
City Council Regular Meeting

DEPARTMENT: Economic Development

FROM: Alex Philips, Director of Economic Development

MEETING: December 9, 2024

SUBJECT:

Consider approval of a Tax Abatement Agreement between the City of Burleson and Paris Baguette U.S.A., Inc., for a food manufacturing facility located in Highpoint Business Park in Tax Abatement Reinvestment Zone Number 009, City of Burleson. (*Staff Contact: Alex Philips, Director of Economic Development*)

SUMMARY:

Paris Baguette U.S.A., Inc. is considering the purchase of approximately 30 acres of real estate generally described as the northeast corner of the Vantage Dr. and Conveyor Dr. (FM 917) intersection located in Highpoint Business Park, City of Burleson, Johnson County, Texas. Paris Baguette Inc. intends to construct a 260,000 square foot food manufacturing facility in two phases at the site. The City and Paris Baguette U.S.A., Inc. are in negotiations regarding a tax abatement agreement for the development.

On November 4, 2024, the City Council approved the creation of "Tax Abatement Reinvestment Zone 009, City of Burleson" under Chapter 312 of the Texas Tax Code. This zone encompasses the 30 acre tract under contract by Paris Baguette. To ensure the development of this facility, which would otherwise not be possible, a tax abatement agreement is necessary.

Per The City of Burleson Guidelines and Criteria for the Economic Development Incentives Program, approved October 2, 2023, Paris Baguette is eligible to receive an abatement of 50% of the City portion of the ad valorem taxes for a period of 10 years. Based on the development timeline below, the total estimated value of the abatement is \$3,598,968. Paris Baguette also qualifies for a tax abatement with Johnson County valued at an estimated \$2,045.881 that will be considered by the Commissioner's Court in January 2025.

As part of the agreement, Paris Baguette agrees to the following covenants:

- Acquire the 30 acres by January 31, 2025
- Submit building and civil plans for Phase 1 by April 30, 2025
- Commence construction of Phase 1 by June 30, 2025
- Obtain Phase 1 certificate of occupancy by December 31, 2027
- Make a capital investment of a minimum \$110,000,000 for Phase 1
- Submit building and civil plans for Phase 2 by March 1, 2028

- Commence construction of Phase 2 by January 1, 2029
- Obtain Phase 2 certificate of occupancy by December 31, 2029
- Make a capital investment of a minimum \$55,000,000 for Phase 2

Paris Baguette also agrees to design and construct all phases and improvements in conformance with the City's development standards, remain current on all impositions, and remain responsible for the maintenance of their improvements according to all other City's ordinances.

RECOMMENDATION:

Staff recommends approval

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

REFERENCE:

FISCAL IMPACT:

STAFF CONTACT:

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