

Hutchins Economic Development Corporation
PO BOX 361
Hutchins TX 75141
Tax Abatement and Incentive Application

The City of Hutchins and the Hutchins Economic Development Corporation are committed to the promotion and retention of high quality development within the City of Hutchins and to better the quality of life for its citizens. These objectives can often be attained by the enhancement and expansion of the local economy. To meet these objectives, the City of Hutchins and the Hutchins Economic Development Corporation will, on a case-by-case basis, consider providing tax abatements or other economic development incentives to aid in the stimulation of economic development in Hutchins. The City of Hutchins and the Hutchins Economic Development Corporation will give such consideration in accordance with the City of Hutchins Guidelines and Criteria for Tax Abatement and Economic Development Incentives Program.

Nothing herein shall imply or suggest that the City of Hutchins or the Hutchins Economic Development Corporation is under any obligation to provide tax abatements or incentives to any applicant. All applicants and projects shall be considered on a case-by-case basis.

Completion of this application will allow the Hutchins Economic Development Corporation Board of Directors and the City Council for the City of Hutchins to predetermine a satisfactory level of return on investment. The application of a fiscal impact examination is a decision tool, and it is recognized that the guidelines are not all-inclusive.

Any consideration of the use of public resources for a business, regardless of whether they are direct financial investments, abatements, deferred taxes or regulatory considerations, requires that the fiscal impacts be considered as one of the measurement tools used to determine the incentives offered.

In order for the Hutchins Economic Development Corporation to determine the value of a project, it is necessary to obtain certain information. Incomplete applications will not be considered by the Hutchins Economic Development Corporation Board of Directors. Please provide us with the following:

I. Real Property

1. Acquisition cost of vacant property (if applicable)\$ N/A
2. Acquisition price of an existing land and facility or current taxable value..... \$ N/A
3. Total construction budget for new facility.....\$ 35,000,000
 - a. Percent allocated to materials..... \$15,250,000 (43%)
 - b. Percent allocated to soft costs..... \$4,700,000 (13%)
(Soft costs are permitting fees, architectural engineering, testing, inspections, environmental studies, developer management fees, legal and audit fees, etc.)
 - c. Percent allocated to labor..... \$15,250,000 (43%)
 - e. Percent of construction materials purchased in Hutchins.....TBD
 - f. Percent of soft costs purchased in Hutchins.....TBD
 - g. Percent of construction workforce residing in Hutchins.....TBD

4. *Appraised Land Value*\$ 625,000

5. *Projected appraised value if a new facility*..... \$ 40,000,000

II. Business Personal Property

1. *Value of newly purchased furniture and fixtures*\$ 180,000

2. *Value of furniture and fixtures relocated to Hutchins*\$ 300,000

3. *Value of newly purchased machinery and equipment*\$ 180,000

4. *Percent of new machinery and equipment purchased in Hutchins*.. TBD

5. *Value of machinery and equipment relocated to Hutchins* \$ 300,000

6. *Value of inventory as of January 1 each year*\$ 12,000,000*

7. *Value of any freeport property*\$ 0

III. Sales Tax

1. *Annual Amount of Total Sales*\$ 0

2. *Annual Amount of sales and use taxes collected and paid to the state*.....\$ 0

3. *Percentage of Sales that are taxable in the City (amount of sales of taxable items that are consummated in the city)*.....\$ 0

4. *Annual Amount of anticipated local sales tax*\$ 0

IV. Employee Information

1. *Number of **existing** employees*..... 24

2. *Average annual wage of **existing** employees*.....\$ 60,000

3. *Annual wage growth rate (in %) of **existing** employees*..... 9%

4. *Percentage of **existing** employees who reside in Hutchins*..... 15%

5. *Anticipated number of **new** employees in*..... Year #1 Year #2 Year #3

<i>Exempt Employees</i>	<u>3</u>	<u>2</u>	<u>1</u>
<i>Non Exempt Employees</i>	<u>7</u>	<u>4</u>	<u>4</u>

6. *Average annual wage of **new** employees (indicate different levels within each category by labeling them as Class 1 or Class 2)*

<i>Exempt Employees — <u>Class 1</u></i>	\$ <u>75,000</u>
<i>Non Exempt Employees — <u>Class 2</u></i>	\$ <u>55,000</u>

7. *Annual wage growth rate (in %) of **new** employees*

Exempt Employees	Class 1	10%
Non Exempt Employees	Class 2	8%

V. Operations

1. Total annual operating budget\$ 4,000,000
2. Value of materials purchased for operations
(excluding inventory)..... \$ 60,000
3. Percentage of these materials bought in Hutchins.....

4. Average annual cost of each utility
 - a. Electricity\$ 48,000
 - b. Telephone\$ 16,000
 - c. Cable\$ 0
 - d. Natural Gas\$ 13,000
 - e. Sanitation\$ 21,000
 - f. Water & Sewer.....\$ 22,000
 - g. Labor\$ 900,000+
5. Cost of onsite infrastructure.....\$ Unknown
6. Cost of offsite infrastructure.....\$ Unknown

VI. Addition Information

Attach the following information:

1. Site plan and drawings.
2. A map of the facility location.
3. Photo's of similar facilities.
4. A time schedule for undertaking and completing the planned improvements.
5. The company's national industrial classification code 493110.

Attached to this application.

VII. Assurances

The undersigned certifies the following:

1. the information provided above is, to the best of my knowledge, complete and accurate.
2. *the undersigned certifies that the business, or a branch, division, or department of the business, does not and will not knowingly employ an undocumented worker.*
3. *the undersigned understands that if, after receiving a public subsidy, the business, or a branch, division, or department of the business, is convicted of a violation under 8 U.S.C. Section 1324a(f), the business shall repay the amount of the public subsidy with interest, at the rate and according to the other terms provided by an agreement under Texas Government Code, Section 2264.053, not later than the 120th day after the date the public agency, state or local taxing jurisdiction, or economic development corporation notifies the business of the violation.*
4. the undersigned has received and read the City of Hutchins Guidelines and Criteria for Tax Abatement and Economic Development Incentives Program.
5. the undersigned understands that failure to comply with the terms and condition of an abatement agreement or incentive agreement may result in the recapture of the full incentive provided by the City of Hutchins and/or the Hutchins Economic Development Corporation related to the proposed project.
6. the undersigned understands that participation in an incentive does not eliminate any obligation to satisfy all the ordinances of the City of Hutchins or any other applicable governmental entity that has jurisdiction regarding this project.
7. the undersigned is authorized in all respects to submit this application behalf of the named company.

Type of Business (corporation, partnership, sole proprietorship): Limited Partnership

Name of Company (including d/b/a and assumed or trade names): GFS Logistics

Mailing Address: 3130 N Longhorn Dr

City, State & Zip Code: Lancaster, TX 75134

Phone #: 214-709-8112 Fax #: N/A

E-Mail Address: badams@holtlunsford.com

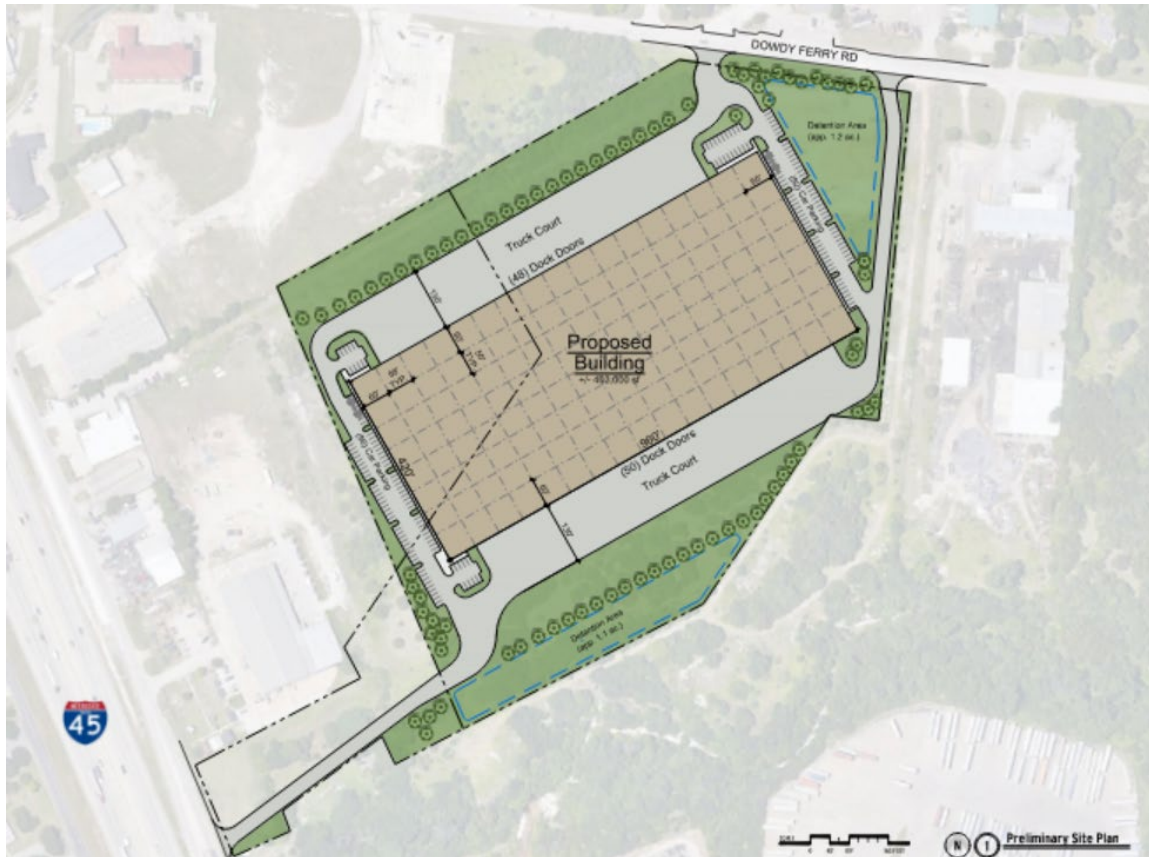
Name (Please Print): Joe Kernodle

Title: President

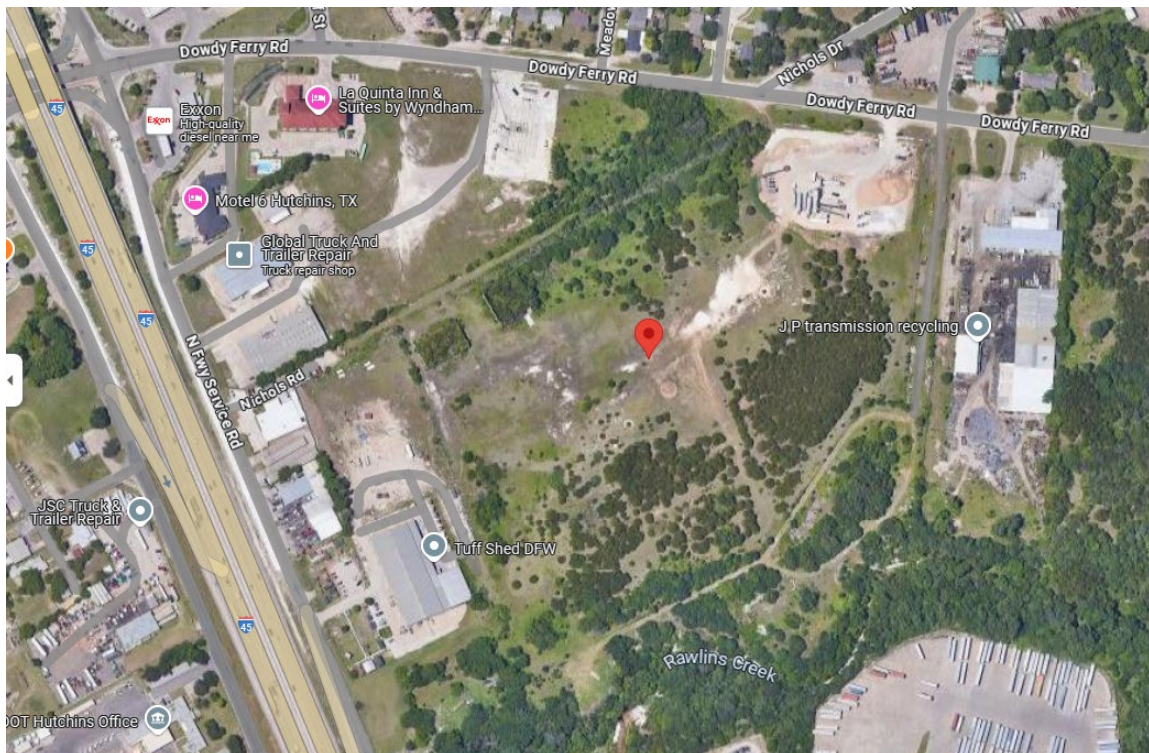
Joe Kernodle
Signature

5/27/2025
Date

Site plan



Map of the facility location



Photos of similar facilities



Schedule for undertaking the planned improvements.

Target Construction Start: Q3 2025

Target Construction Completion: Q3 2026