

# Economic Development





Craftmasters

# Development Proposal from Craftmasters

- Craftmasters to purchase 62 acres in 2 phases located in the Hooper Business Park for the campus headquarters, headquarters expansion, coffee shop and student experience center.
- Craftmasters is proposing a corporate campus of construction trade skills with an enrollment of a minimum of 5000 students by 2031, phased in six equal portions over a six-year period beginning 2026. Capital investment would be \$90 million by the 2026 tax year.
- Corporate headquarter expansion of a minimum of 400 new employees with an average wage of \$54,000 by 2031 phased in over a six year period beginning in 2026. The headquarters would add an additional \$25 million in capital investment by the 2029 tax year.
- Design and construct a residential community of at least 100 single-family units on a property in the vicinity as a part of the trade school training program. Capital investment would be \$35 million by the 2033 tax year, phased in six equal portions over a six-year period beginning 2028.



- **Capital investment at full buildout is \$150 Million**

# Craftmasters FTE & Enrollment Build Up



<i>Milestone</i>		<i>*School Opens Fall of '24</i>			<i>*Campus Phase 1-B Completed</i>		<i>*Corporate Headquarters Phase 1</i>
Year		2024	2025	2026	2027	2028	2029
<b>Enrollment - Burleson Campus</b>		<b>1152</b>	<b>3049</b>	<b>3049</b>	<b>4151</b>	<b>6048</b>	<b>6048</b>
<b>Employees - Burleson</b>		<b>109</b>	<b>194</b>	<b>195</b>	<b>294</b>	<b>370</b>	<b>514</b>
<b>Average Salary</b>	\$68,342						

- Campus is the largest phase in size and capital investment
- Average annual salary in Burleson - \$54,000

# Craftmasters Incentive

## Timeline

Craftmasters Obligations prior to Construction

**August 31, 2023**

Real estate contract executed on the Phase One property which is a 54-acre property in the amount of \$2,500,000 and on the Phase Two Property which is an 8 acre tract in the amount of \$360,000.

**December 31, 2023**

Prospect to complete a pre-development meeting with the city.

**December 1, 2023**

Prospect to submit an application for platting and zoning approval.

**March 31, 2024**

Prospect to submit building plans of at least 190,000 square feet development for the Campus and Craftmasters Headquarters

**May 31, 2024**

Purchase the Phase One 54-acre parcel. Down payment of \$125,000

EDC to pay for additional cost to design, construct or realign the water and sewer infrastructure for their usage up to \$445,000.

Regional detention pond to be constructed offsite for Hooper Business Park up to \$6,500,000.

Within 30 days of the building permit issuance the EDC to provide a cash grant of \$500,000

4A Obligations

# Craftmasters

- The Burleson 4A Economic Development Corporation and City Council approved the agreement on June 20, 2023.
- The next performance agreement measure is to take action on the Land Sale Contracts.
  - Phase 1 is for approximately 54 acres located in Hooper Business Park in the amount of \$2,500,000.
  - Phase 2 is for approximately 8 acres located in Hooper Business Park in the amount of \$360,000
- Phase 1 to be closed on or before May 31, 2024 with a \$125,000 down payment.
  - Upon paying Campus and Craftmasters Headquarters construction expenditures in an amount exceeding \$4,000,000 the EDC will provide a cash grant of \$2,500,000 within 30 days.
    - **Once the \$2,500,000 incentive has been paid to Craftmasters it would trigger a 90 day period for Craftmasters to pay the balance of the land purchase of \$2,375,000.**
- Phase 2 to be closed on or before August 31, 2028.





## Craftmasters Land Sale Contracts



- Approve the Land Sale Contract for Phase 1 of approximately 54 acres located in Hooper Business Park in the amount of \$2,500,000.
- Deny the Land Sale Contract for Phase 1 of approximately 54 acres located in Hooper Business Park in the amount of \$2,500,000.
- Approve the Land Sale Contract for Phase 2 of approximately 8 acres located in Hooper Business Park in the amount of \$360,000.
- Deny the Land Sale Contract for Phase 2 of approximately 8 acres located in Hooper Business Park in the amount of \$360,000.

**Question  
s?**

**Staff Recommendation is to approve the contracts with Craftmasters.**