

**NOTICE OF PUBLIC HEARING AND NOTICE OF TYPE B PROJECT**  
**ARLINGTON ECONOMIC DEVELOPMENT CORPORATION**

In accordance with the Texas Local Government Code Section 505.159, a public hearing will be held by the Arlington Economic Development Corporation during a meeting to be held by the Board of Directors on Tuesday, May 30, 2023 at 4:30 P.M. in the Council Briefing Room at Arlington City Hall, 101 W. Abram Street, Arlington, Texas to consider the use of sales tax proceeds to undertake and to fund an economic development project to provide Arlington manufactures technical assessments, training, and services offered by Texas Manufacturing Assistance Center. The programming will support the creation and retention of primary jobs and is required or suitable for the development, retention or expansion of manufacturing facilities.

This notice shall constitute publication of a Type B project as required by Texas Local Government Code Section 505.160.

Following the Public Hearing and the receipt of public input, it is anticipated that the Board of Directors for the Arlington Economic Development Corporation may take action on the Project at the same meeting.

**MEETING OF THE BOARD OF DIRECTORS  
OF THE  
ARLINGTON ECONOMIC DEVELOPMENT CORPORATION**

**Agenda  
May 30, 2023 AT 4:30p.m.  
ARLINGTON CITY HALL  
COUNCIL BRIEFING ROOM  
3<sup>RD</sup> FLOOR  
101 W. ABRAM STREET  
ARLINGTON, TX 76010**

Members of the public who wish to speak on a listed agenda item for action will be asked for their comments at the appropriate time.

- I. Call to Order
- II. Consideration of Minutes
  1. April 18, 2023 Meeting
- III. Financial Report
- IV. Real Estate Report
- V. Texas Economic Development, Carlton Schwab, President/CEO, Texas Economic Development Council
- VI. Executive Session

Discussion of matters permitted by the following sections of V.T.C.A, Government Code, Chapter 551:

  1. Section 551.087, Deliberation Regarding Economic Development Negotiations
    - Offers of Incentives to Business Prospects
  2. Section 551.072, Deliberation Regarding Real Property
    - Discussion regarding the possible purchase, exchange, lease, or value of real property for eligible projects of the Arlington Economic Development Corporation.
- VII. Items for Action:
  1. Resolution – Project Six Flags East (Demolition of Existing Structures)

A resolution authorizing the Executive Director of the Arlington Economic Development Corporation to negotiate and execute a contract with Intercon Environmental, Inc. for the

abatement of asbestos and the demolition of existing structures on real property located at 812 Six Flags Drive, relative to a project authorized by Section 501.101 of the Texas Local Government Code.

Following a public hearing held in accordance with Section 505.159 of the Texas Local Government Code, consider a resolution adopting and approving the Texas Manufacturing Assistance Center Incentive Project.

2. Resolution – Texas Manufacturing Assistance Center Incentive Project

A resolution adopting and approving the Texas Manufacturing Assistance Center Incentive Project, a project found by the Board of Directors to be necessary for the creation or retention of primary jobs and required or suitable for the development, retention, or expansion of manufacturing or industrial facilities.

VIII. Executive Director's Report

1. Area Development Consultant Survey
2. Upcoming Events and Sponsorships

IX. Future Agenda Items

X. Adjourn

**MEETING OF THE BOARD OF DIRECTORS  
OF THE  
ARLINGTON ECONOMIC DEVELOPMENT CORPORATION**

**MINUTES OF THE  
ARLINGTON ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
April 18, 2023**

The Board of Directors of the Arlington Economic Development Corporation convened in Regular Session on April 18, 2023, at 4:30 p.m., in Arlington City Hall, 3<sup>rd</sup> Floor, 101 W. Abram Street, Arlington, Texas, with the meeting being open to the public and notice of said meeting, giving the date, place and subject thereof, having been posted as prescribed by V.T.C.A., Government Code, Chapter 551, with the following members present, to-wit:

Board Members:

Michael Jacobson	§	President
Mojoy Haddad	§	Vice President
John Whiteley	§	Treasurer
Gerald Alley	§	Board Member
Kate Miller	§	Board Member

Absent:

Jollyn Mwisongo	§	Secretary
Carmenza Moreno	§	Board Member

And

Trey Yelverton	City Manager
Molly Shortall	City Attorney
Josh Humphreys	Senior Attorney
Bruce Payne	Director of Economic Development
Lyndsay Mitchell	Strategic Initiatives Officer
Ethan Klos	Treasurer
Erin Clark	Public Funds Administrator
Stephanie Dimas	Senior Public Funds Analyst
Marcus Young	Economic Development Specialist
Alex Fitzgerald	Economic Development Corporation Specialist
Kevin McGlaun	Real Estate Consultant
Erica Yingling	Economic Development Corporation Coordinator

I. Call to Order

President M. Jacobson called the meeting to order at 4:34 p.m.

II. Consideration of Minutes

1) March 14, 2023 Meeting

Vice President M. Haddad made a motion to approve the minutes of the March 14, 2023 Board meeting. Seconded by Treasurer J. Whiteley, the motion carried with 4 ayes and 0 nays.

APPROVED

III. Financial Report

No questions or comments were stated.

IV. Executive Session

At 4:38 p.m., President M. Jacobson announced that the Board would convene in Executive Session.

Board Member G. Alley arrived at 4:40pm.

Discussion of matters permitted by the following sections of V.T.C.A, Government Code, Chapter 551:

A. Section 551.087, Deliberation Regarding Economic Development Negotiations

1. Offers of Incentives to Business Prospects

B. Section 551.072, Deliberation Regarding Real Property

1. Discussion regarding the possible purchase, exchange, lease, or value of real property for eligible projects of the Arlington Economic Development Corporation.

At 5:15 p.m., President M. Jacobson announced the Executive Session was adjourned, and the Board immediately reconvened in Open Session.

V. Item For Action:

A. Resolution

A resolution of the Board of Directors authorizing the Executive Director to execute a Performance Agreement with First Rate, Inc relative to the creation and retention of Primary Jobs.

Trey Yelverton, City Manager, presented the resolution for consideration.

Vice President M. Haddad made a motion to approve the resolution. Seconded by Board Member G. Alley, the motion carried with 5 ayes and 0 nays.

#### AEDC RESOLUTION NO. 23-008

#### B. Resolution

A resolution of the Board of Directors authorizing the Executive Director to execute an Interlocal Agreement with the Region 8 Education Service Center for Cooperative Purchasing with Interlocal Purchasing System TIPS/TAPS relative to procurement of goods and services from vendors under current and future contracts.

Trey Yelverton, City Manager, presented the resolution for consideration.

Vice President M. Haddad made a motion to approve the resolution. Seconded by Board Member G. Alley, the motion carried with 5 ayes and 0 nays.

#### AEDC RESOLUTION NO. 23-009

#### VI. Real Estate Report

Bruce Payne, Director of Economic Development, provided the board with the Office Sector Report.

#### VII. AEDC Business Survey Results – Decision Analyst

Kelly Sons, Research Manager, Decision Analyst, provided information relative to the AEDC Business Survey Results.

#### VIII. Local Business Support Programs

Alex Fitzgerald, EDC Specialist, provided the board with information about TMAC, Texas Manufacturing Assistance Center and SCORE, Service Corps of Retired Executives.

#### IX. Future Agenda Items

No new items requested.

#### X. Adjourn

There being no further business, the meeting was adjourned at 6:18 p.m.

**COA Expenditures by Cost Center**

**Budget Structure** Non-Operating Budget  
**Amount Type** Activity  
**Period** FY23 - Mar  
**Cost Center Hierarchy** Economic Development Corporation  
**From Budget Date** 10/1/2022  
**To Budget Date** 9/30/2023

Cost Center	Budget Appropriation	March Expenditures	Expenditures to Date	Encumbrances	Actuals + Obligations	Unexpended Balance	%Exp
Cost Center	22,563,488	3,156,899	4,525,364	8,526	4,533,890	18,029,598	20.09%
<b>CC973005 Economic Development Corporation Projects</b>	<b>20,099,653</b>	<b>3,079,735</b>	<b>4,032,415</b>	-	<b>4,032,415</b>	<b>16,067,238</b>	<b>20.06%</b>
61000:Purchase/Contract	20,099,653	3,079,735	4,032,415	-	4,032,415	16,067,238	20.06%
<b>CC973010 Economic Development Corporation Operations</b>	<b>2,463,835</b>	<b>77,164</b>	<b>492,949</b>	<b>8,526</b>	<b>501,475</b>	<b>1,962,360</b>	<b>20.35%</b>
50000:Salaries and Wages	734,902	32,644	207,865	-	207,865	527,036	28.28%
SC50002 - Salaries: Operations	734,902	32,644	207,865	-	207,865	527,036	28.28%
55000:Benefits	193,432	8,784	54,254	-	54,254	139,178	28.05%
60000:Supplies	120,000	-	1,601	687	2,288	117,712	1.91%
61000:Purchase/Contract	516,502	19,782	182,947	4,339	187,286	329,216	36.26%
62000:Utilities	20,000	-	-	-	-	20,000	0.00%
63000:Maintenance and Repair	450,000	-	4,402	-	4,402	445,598	0.98%
65000:Miscellaneous Expense	305,000	15,000	16,002	-	16,002	288,998	5.25%
66000:Travel and Training	118,000	821	25,033	3,500	28,533	89,467	24.18%
67000:Interdepartmental Expense	6,000	132	844	-	844	5,156	14.07%

**REVENUES**

TOTAL	11,703,644	Sales Month	Revenue Received
	1,820,707	October 2022	December 2022
	1,903,338	November 2022	January 2023
	2,375,933	December 2022	February 2023
	1,660,636	January 2023	March 2023
	1,603,818	February 2023	April 2023
	2,339,212	March 2023	May 2023
		April 2023	June 2023
		May 2023	July 2023
		June 2023	August 2023
		July 2023	September 2023
		August 2023	October 2023
		September 2023	November 2023

COA Expenditures by Cost Center

Budget Structure Non-Operating Budget  
 Amount Type Activity  
 Period FY23 - Mar  
 Cost Center Hierarchy Economic Development Corporation  
 From Budget Date 10/1/2022  
 To Budget Date 9/30/2023

Cost Center	Budget Appropriation	March Expenditures	Expenditures to Date	Encumbrances	Actuals + Obligations	Unexpended Balance	%Exp
Cost Center	22,563,488	3,156,899	4,525,364	8,526	4,533,890	18,029,598	20.09%
<b>CC973005 Economic Development Corporation Projects</b>	<b>20,099,653</b>	<b>3,079,735</b>	<b>4,032,415</b>	-	<b>4,032,415</b>	<b>16,067,238</b>	<b>20.06%</b>
61000:Purchase/Contract	20,099,653	3,079,735	4,032,415	-	4,032,415	16,067,238	20.06%
SC0533 - Special Services	20,099,653	3,079,735	4,032,415	-	4,032,415	16,067,238	20.06%
SC0574 - Professional Services	-	-	-	-	-	-	0.00%
<b>CC973010 Economic Development Corporation Operations</b>	<b>2,463,835</b>	<b>77,164</b>	<b>492,949</b>	<b>8,526</b>	<b>501,475</b>	<b>1,962,360</b>	<b>20.35%</b>
50000:Salaries and Wages	734,902	32,644	207,865	-	207,865	527,036	28.28%
SC5002 - Salaries: Operations	734,902	32,644	207,865	-	207,865	527,036	28.28%
55000:Benefits	193,432	8,784	54,254	-	54,254	139,178	28.05%
SC5004 - Benefits: Longevity/Stability	-	-	42	-	42	(42)	0.00%
SC55000 - Benefits : Worker's Comp	1,102	49	294	-	294	808	26.66%
SC55001 - Benefits : Employee Retirement	73,876	3,269	21,121	-	21,121	52,755	28.59%
SC55002 - Benefits : Disability Income Plan	1,617	60	359	-	359	1,257	22.23%
SC55003 - Benefits : Employee Insurance	64,018	3,095	18,387	-	18,387	45,631	28.72%
SC55005 - Benefits : Medicare	10,656	474	3,022	-	3,022	7,634	28.36%
SC55008 - Benefits : Thrift Plan	34,571	1,392	8,352	-	8,352	26,219	24.16%
SC55009 - Benefits : Car Allowance	5,200	400	2,400	-	2,400	2,800	46.15%
SC55010 - Benefits : Phone Allowance	2,392	46	277	-	277	2,115	11.58%
60000:Supplies	120,000	-	1,601	687	2,288	117,712	1.91%
SC0500 - Office Supplies less than \$5,000	10,000	-	599	687	1,285	8,715	12.85%
SC0514 - Other Supplies	3,000	-	-	-	-	3,000	0.00%
SC0516 - Supplies/Computer Hardware	22,000	-	1,002	-	1,002	20,998	4.56%
SC0517 - Office Furniture less than \$5,000	60,000	-	-	-	-	60,000	0.00%
SC0521 - Cost Of Food & Beverage	25,000	-	-	-	-	25,000	0.00%
61000:Purchase/Contract	516,502	19,782	182,947	4,339	187,286	329,216	36.26%
SC0533 - Special Services	466,502	17,387	158,152	2,139	160,291	306,211	34.36%
SC0574 - Professional Services	50,000	2,395	24,795	2,200	26,995	23,005	53.99%
62000:Utilities	20,000	-	-	-	-	20,000	0.00%
SC0578 - Electric Service	20,000	-	-	-	-	20,000	0.00%
63000:Maintenance and Repair	450,000	-	4,402	-	4,402	445,598	0.98%
SC0583 - Maintenance of Buildings	450,000	-	4,402	-	4,402	445,598	0.98%
65000:Miscellaneous Expense	305,000	15,000	16,002	-	16,002	288,998	5.25%
SC0658 - Advertising	300,000	15,000	15,050	-	15,050	284,950	5.02%
SC0735 - Employee Reimbursement - non travel/training	5,000	-	952	-	952	4,048	19.03%
66000:Travel and Training	118,000	821	25,033	3,500	28,533	89,467	24.18%
SC0668 - Membership	21,000	550	3,125	-	3,125	17,875	14.88%
SC0669 - Training	6,000	50	3,882	-	3,882	2,118	64.70%
SC0670 - Registration	-	-	4,034	-	4,034	(4,034)	0.00%
SC0671 - Travel	91,000	221	13,992	3,500	17,492	73,508	19.22%
67000:Interdepartmental Expense	6,000	132	844	-	844	5,156	14.07%
SC0500 - Office Supplies less than \$5,000	-	132	132	-	132	(132)	0.00%
SC0633 - General Services Charges	6,000	-	712	-	712	5,288	11.87%



# City of Arlington Industrial Overview



# Arlington Industrial

INVENTORY SF

**47.3M** +2.3%

Prior Period 46.2M

UNDER CONSTRUCTION SF

**0** -100.0%

Prior Period 924K

12 MO NET ABSORPTION SF

**337K** -55.9%

Prior Period 763K

VACANCY RATE

**4.9%** +1.5%

Prior Period 3.4%

MARKET RENT/SF

**\$8.26** +10.3%

Prior Period \$7.49

MARKET SALE PRICE/SF

**\$110** +11.2%

Prior Period \$99

MARKET CAP RATE

**5.5%** +0%

Prior Period 5.5%

Availability		Inventory		Sales Past Year		Demand	
Vacant SF	2.3M <span style="font-size: small;">↑</span>	Existing Buildings	765 <span style="font-size: small;">↑</span>	Asking Price Per SF	\$138 <span style="font-size: small;">↑</span>	12 Mo Net Absorp % of Inventory	0.7% <span style="font-size: small;">↓</span>
Sublet SF	326K <span style="font-size: small;">↓</span>	Under Construction Avg SF	-	Sale to Asking Price Differential	-	12 Mo Leased SF	2.5M <span style="font-size: small;">↓</span>
Availability Rate	4.6% <span style="font-size: small;">↓</span>	12 Mo Demolished SF	0 <span style="font-size: small;">↓</span>	Sales Volume	\$37.5M <span style="font-size: small;">↓</span>	Months on Market	4.4 <span style="font-size: small;">↑</span>
Available SF	2.2M <span style="font-size: small;">↓</span>	12 Mo Occupancy % at Delivery	30.6% <span style="font-size: small;">↑</span>	Properties Sold	55 <span style="font-size: small;">↓</span>	Months to Lease	2.5 <span style="font-size: small;">↓</span>
Available Asking Rent/SF	\$8.62 <span style="font-size: small;">↑</span>	12 Mo Construction Starts SF	119K <span style="font-size: small;">↓</span>	Months to Sale	7.0 <span style="font-size: small;">↑</span>	Months Vacant	3.7 <span style="font-size: small;">↓</span>
Occupancy Rate	95.1% <span style="font-size: small;">↓</span>	12 Mo Delivered SF	1M <span style="font-size: small;">↑</span>	For Sale Listings	15 <span style="font-size: small;">↑</span>	24 Mo Lease Renewal Rate	69.8%
Percent Leased Rate	96.8% <span style="font-size: small;">↓</span>	12 Mo Avg Delivered SF	101K <span style="font-size: small;">↓</span>	Total For Sale SF	532K <span style="font-size: small;">↑</span>	Population Growth 5 Yrs	5.6%

# Overview

Arlington Industrial

12 Mo Deliveries in SF

**1.5M**

12 Mo Net Absorption in SF

**886K**

Vacancy Rate

**5.5%**

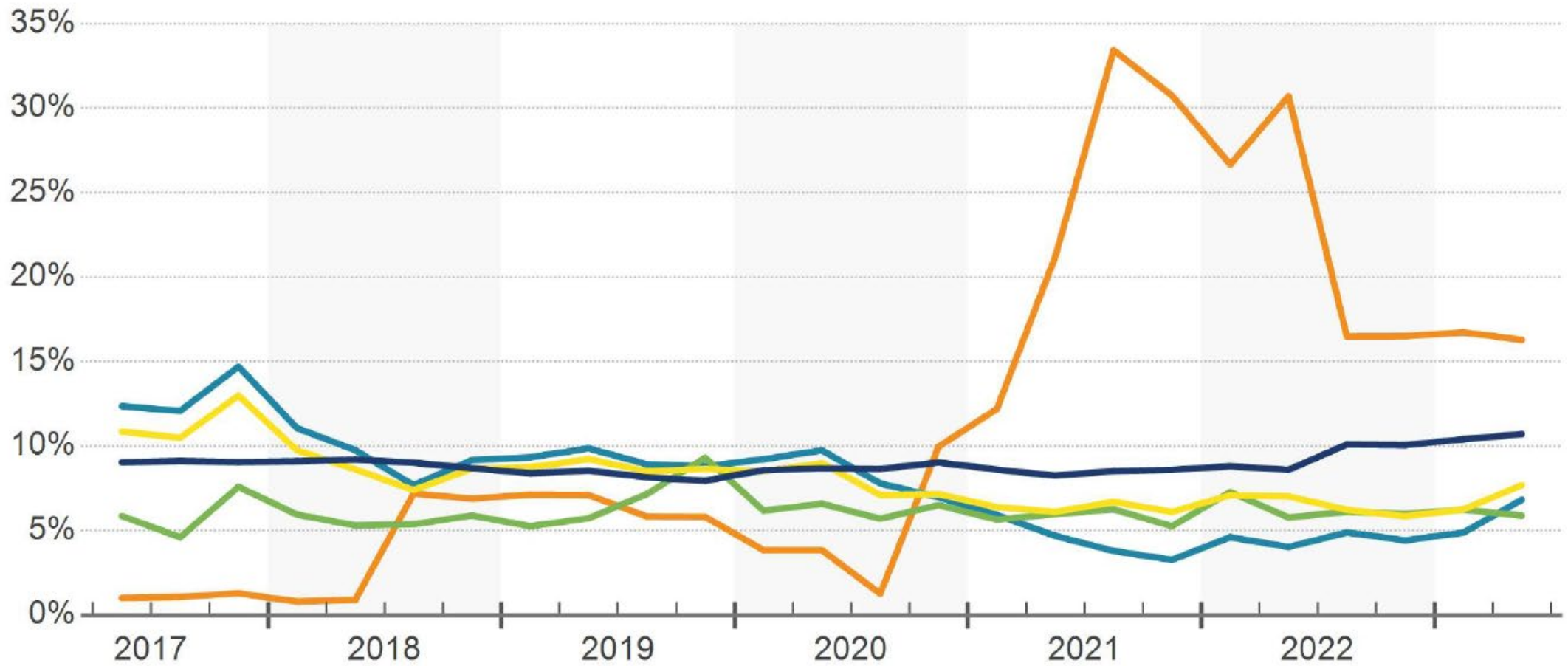
12 Mo Rent Growth

**10.1%**

## KEY INDICATORS

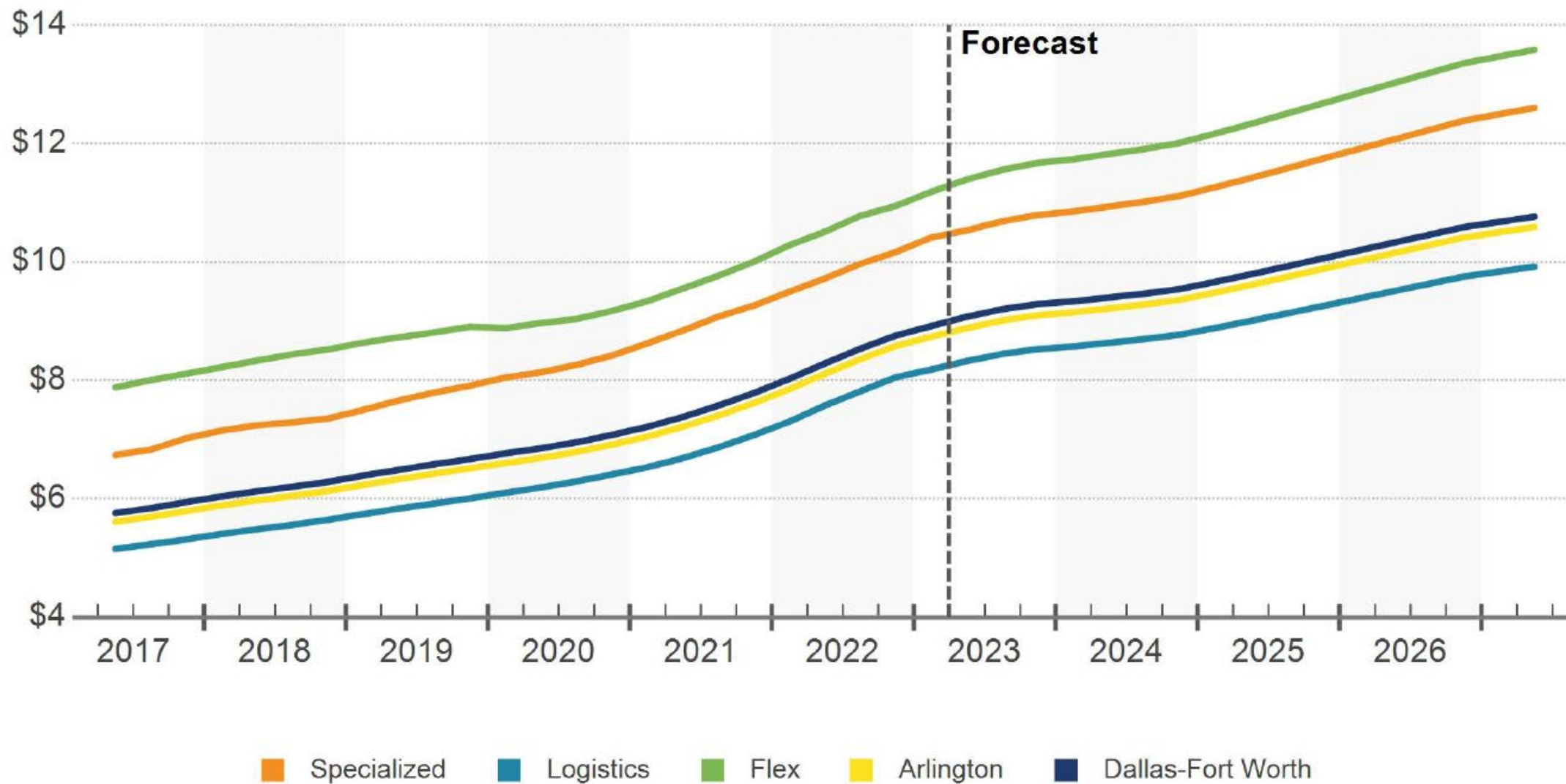
Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	22,825,939	3.8%	\$8.26	6.8%	(87,597)	0	742,589
Specialized Industrial	2,659,599	18.7%	\$10.47	16.3%	61,874	396,057	394,477
Flex	3,233,887	6.7%	\$11.30	5.9%	(28,062)	0	0
<b>Submarket</b>	<b>28,719,425</b>	<b>5.5%</b>	<b>\$8.82</b>	<b>7.7%</b>	<b>(53,785)</b>	<b>396,057</b>	<b>1,137,066</b>

### AVAILABILITY RATE



Specialized Logistics Flex Arlington Dallas-Fort Worth

### MARKET RENT PER SQUARE FEET



# Construction

## Arlington Industrial

All-Time Annual Avg. Square Feet

Delivered Square Feet Past 8 Qtrs

Delivered Square Feet Next 8 Qtrs

Proposed Square Feet Next 8 Qtrs

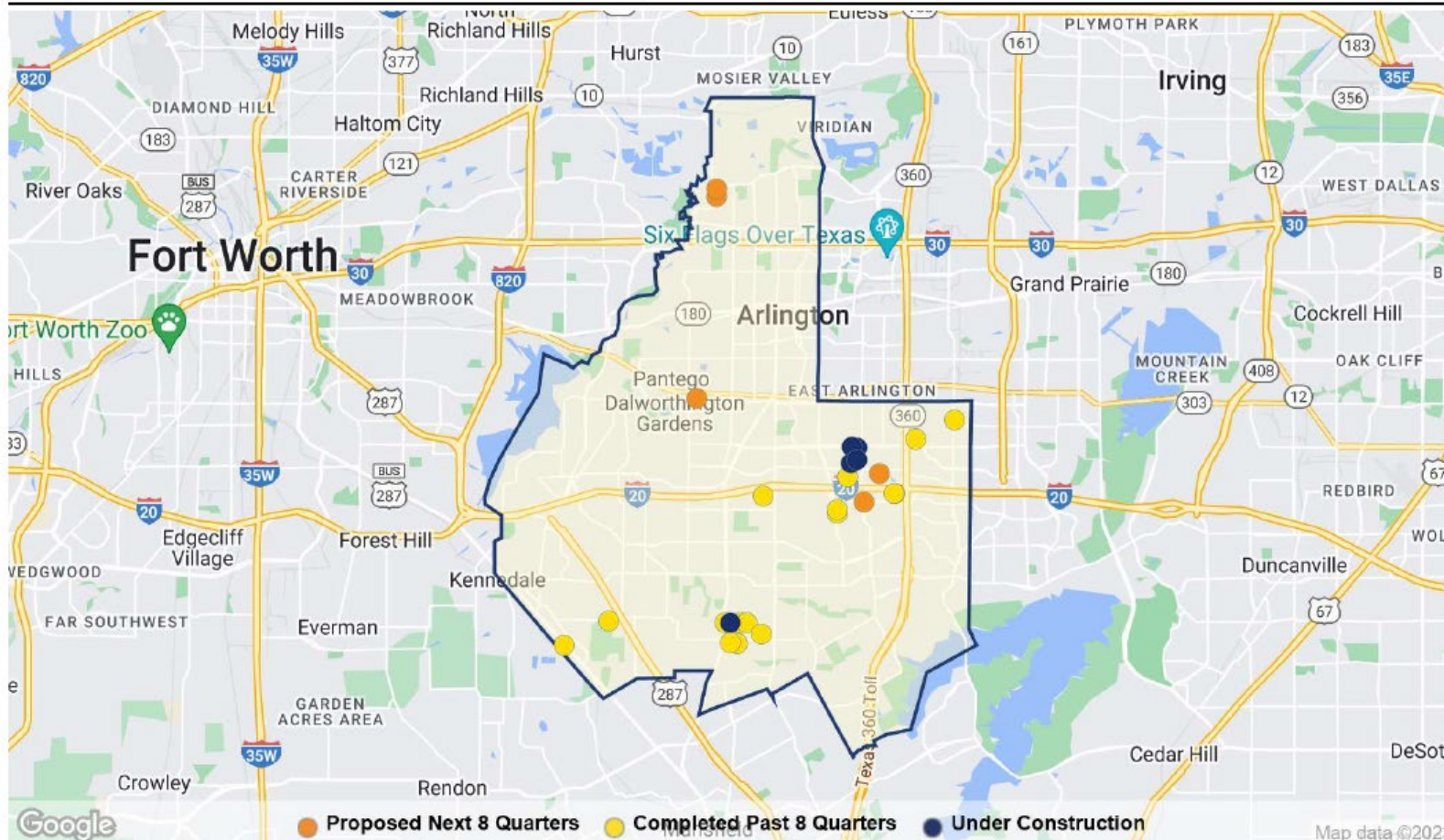
630,124

2,230,907

1,137,066

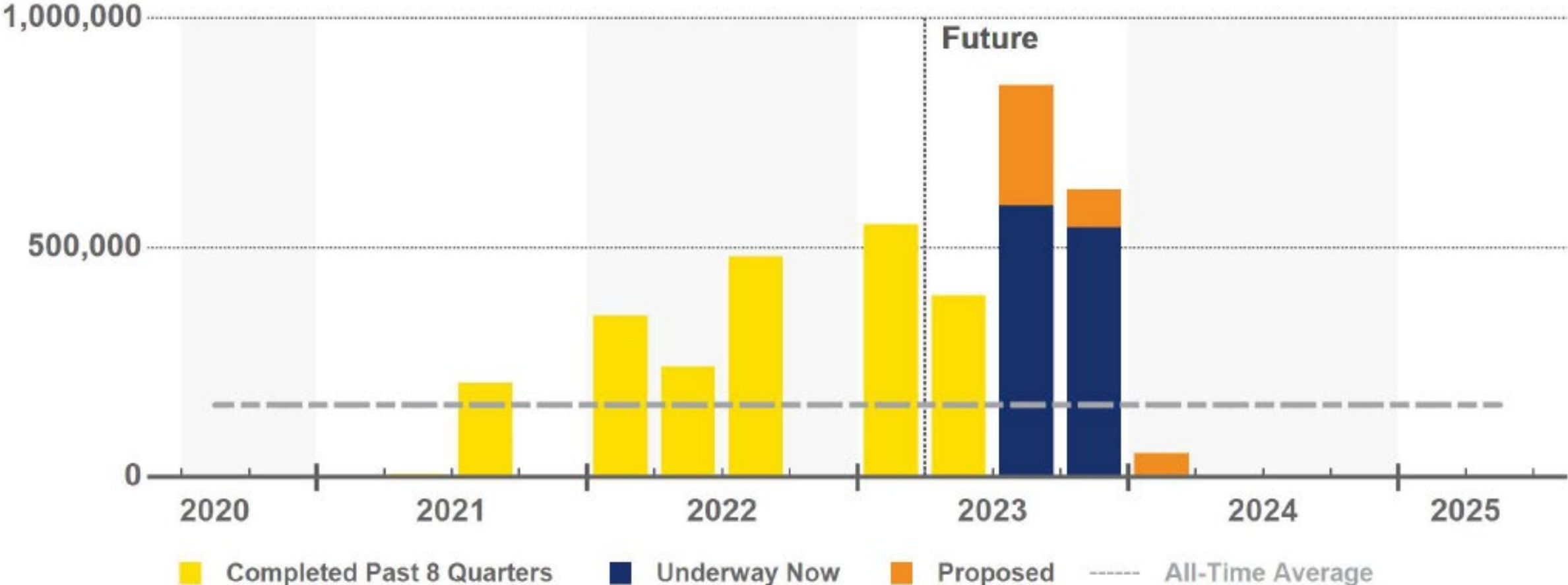
395,350

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED

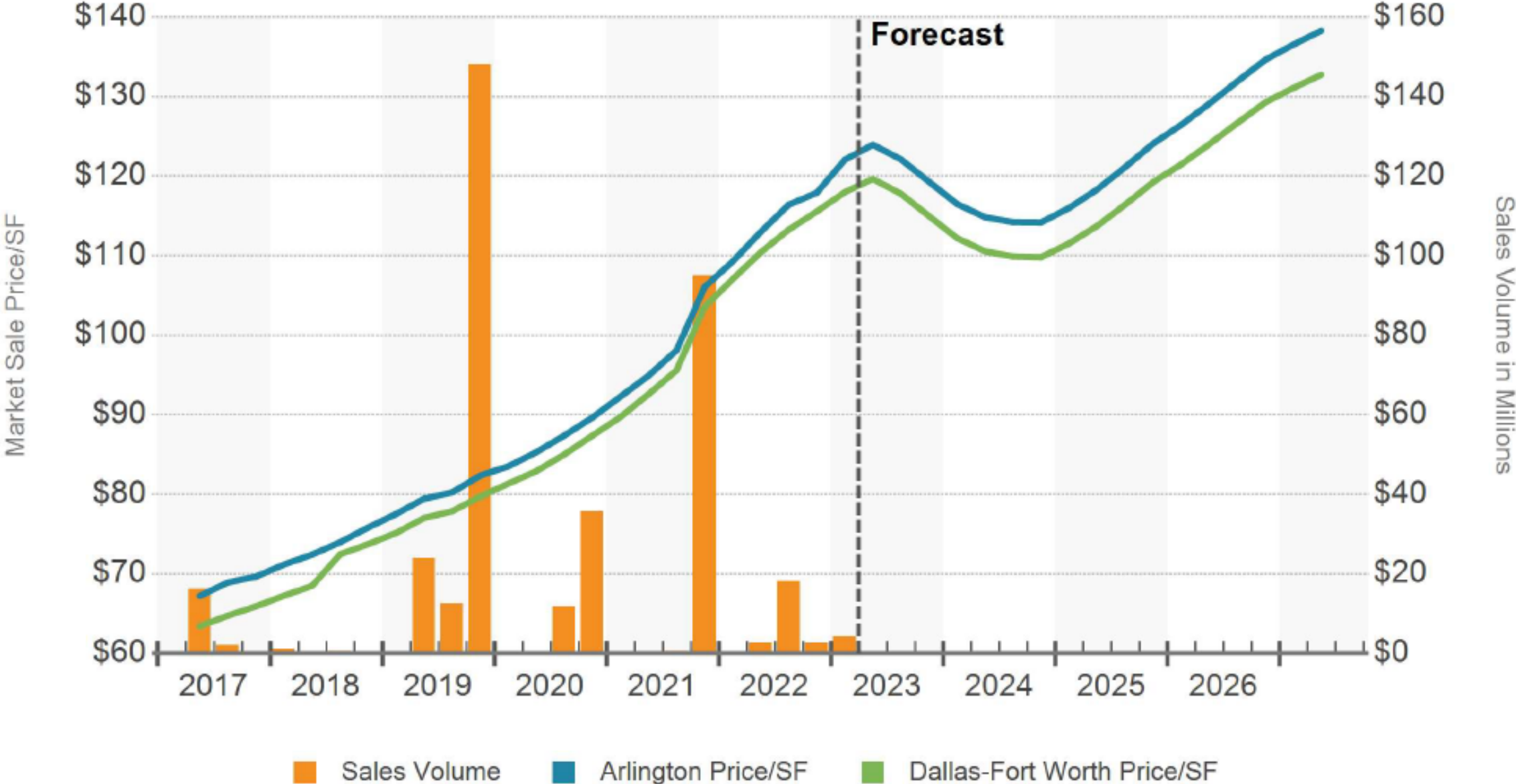


# Construction

PAST & FUTURE DELIVERIES IN SQUARE FEET



# SALES VOLUME & MARKET SALE PRICE PER SF





# Sales Past 12 Months

Arlington Industrial

Sale Comparables

Avg. Cap Rate

Avg. Price/SF

Avg. Vacancy At Sale

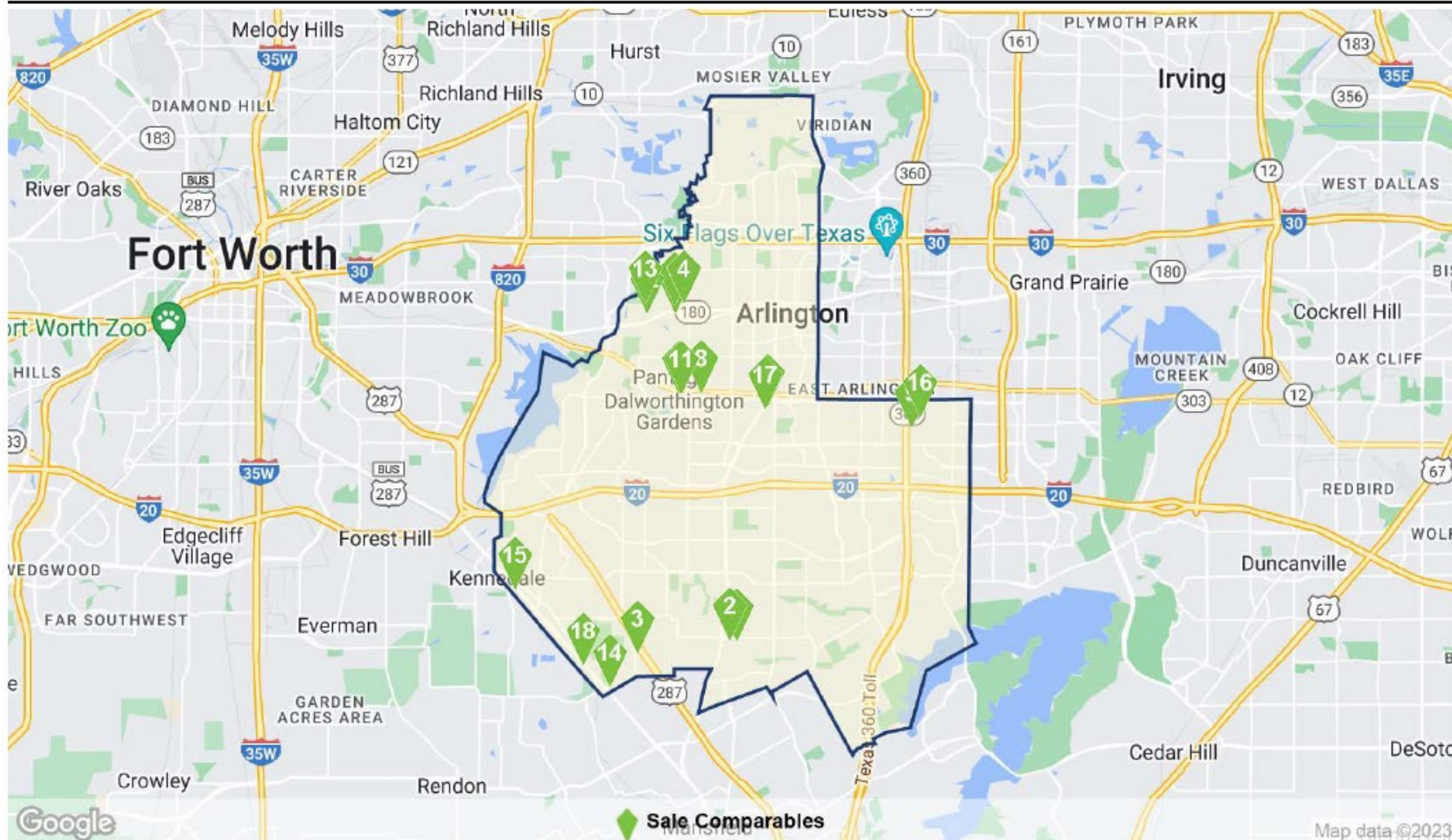
**37**

-

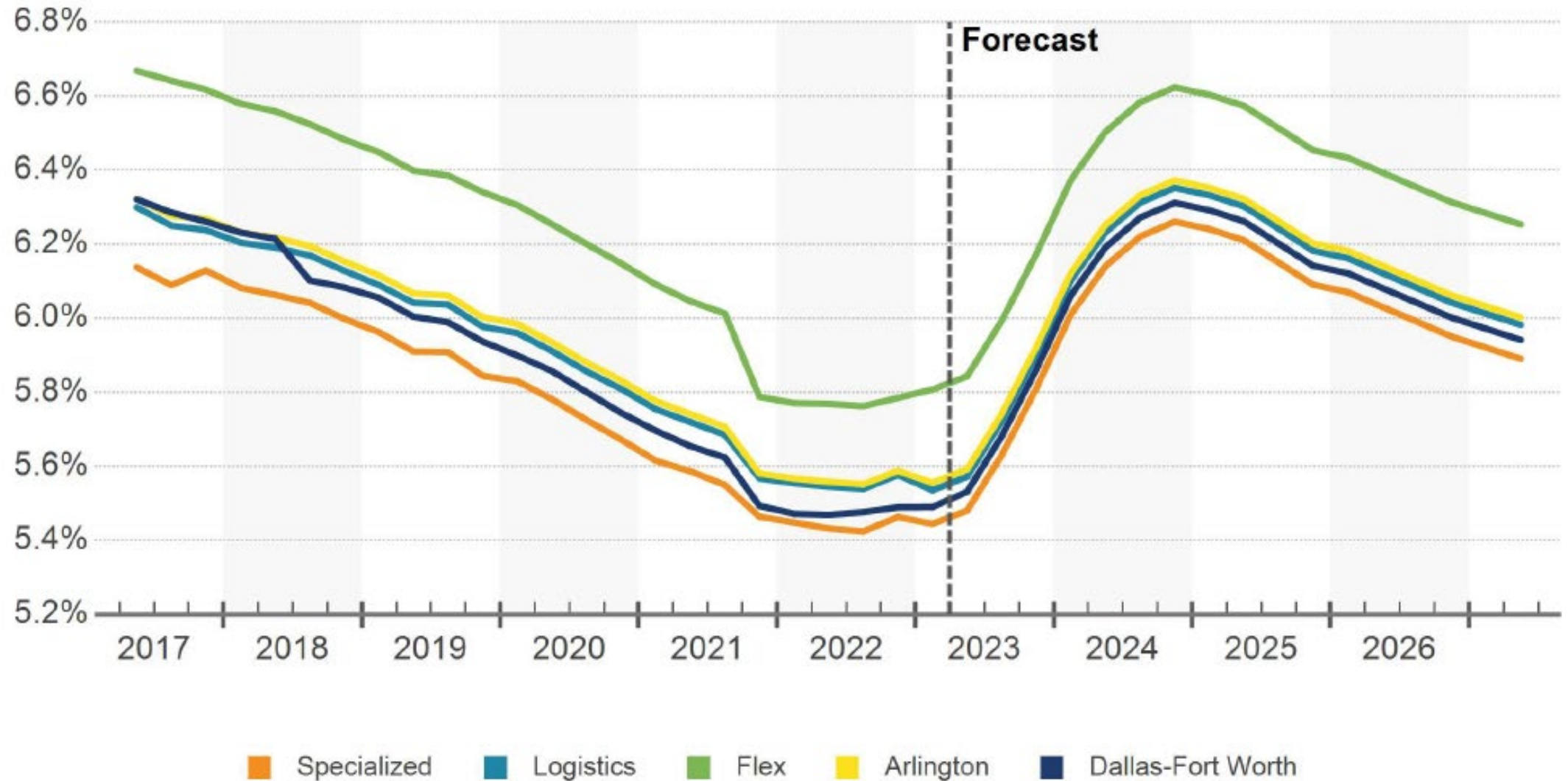
**\$81**

**13.0%**

## SALE COMPARABLE LOCATIONS



### MARKET CAP RATE



# Staff Report



<b>Arlington Economic Development Corporation –Abatement &amp; Demolition Contract – Intercon Environmental, Inc. - 812 Six Flags Drive</b>	
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Board Meeting Date: 05-30-2023	Document Being Considered: Resolution
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## **RECOMMENDATION**

Approve a resolution authorizing the Executive Director of the Arlington Economic Development Corporation to negotiate and execute a contract with Intercon Environmental, Inc. for the abatement of asbestos and the demolition of existing structures on real property located at 812 Six Flags Drive, relative to a project authorized by Section 501.101 of the Texas Local Government Code.

## **PRIOR BOARD OR COUNCIL ACTION**

On June 23, 2015, City Council approved Resolution No. 15-139, authorizing the creation of the Arlington Economic Development Corporation, a nonprofit corporation organized under Title 12, Subtitle C1, of the Texas Local Government Code.

On November 15, 2022, the Arlington Economic Development Board of Directors were briefed on this project in executive session.

On December 7, 2022, in accordance with Section 505.159 of the Texas Local Government Code, the Economic Development Corporation held a public hearing on the Center Street Gateway Project, development of a research and development facility (or facilities) and/or a regional or national corporate headquarters facility (or facilities) for the creation or retention of primary jobs.

On January 10, 2023, City Council approved Resolution No. 23-008 accepting and approving the Arlington Economic Development Corporation Resolution No. 22-010 authorizing the Executive Director to execute a contract of sale with the DEL RHO Group, LP for real property located at 812 Six Flags Drive, relative to a project authorized by Section 501.102 of the Texas Local Government Code.

On April 18, 2023, the Arlington Economic Development Board of Directors approved Resolution No. 23-009 authorizing the Executive Director to execute an Interlocal Agreement with the Region VIII Education Service Center for Cooperative Purchasing with Interlocal Purchasing System TIPS/TAPS relative to procurement of goods and services from vendors under current and future contracts.

## **ANALYSIS**

On February 8, 2023, the Arlington Economic Development Corporation acquired property located at 812 Six Flags Drive which was required for the development of a research and development facility (or facilities) and/or as a regional or national corporate headquarters facility (or facilities) for the creation or retention of primary jobs. In order to move forward with the project, the existing structures must be abated for asbestos and demolished. The Executive Director shall negotiate and execute a contract for these services with Intercon Environmental, Inc. is requested for approval in an amount not to exceed \$132,892.00.

**FINANCIAL IMPACT**

Economic Development Corporation Projects Fund, Account No. CC973005-61000-SC0533.

FY 2023  
\$132,892.00

Impact for fiscal year 2023 includes asbestos abatement and demolition of existing structures.

**ADDITIONAL INFORMATION**

Attached:	Resolution Proposal
Under Separate Cover:	None
Available in the City Secretary's office:	None

**STAFF CONTACTS**

Broderick Green  
Executive Director  
Arlington Economic Development Corporation  
817-459-6432  
[Broderick.Green@arlingtontx.gov](mailto:Broderick.Green@arlingtontx.gov)

Will Velasco  
Purchasing Manager  
Purchasing  
817-459-6302  
[will.velasco@arlingtontx.gov](mailto:will.velasco@arlingtontx.gov)

**ARLINGTON ECONOMIC DEVELOPMENT CORPORATION**  
**Resolution No. \_\_\_\_\_**

**A resolution authorizing the Executive Director to negotiate and execute a contract with Intercon Environmental, Inc. for the abatement of asbestos and the demolition of existing structures on real property located at 812 Six Flags Drive relative to a project authorized by Section 501.101 of the Texas Local Government Code**

WHEREAS, the Arlington Economic Development Corporation is a Type B economic development corporation, created pursuant to Chapter 505 of the Texas Local Government Code, as amended; and

WHEREAS, Section 501.101 of the Texas Local Government Code, in pertinent part, defines the term “project” to include “land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements that are (1) for the creation and retention of primary jobs...;” and

WHEREAS, pursuant to Section 505.159 of the Texas Local Government Code a public hearing on the proposed Project Six Flags East was held on December 7, 2022; and

WHEREAS, the Board of Directors for the Arlington Economic Development Corporation now finds the demolition of existing structures on the property to be required for development of a research and development facility (or facilities) and/or a regional or national corporate headquarters facility (or facilities) for the creation or retention of primary jobs (the “Project”) and a necessary cost related to Project Six Flags East; and

WHEREAS, the Board of Directors for the Arlington Economic Development Corporation finds that that abatement of asbestos and demolition of existing structures on the real property is consistent the definition of “cost” as that term is defined by Section 501.152 of the Texas Local Government Code and that the “cost” furthers the overall advancement of Project Six Flags East; NOW THEREFORE

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARLINGTON ECONOMIC DEVELOPMENT CORPORATION:

I.

That all of the recitals contained in the preamble of this resolution are found to be true and are adopted as findings of fact by this body and as part of its official record.

II.

That the Board of Directors of the Arlington Economic Development Corporation hereby authorizes the Executive Director to negotiate and execute a contract, not to exceed \$132,892.00, with Intercon Environmental, Inc. for the abatement of asbestos and the demolition of existing structures on real property located at 812 Six Flags Drive. Funds for the acquisition are available in the Arlington Economic Development Projects Fund Account No. CC973005-61000-SC0533.

PRESENTED AND PASSED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays at a regular meeting of the Board of Directors of the Arlington Economic Development Corporation.

\_\_\_\_\_  
Michael Jacobson, President

ATTEST:

\_\_\_\_\_  
Jollyn Mwisongo, Secretary

APPROVED AS TO FORM:  
Molly Shortall, Counsel for the  
Arlington Economic Development  
Corporation

BY \_\_\_\_\_

# Proposal



210 South Walnut Creek Drive • Mansfield, Texas 76063 • Phone: (817) 477-9995 • Fax: (817) 477-9996

Asbestos Abatement Lead Remediation Mold Remediation Interior Demolition Structural Demolition Site Clearing

March 27, 2023

Sent via email  
[stuart.young@arlingtontx.gov](mailto:stuart.young@arlingtontx.gov)  
Proposal #230057

Mr. Stuart Young  
Real Estate Manager  
City of Arlington  
Office of Economic Development  
101 West Abram Street  
Arlington, Texas 76010  
Telephone (817) 459-6581

**Re: Asbestos Abatement at the Former Restaurant located at  
812 Six Flags Drive in Arlington, Texas 76011**

Mr. Young,

Intercon Environmental, Inc. respectfully submits our proposal for the removal and disposal of asbestos-containing materials at the above referenced location, as identified and quantified in the Asbestos Survey from Farmer Environmental Group dated February 24, 2023, and the demolition of the structure, foundation, and paving.

This proposal utilizes the following pricing:

**TIPS (The Interlocal Purchasing System)  
Intercon Environmental, Inc. Vendor Agreement # RCSP 211001  
Job Order Contracting**

This vendor agreement pricing is based on the RS Means Unit Price Book and a discount coefficient.

**All purchase orders for services under this pricing must be placed through the TIPS system and reference our vendor agreement number listed above at [tipspo@tips-usa.com](mailto:tipspo@tips-usa.com).**

**INCLUDE THIS PROPOSAL AND THE ATTACHED WORKSHEET ALONG WITH YOUR PURCHASE ORDER**

**Scope of Work Asbestos Abatement:**

File asbestos abatement notification with Texas Department of State Health Services.

Establish regulated area.

Removal and disposal of approximately 64 square feet of asbestos containing mirror mastic in the restrooms.

**Asbestos Abatement Price ..... \$1,808.54**

Estimated duration - One (1) Working Day.





**Scope of Work Demolition:**

**Structure:**

File demolition notification with Texas Department of State Health Services.  
 Verify all utilities serving the structure have been physically disconnected by others prior to demolition.  
 Obtain a demolition permit from the City of Arlington.  
 Removal and disposal of the Structure (Foundation to remain).

**Our Price ..... \$38,003.82**

**Scope of Work Demolition:**

**Foundation:**

Removal and disposal of the foundation.  
 Site grading with existing soils to achieve positive drainage and prevent ponding of water.  
 Install erosion control (silt fence) as necessary.

**Our Price ..... \$12,707.39**

**Scope of Work Demolition:**

**Paving:**

Removal and disposal of the site paving.  
 Site grading with existing soils to achieve positive drainage and prevent ponding of water.  
 Install erosion control (silt fence) as necessary.

**Our Price ..... \$41,035.66**

**Scope of Work Demolition:**

**Turf Establishment:**

File Small Construction Site Notice with T.C.E.Q.  
 Prepare Storm Water Pollution Prevention Plan (SWPPP).  
 Install SWPPP devices and perform necessary inspections following rain events.  
 Hydro-mulch site with appropriate seasonal seed mixture.  
 Install temporary irrigation to facilitate turf establishment (determined as 70% density coverage per T.C.E.Q. definitions).

**Our Price ..... \$36,114.72**

**Scope of Work Bonds:**

**Payment and Performance Bonds:**

Provide Payment and Performance Bonds for the Project.

**Our Price ..... \$3,221.87**

**Total Project Price ..... \$132,892.00**

Total Estimated Project Duration - Sixty (60) Working Days (excluding turf establishment).

This price includes all labor, equipment, materials, and disposal necessary to complete this work in accordance with all local, state, and federal regulations.



**The following insurance coverages are provided:**

General and Pollution Liability	\$1,000,000 - \$2,000,000
Workers Compensation and Employers' Liability	\$1,000,000
Automotive Liability includes Hired and Unowned	\$1,000,000
Umbrella Liability	\$5,000,000

Additional insurance is available at additional cost.  
(See attached Certificate of Insurance)

**Owner's Responsibilities:**

The Texas Department of State Health Services notification fees.  
The Asbestos Consulting Firm and Air Monitoring.

Thank you for your consideration. If you have any questions, please feel free to give me a call.

Respectfully,

**Keith Flowers**

**Project Manager**

Intercon Environmental, Inc.

[keith@intercon-environmental.com](mailto:keith@intercon-environmental.com)

(817) 507-9406 Cell

(817) 477-9995 Office

Any documents related to this proposal, including, but not limited to, awards, notice-to-proceeds, work orders, purchase orders, contracts, and/or any time sensitive notices should be sent to:

[Purchasing@intercon-environmental.com](mailto:Purchasing@intercon-environmental.com)



# Staff Report

## Texas Manufacturing Assistance Center Incentive Project

AEDC Board Meeting Date: 05-30-2023 | Document Being Considered: Resolution

### **RECOMMENDATION**

Approve a resolution adopting and approving the Texas Manufacturing Assistance Center Incentive Project found by the Board of Directors to be necessary for the creation or retention of primary jobs and required or suitable for the development, retention, or expansion of manufacturing or industrial facilities.

### **PRIOR BOARD OR COUNCIL ACTION**

On April 18, 2023 the Arlington Economic Development Board of Directors were briefed on this project.

### **ANALYSIS**

The Texas Manufacturing Assistance Center (TMAC) is the official representative of the Manufacturing Extension Partnership (MEP) in Texas. TMAC delivers hands-on business management, technology, and operations solutions to a wide range of businesses, including manufacturing, distribution, and logistics companies. TMAC's services are designed to accelerate profitable growth by developing and improving the profits, products, processes, technologies, and talent of Texas companies.

Under the proposed project, the AEDC will reimburse eligible Arlington manufactures and companies for technical assessments, trainings, and services provided by TMAC. Eligible companies may be reimbursed for all TMAC costs up to \$10,000 or 50 hours of services, whichever is less, for companies, with 51-250 employees at eligible company facilities located in Arlington or up to \$5,000 or 25 hours of services, whichever is less, for businesses with 50 employees or under at eligible companies and their facilities located in Arlington.

All companies participating in the project will be required to demonstrate the retention of operations and jobs within Arlington and/or the growth of capital investment in the facility, revenues, sales, productivity (increased outputs), savings, and/or jobs. Each company will be required to execute a performance agreement detailing the services obtained and the performance terms of the AEDC.

The AEDC will allocate \$100,000 to the Texas Manufacturing Assistance Center Incentive Project to be made available to eligible Arlington manufacturers and companies.

### **ADDITIONAL INFORMATION**

Attachments:	Resolution
Under separate cover:	None
Available in the Purchasing Division:	None

### **STAFF CONTACT(S)**

Broderick Green, Executive Director  
Arlington Economic Development Corporation  
817-459-6302

[Broderick.Green@arlingtontx.gov](mailto:Broderick.Green@arlingtontx.gov)

**ARLINGTON ECONOMIC DEVELOPMENT CORPORATION**  
**Resolution No. \_\_\_\_\_**

**A resolution adopting and approving the Texas Manufacturing Assistance Center Incentive Project, a project found by the Board of Directors to be necessary for the creation or retention of primary jobs and required or suitable for the development, retention, or expansion of manufacturing or industrial facilities.**

WHEREAS, the Arlington Economic Development Corporation is a Type B economic development corporation, created pursuant to Chapter 505 of the Texas Local Government Code, as amended; and

WHEREAS, Section 501.101 of the Texas Local Government Code, in pertinent part, defines the term “project” to include “land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements that are: (1) for the creation and retention of primary jobs; and (2) found by the board to be required or suitable for the development, retention, or expansion of: (A) manufacturing and industrial facilities.”; and

WHEREAS, the Texas Manufacturing Assistance Center (TMAC) provides a wide array of business management, technology, and operational services, designed to accelerate the growth, retention, and competitiveness for primary job creators; and

WHEREAS, the Arlington Economic Development Corporation seeks to establish a TMAC Incentive Project to fund the provision of TMAC trainings and services for eligible Arlington firms with the following NAICS Codes: 311-339, 42, 48-49, 5413, and 5417; and

WHEREAS, a public hearing was held on May 30, 2023, at a regularly scheduled meeting of the Board, notice of which was displayed on the City’s website, at City Hall and published in the Fort Worth Star Telegram.

WHEREAS, the Board of Directors for the Arlington Economic Development Corporation have determined that the creation of an incentive program to fund the cost of trainings and services provided by TMAC is consistent with and meets the definition of “project” as that term is defined in Chapter 501 of the Texas Local Government Code, and in particular Section 501.101; and the definition of “cost” as that term is defined by Section 501.152 of the Texas Local Government Code; NOW THEREFORE

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARLINGTON ECONOMIC DEVELOPMENT CORPORATION:

I.

That all of the recitals contained in the preamble of this resolution are found to be true and are adopted as findings of fact by this body and as part of its official record.

II.

That the Board of Directors of the Arlington Economic Development Corporation hereby approves and adopts the Texas Manufacturing Assistance Center Incentive Project as detailed in Exhibit "A."

III.

That the Board of Directors of the Arlington Economic Development Corporation hereby allocates up to \$100,000 for the Texas Manufacturing Assistance Center Incentive Project. These funds are available in the Arlington Economic Development Projects Fund Account No. CC973005-61000-SC053. This allocation does not create a debt or commitment and these funds may be used in any manner consistent with the Economic Development Act (Chapters 501-505 of the Texas Local Government Code).

PRESENTED AND PASSED on this the 30th day of May 2023, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays at a regular meeting of the Board of Directors of the Arlington Economic Development Corporation.

\_\_\_\_\_  
Michael Jacobson, President

ATTEST:

\_\_\_\_\_  
Alex Busken, Assistant Secretary

APPROVED AS TO FORM:  
MOLLY SHORTALL, Counsel for the  
Arlington Economic Development  
Corporation

BY \_\_\_\_\_

**Exhibit “A”**  
**TMAC Incentive Project**  
**Program Criteria**

**1. Statement of Purpose**

The Arlington Economic Development Corporation seeks to establish a program to accelerate the growth, expansion, and sustainability of Arlington based companies.

**2. Program Objective**

The objective of this programming is to retain Arlington companies while also setting them on a path towards profitable growth and increased operational efficiency and sustainability. The AEDC intends on achieving this objective through the provision of the technical assessments, training, and services offered by TMAC and made available at reduced cost to eligible Arlington companies. The economic benefits of this program are intended to enhance the sales tax base and create or retain permanent jobs.

**3. Program Criteria**

- This program will only be available to the following NACIS Code eligible firms: 311-339, 42, 48-49, 5413, and 5417.
- This program is reserved for companies with facilities or buildings located in Arlington, Texas.
- All companies participating in this program will be required to execute a performance agreement detailing the services obtained and the performance terms of the AEDC.
- All companies participating in this program will be required to demonstrate the retention of operations and jobs within Arlington and/or the growth of capital investment in the facility, revenues, sales, productivity (increased outputs), savings, and/or jobs.
- The AEDC will reimburse eligible companies for all TMAC costs up to \$10,000 or 50 hours of services, whichever is less, for firms, with 51-250 employees at eligible companies located in Arlington or up to \$5,000 or 25 hours of services, whichever is less, for businesses with 50 employees or under at eligible companies located in Arlington.
- An eligible service hour is defined as any technical services, assessment, training, or other TMAC resource offered within TMAC’s standard programming.
- Companies with multiple facilities within Arlington will only be eligible for funding for one facility per funding cycle.
- AEDC will only fund TMAC services that are not already covered by existing or forthcoming federal or state funding and grants allotted to TMAC.
- Companies interested in participating in the program will be required to (1) obtain a preliminary TMAC assessment and work plane, (2) submit AEDC program application, (3) execute performance agreement with AEDC.
- To be eligible for the program, a company must not be delinquent on ad valorem taxes owed to the City or otherwise be indebted to the City; and must be operating in compliance with all federal, state, and local laws, ordinances, and regulations.
- AEDC will fund TMAC services and trainings when all four criteria are met: (1) the AEDC has received a program application, (2) the AEDC has received a TMAC Preliminary Assessment and Workplan, (3) the Board of Directors and the City Council have authorized by resolution the execution of a performance agreement, (4) the performance agreement between the AEDC and the company has been executed, (4) the AEDC has received a final invoice from TMAC for the completed trainings and services as detailed in the performance agreement.