



MEMO

To: Mayor and City Council Members
From: Scott Jones, Economic Development Director
Date: September 21, 2022
RE: **August 13 to September 15**

- Completion of Competitive Incentive Analysis by Texas Business Incentives and progress on new ED Incentives Policy by ED Best Practices LLP
- Met with new prospects from Austin Regional Chamber/Governor's Office (Project Third Arrow) acquired directly through personal relationships at ARC; international (German) firm looking for 10+ acres to purchase to make a \$10M investment to build a facility to manufacture aerospace products for the defense industry and employ 100 highly skilled workers; corporate HQ location is possible later; a site tour with the company and ARC is set up for 9/20; requirement includes sewer/water & access, interested in incentives; also looking north in Hutto/Taylor/Pflugerville/Round Rock
- Follow-up meetings on Project Fusion for land acquisition of 100+ acres high-tech research & development facility (need zoned industrial); 500-600 hi-tech employees and \$3B capital investment total expected upon full funding; awaiting word on 2nd tranche of funding for land purchase and building construction prior to proceeding; in touch with 2 prospective sellers, one north of 290 (113 ac) is already in contract with another buyer; locating 100+ acres with utility capacity in the City or annexable is providing some challenges
- Met with Project Wonk on acquisition plans for 20+- acres of industrial-zoned land for location for \$10M investment of service business for gas pad and product supplier to Samsung, Applied Materials and others regionally; 50 jobs, building 20K sf; changes in product needs may include NO2 supplies, which would require rail service to the 20 acres
- Regional WWTP meeting with engineering team and staff to discuss/plan initial concerns for necessary regional wastewater plant; met with Elgin city staff on same
- Updated Manor Economic Development Strategic Assessment and communicated budget revision justifications to Finance Dept.
- Met with multifamily developer Dominion regarding new site selection targets for development of properties in Manor; forwarded demographic info and Freese-Nichols contacts
- Attended Austin Chamber Regional Partners Meeting at Chamber offices downtown
- Met w/Freese-Nichols on Manor Comprehensive Master Plan to review progress and provide input; attended and provided input to FNI Public Forum at Lagos Elementary



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- Met or spoke with Riley-McLean Realty, Dwyer Realty, LT Commercial Group, Greenview Development, Armstrong Commercial Partners, The Retail Connection, Edge Commercial, Davis Real Estate Investments, Rastegar Properties, Michael Sanchez, Ryan Companies, Gold Tier Commercial Investments, JLL, and Avison Young agents regarding updates on their property listings and/or future development and brokerage plans in Manor.
- Met Lanzola Development regarding their 130+ acre proposed development plans twice and discussed potential product, density and amenity options for their affordable housing community concept
- Gave presentation on Marketing at City's Small Business Coffee at City Hall; gave presentation on Incentives at Manor Chamber of Commerce monthly meeting at Baptist Church; attended Chamber of Commerce first Lunch & Learn at Methodist Church
- Attended 3 City staff meetings, 2 Regular City Council meetings & 2 Special Called City Council Meetings
- Attended Capital Area Council of Governments meeting on Regional Economic Development Issues/CAEDD in Austin