
Economic Development Corporation (Type A)

DEPARTMENT: Economic Development
FROM: Alex Philips, Economic Development Director
MEETING: November 13, 2023

SUBJECT:

Consider approval of resolution 4A11132023NationalDCP a Performance Agreement between the Burleson 4A Economic Development Corporation and National DCP, LLC for an 85,000 cold storage facility located at 3005 S. Interstate 35W in Highpoint East Business Park in Burleson, Texas. (*Staff Presenter: Alex Philips, Economic Development Director*)

SUMMARY:

National DCP has executed a land sale contract for approximately 13.1 acres located in Highpoint East Business Park adjacent to McLane Classic Foods. They are proposing to build a 85,000 square foot cold storage facility and employ 75 new full time employees with an average wage of \$68,665. The company plans to invest a minimum of \$25 million dollars for the building and equipment.

National DCP is a global provider of innovative supply chain solutions for the food service industry. They currently serve over 10,000 quick services restaurants in the United States and distribute products to more than 40 countries. This facility will be National DCP's 10th distribution center that will allow them to reach more than the 58% of the United States population within a day.

National DCP has requested \$400,000 in economic incentives to help accomplish the needed site improvements.

In order to receive the proposed incentives, National DCP will be required to adhere to the following conditions:

- Design and construct the Development in substantial conformance with the criteria and development standards set forth in the ordinances of the City of Burleson and applicable state and federal laws.
- Design and construct the Development in substantial conformance with the Concept Plan included in the agreement.
- Operate the Development in substantial conformance with the criteria and development standards set forth in the ordinances of the City of Burleson and applicable state and federal laws.

- National DCP to have the property under contract by December 1, 2023.
- National DCP to submit the building plans of at least 85,000 square feet cold storage facility for the development by January 9, 2024
- National DCP to commence construction by April 1, 2024.
- National DCP to pour building foundation acceptable to the City by May 6, 2024.
- National DCP to complete the construction of at least 85,000 square foot cold storage facility with a capital investment of at least \$25 million dollars by February 21, 2025.
- National DCP to receive the certificate of occupancy by March 10, 2025.

As performance measures are met, National DCP would receive the following incentives:

- The 4A to issue a cash grant in the amount of \$200,000 once the prospect has poured and completed city inspection of the foundations of the building.
- The 4A to issue a cash grant in the amount of \$200,000 once the developer receives the certificate of occupancy for the building.

OPTIONS:

- 1) Approve as presented
- 2) Deny

RECOMMENDATION:

Staff recommends approving the Performance Agreement.

FISCAL IMPACT:

N/A

STAFF CONTACT:

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