

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
Enrollment - Burleson Campus		1152	3049	3049	4151	6048	6048
Employees - Burleson		109	194	195	294	370	514
Average Salary	\$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
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Staff Recommendation is to approve the contracts with Craftmasters.