

Greater San Antonio Area Film Studio/Sound Stages Project & Humanitarian Projects

Interest/Information Request



BACKGROUND

Mockingbird Films desires to build its studio and sound stage facilities in the greater San Antonio area. The region considered for the development of the studio/sound stage ranges from San Antonio, San Marcos, New Braunfels, Boerne, China Grove, Elmenendorf, Floresville, Helotes, Leon Valley, and the surrounding area.

To complete the approval process from our financial group for our envisioned Film and Television Studio/Sound Stage, Mixed-Use Project and Humanitarian Projects, we need the following answers to our financier's questions and humanitarian requirements from various appropriate officials in the greater San Antonio region.

We seek information and project initiative support and request statements concerning what the needs of the various communities interested in this effort. As well, we need official endorsements in the form of support letters from city, and county officials including State and Federal political support. To understand the community needs for us and the funding groups, we ask for documents or correspondence stating those needs. The funds sought will likely be partially provided by the World Bank, and must be tied, in part, to humanitarian projects as well.

REQUEST

Thusly, we wish to solicit your support and the collaboration for the development of our film studio and

and humanitarian projects by commercial development organizations and government officials in their official capacities. It is our wish to have the cooperation and enthusiasm of the community to realize the benefits and quality of life offered by the economic impact which the film industry could bring.

As a matter of course, newly introduced industries to a community will need support from that community to help fulfill business initiatives, goals and objectives. In distressed areas there will be a need to prepare a workforce for the future through remedial education, formal film & television school education, on-site/location training, skills' development, welfare-to-work and work programs.

To create workforce that is developed and drawn from local population, such preparation will be required for the long term success of a regional film industry. The quality of employment, meaningful jobs and a higher wage base typical of the movie industry, will contribute significantly to the prosperity and well being of the area.

We have summarized the development incentives and the support that we would need provided to us by the community, government and other local groups that work in these areas.

EDUCATION AND TRAINING

Given the local educational national ranking of the area, we are caught in a *Catch 22* circumstance of overcoming poverty and creating a viable workforce.

It is a dilemma which industry, government and the community must address for the future of the region. Poverty can only be overcome with job opportunity, and opportunity to climb the economic ladder; but to prevail the nearly mutually conflicting conditions of poverty, hunger, education and employment; all which tend to be mutually exclusive.

UNEMPLOYMENT AND JOB TRAINING

Region's Poverty Issues Related to Employability: Reports show that about 20% of its population is living below the poverty level. This level of poverty usually results in poorly educated young adults that are educationally unemployable. In order to build a strong local human resource for film industry employment can only be resolved by early student goal setting and foreseeable opportunity with industry interaction, thus improved education outcomes. This incentive for careers in the industry will significantly aid in the development of a more intelligent and educated workforce, promote innovation and help the industry diversify the the local economies.

FILM INDUSTRY EMPLOYMENT REQUIREMENTS.

○ Film Industry Employment. The aforementioned, is disconcerting because of the need for film & television crew to be able to grasp abstract concepts, to analyze, comprehend technical information and communicate that information effectively. It is imperative that crew members have the ability to learn and have comprehensive understanding of industry technologies and master the application of those technologies, disciplines and methods related to film making. This is required before we can begin educate begin education and training of our potential workforce in order to eliminate the poverty and employment disparity of disadvantaged communities. This is the challenge before us.

○ We would appreciate help from all civic, government, academic, or development organizations in addressing or answering the following:

○ Q What is the educational demographical base for employment in a technically diverse industry?

○ Q Is there local and community support for remedial education through grants or services that can restore or develop individual cognitive and learning abilities as well as language skills, mathematical abilities, and problem solving?

○ Q What is the base of disadvantaged and impoverished educable individuals that have the ability and willingness to be remedially educated, and receive education and training in film making?

○ Q What is the need to abate the hunger issues of the city that affect learning and education?

○ Q What other difficulties need to be addressed and overcome in order to create and sustain a viable workforce for the film industry?

○ We are seeking: 17.5% or as modified recently in legislature State Rebate on all movie production related costs, paid yearly.

○ Site property requirement is minimum 150 acres.

○ Ten Year City Property Tax Abatement (all City related portions of the early Property Tax bill).

○ County Tax Abatements?

○ 100% Fee Relief from all development related utility related impact or user fees.

○ Essentially, everything but building permits would be waived.

○ Empowerment Zone Federal Income Tax abatements equaling \$3500 per employee, per year (if 30% of the total employee base is from within the Empowering zone boundaries, which includes many part of the region), or \$4,200,000 annually based upon your job creation estimate of 1200 permanent employment opportunities.

○ Quiet Zone Extension to property if railroad is nearby and close enough to interrupt sound stage productions.

- Option to purchase neighboring city or county owned property contiguous to the Studio/Sound Stage border.
- Site is fully entitled for the intended use, under the IDZ zoning. It also has residential zoning of 40 units to the acre, and commercial zoning for mixed use development for cast/crew housing facility
- Other support available from city and county.

For a PDF, WPD or MS version of this document please send a request to movie@mockingbirdfilms.com

If you'd like to participate with us in gathering information related to this document or the project, please send response, other information or other inquiry to movie@mockingbirdfilms.com or send electronic facsimile to +1 (403) 246 3331.