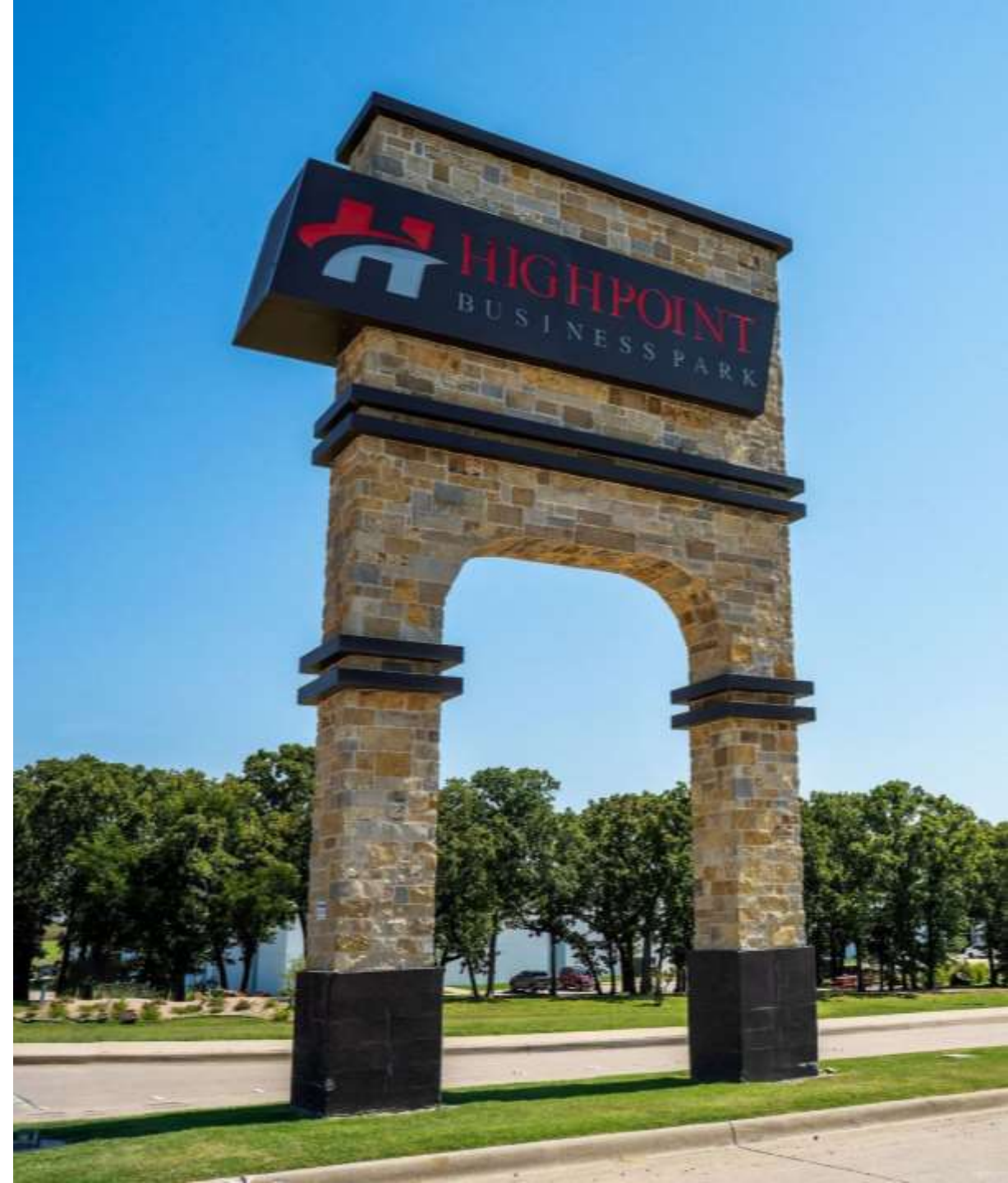




Economic  
Development

# Project Mario Bros

Burleson 4A & City Council Session  
3/24/25



# Project Mario Bros Details

- Plumbing, Heating & Air Corporate Office and service company located in Mansfield and servicing residential, commercial and industrial projects.
- Family owned and Operated since 1985
- The company currently employs 73 people, and the move and expansion would create 30 new jobs
- \$6 Million minimum total capital investment
- The company would purchase the 7-acre site in Highpoint Business Park for their new Corporate Office and Service Center.
- The Company would be expanding to offer electrical services.
- Their mission and hope is that our services have a positive impact on our community and improve the quality of living for all individuals through our commitment to character, hard work and integrity.



# Project Mario Bros Obligations

- KMP Plumbing, LLC to close on the property by May 31, 2025.
- KMP Plumbing, LLC, Inc to submit the building and civil plans for the development by June 30, 2025.
- KMP Plumbing, LLC, Inc to commence construction by October 31, 2025.
- KMP Plumbing, LLC shall pour a building foundation acceptable to the City's building official on or before February 28, 2026.
- KMP Plumbing, LLC, to complete the construction of the facility with a capital investment of at least \$6 million dollars by October 31, 2026.
- The Company shall operate the Facility as a plumbing, heating, and air business and distributor and maintain the Facility as its sole corporate headquarters for at least five (5) years after the issuance of a Certificate of Occupancy for the Facility.
- Within forty-five (45) days of the issuance of a Certificate of Occupancy for the Facility, the Company shall have at least seventy (70) FTEs at the Facility, and no later than the expiration of the Term, the Company shall have hired the additional 30 new FTE's at the facility.



# EDC Incentive Obligations

- The 4A to issue a cash grant in the amount of \$400,000 once the prospect has received the building permit for the development.
- The 4A to issue a cash grant in the amount of \$400,000 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 \$400,000 once the developer receives the certificate of occupancy for the building.
- The 4A to reimburse any and all development fees excluding impact fees up to \$100,000 after the Certificate of Occupancy is issued.
- The 4A to issue a cash grant in the amount of \$200,000 once the developer hires an additional 30 full time employees.



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# Project Mario Bros Summary

	2024 Year 1	2025 Year 2	2026 Year 3	2027 Year 4	2028 Year 5	2029 Year 6	2030 Year 7	2031 Year 8	2032 Year 9	2033 Year 10
<b>CAPEX</b>	\$ 6,600,000.00	\$ 6,798,000.00	\$ 7,001,940.00	\$ 7,211,998.20	\$ 7,428,358.15	\$ 7,651,208.89	\$ 7,880,745.16	\$ 8,117,167.51	\$ 8,360,682.54	\$ 8,611,503.01
<b>Appraised Value (70% of CAPEX)</b>	\$ 4,620,000.00	\$ 4,758,600.00	\$ 4,901,358.00	\$ 5,048,398.74	\$ 5,199,850.70	\$ 5,355,846.22	\$ 5,516,521.61	\$ 5,682,017.26	\$ 5,852,477.78	\$ 6,028,052.11
<b>Revenue</b>										
	\$ 1,200,000.00									
Sales Tax	\$ 120,000.00	\$ 123,600.00	\$ 127,308.00	\$ 131,127.24	\$ 135,061.06	\$ 139,112.89	\$ 143,286.28	\$ 147,584.86	\$ 152,012.41	\$ 156,572.78
Property Tax	\$ 33,264.00	\$ 34,261.92	\$ 35,289.78	\$ 36,348.47	\$ 37,438.93	\$ 38,562.09	\$ 39,718.96	\$ 40,910.52	\$ 42,137.84	\$ 43,401.98
<b>Expenses</b>										
Sales Rebate										
Site Improvements										
Demo & Env.										
	\$ (400,000.00)	\$ (400,000.00)	\$ (400,000.00)	\$ (100,000.00)	\$ (200,000.00)					
<b>Annual</b>	\$ 953,264.00	\$ (242,138.08)	\$ (237,402.22)	\$ 67,475.71	\$ (27,500.02)	\$ 177,674.98	\$ 183,005.23	\$ 188,495.39	\$ 194,150.25	\$ 199,974.76
<b>Cumulative</b>		\$ 711,125.92	\$ 473,723.70	\$ 541,199.41	\$ 513,699.39	\$ 691,374.37	\$ 874,379.60	\$ 1,062,874.99	\$ 1,257,025.24	\$ 1,457,000.00

<b>10yr ROI</b>
<b>97%</b>
<b>20yr ROI</b>
<b>255%</b>



# Recommendation

- **Approve the Performance Agreement with KMP Plumbing, LLC to develop a new service center and corporate headquarters at Highpoint Business Park.**
- Deny the Performance Agreement with KMP Plumbing, LLC.
- **Approve the resolution authorizing the land sale contract**
- Deny the resolution
- Questions?

