
Place the Land in Industrial District No. 1

Council Presentation
October 18, 2016



Industrial District





Payment in Lieu of Taxes

Existing Industrial District Agreement

- | | |
|--------------------------------|---------------------|
| • Land - | 100% PILOT |
| • Improvements – | 0% PILOT Year 1-4 |
| • Business Personal Property – | 62.5% PILOT Year 5+ |
| | 0% PILOT |

Proposed CITGO Industrial District Agreement

- | | |
|--------------------------------|------------|
| • Land - | 100% PILOT |
| • Improvements - | 100% PILOT |
| • Business Personal Property - | 100% PILOT |



Aerial Overview

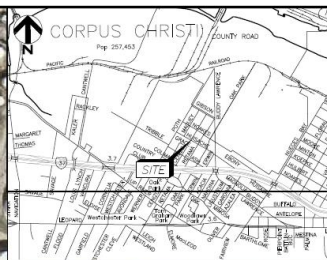
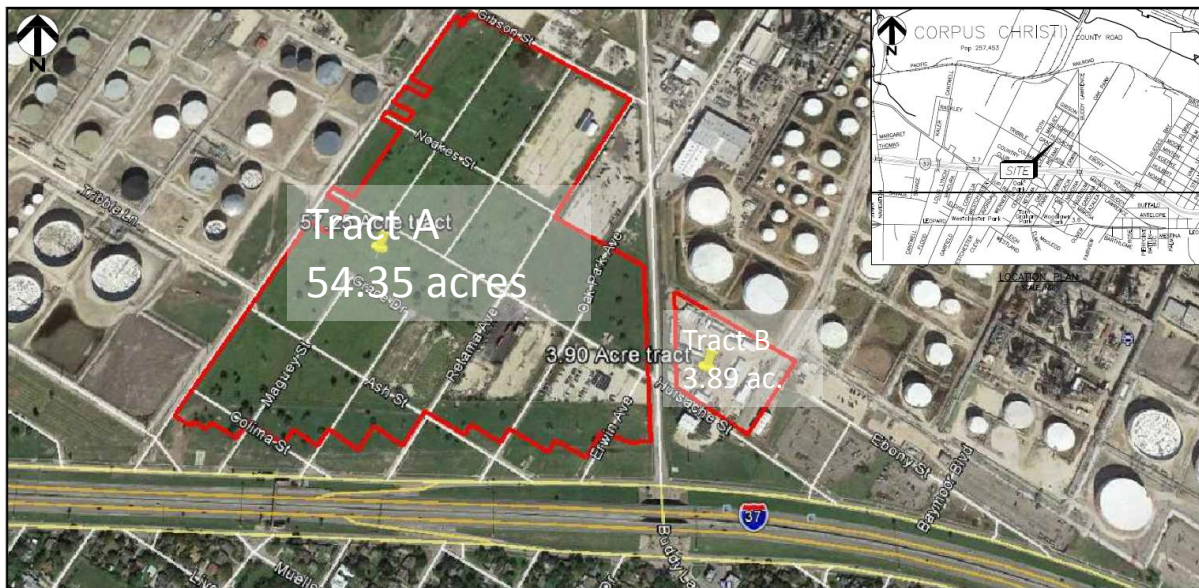
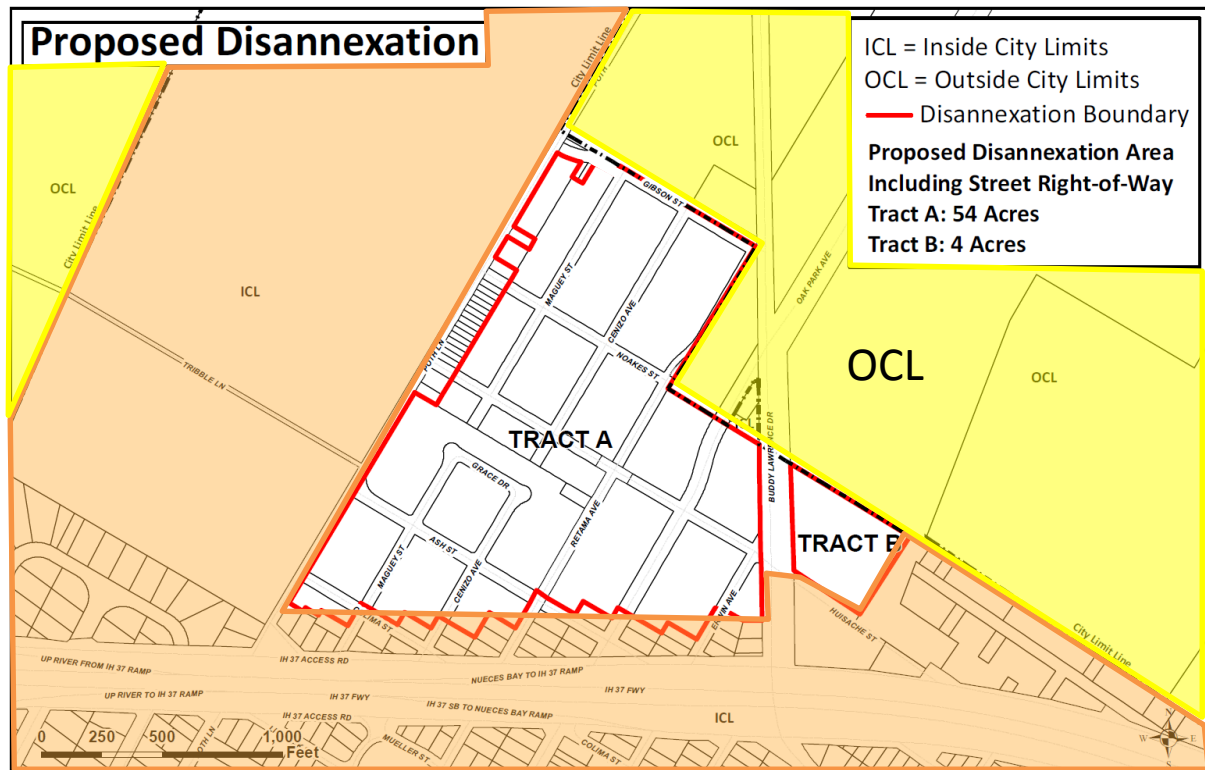


EXHIBIT A

		GOVIND DEVELOPMENT, LLC. <small>TRIPLE FORM NO. 1010-0800</small>	
		CITGO 57.25 ACRE AND 3.90 ACRE TRACT	
NO. DESCRIPTION		NO. DESCRIPTION	
DATE		DATE	
SCALE AS SHOWN		SCALE AS SHOWN	
CLIENT APPROVAL		CLIENT APPROVAL	
JOB NO.		JOB NO.	
DRAWING NO.		DRAWING NO.	
TEXAS		TEXAS	
SHT 1		SHT 1	



City Limit Boundaries





Concerns Regarding Usage of the Site

- CITGO's Planned Improvements
 - Turn Around Parking
 - Additional Truck Yard
 - Cafeteria / Recreational Facility
 - Warehouse
 - Fabrication Yard
 - Firewater Tank
 - City Retained Buffer along I-37
 - Oak Park Program Protocol Agreement – 1997
-



Oak Park Program Protocol Agreement

1997

“C. CITGO’s Use of the Program Area Property

1. CITGO agrees not to locate any Hydrocarbon Processing Units in the Oak Park Program Area
2. The Class Members agree that the several block area bounded on the North by Gibson, on the west by Poth Lane, on the south by Huisache and on the east by Retama can be used for Environmental Units, Cogeneration Units and Tankage. The Program Area outside this bounded area can be used for additional turning space for a truck terminal, for warehousing and for storage facilities of a non-hazardous nature, provided that there will be no Environmental Units, Cogeneration Units or Tankage in that area. Class Members agree not to oppose the Settling Defendant’s efforts to have the area rezoned to accommodate these and other similar uses. “

Excerpt pg 20 of Oak Park Program Protocol Agreement, September 29, 1997



Conditions for Usage



- Buffer Remains in City Limits
- No Hydrocarbon Processing Units
- No Environmental Units, Cogeneration Units or Tankage
- Fire Station, Agreed to No Environmental Units, Cogeneration Units or Tankage
- Environmental Units, Cogeneration Units and Tankage Allowed



Proposed Amendment to IDA

Section 1.025 Oak Park Program Protocol Limitation.

- A. For purposes of this provision, the following terms have the following definitions:
1. Cogeneration Unit. A facility or boiler dedicated to the creation of steam.
 2. Environmental Unit. A facility dedicated to meeting or assisting in meeting federal and state environmental quality standards or federal or state environmental permit limitations including, inter alia, sulfur recovery systems.
 3. Tankage. Storage facilities for crude or processed hydrocarbons.
- B. COMPANY covenants and agrees that during the term hereof, COMPANY will not locate any facilities dedicated to the processing and refining of hydrocarbons on any of the Land covered by this Agreement other than Cogeneration Units, Environmental Units, or Tankage that are located in the area bounded on the north by Gibson, on the west by Poth Lane, on the south by Huisache, and on the east by Retama.



Questions?