



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Economic Development Partnership Board

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Wednesday, November 13, 2024

11:00 AM

Development Service Center

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After determining that a quorum is present, the Economic Development Partnership Board of the City of Denton, Texas, will convene in a Regular Meeting on Wednesday, November 13, 2024, at 11:00 a.m. in the Development Service Center Training Rooms 3, 4, and 5 at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

#### 1. ITEMS FOR CONSIDERATION

- A. [EDP24-079](#) Consider approval of the meeting minutes for September 11, 2024.

Attachments: [Exhibit 1 - September 11, 2024 EDPB Meeting Minutes - DRAFT](#)

- B. [EDP24-083](#) Receive a report, hold a discussion, and give staff direction regarding the meeting dates and times for calendar year 2025.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Meeting Dates](#)

- C. [EDP24-081](#) Receive a report, hold a discussion, and make a recommendation to City Council regarding an incentive agreement for Enginetech North America Corporation for a performance-based ad valorem tax rebate of 50% for five-years on Business Personal Property, a headquarters grant, and jobs-based grant including a Denton resident bonus; total incentive amount not to exceed \$339,545.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Presentation](#)

- D. [EDP24-082](#) Receive a report, hold a discussion, and make a recommendation to City Council regarding a Chp. 380 incentive for Bloomfield Homes, L.P. for 10 years authorizing the expenditure of funds through sales tax rebates associated with the Texas Direct Pay Permit program.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Presentation](#)

#### 2. WORK SESSION

- A. [EDP24-080](#) Staff Reports:

1. Downtown Economic Development Committee Update - Jeremy Fykes
2. Director's Report - Brittany Sotelo
3. EDPB Partnership Update - Jamie Adams
4. Future Agenda Items - Christine Taylor

- Attachments:
- [Exhibit 1 - Agenda Information Sheet](#)
  - [Exhibit 2 - Downtown Economic Development Committee Update Presentation](#)
  - [Exhibit 3 - Director's Report Presentation](#)
  - [Exhibit 4 - EDPB Partnership Update Presentation](#)
  - [Exhibit 5 - Queue of Future Agenda Items](#)

### 3. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Economic Development Partnership Board or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Economic Development Partnership Board reserves the right to adjourn into a Closed Meeting on any item on its open meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

#### CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on November 8, 2024, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

\_\_\_\_\_  
OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



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## Legislation Text

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**File #:** EDP24-079, **Version:** 1

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### **AGENDA CAPTION**

Consider approval of the meeting minutes for September 11, 2024.

**MINUTES  
CITY OF DENTON  
ECONOMIC DEVELOPMENT PARTNERSHIP BOARD  
September 11, 2024**

After determining that a quorum was present, the Economic Development Partnership Board convened in a Regular Meeting on Wednesday, September 11, 2024, at 11:02 a.m. in Training Rooms 3, 4, and 5 at the City of Denton Development Services Center, 401 N Elm St, Denton, Texas, 76201 at which the following items were considered:

**PRESENT:** Steven Edgar (Chair), Tony Clark (Vice-Chair), Erin Carter (ex-officio), Brian Danhof, Jeremy Fykes, Kerry Goree, Gerard Hudspeth, Paul Meltzer, Lee Ramsey, Aaron Roberts, and Clyde Rick Woolfolk

**ABSENT:** Jimmy Mejia, Sara Hensley (ex-officio), Susannah O'Bara (ex-officio), Jason Tomlinson

**STAFF:** Scott Bray, Christina Davis, Vanessa Esparza, Gary Packan, Clay Parker, Kristen Pulido, Cameron Robertson, Brittany Sotelo, Erica Sullivan, Christine Taylor, and Matilda Weeden

**1. ITEMS FOR CONSIDERATION**

**A. EDP24-068 Consider approval of the meeting minutes for August 14, 2024.**

Clark made a motion to approve the minutes of August 14, 2024. Danhof seconded the motion. Motion carried (8- 0).

AYES (8): Clark, Danhof, Edgar, Goree, Fykes, Meltzer, Roberts, Woolfolk

NAYS (0): None

ABSENT (2): Hudspeth and Ramsey

Hudspeth came in at 11:07 am.

**B. EDP24-070 Receive a report, hold a discussion, and make a recommendation to City Council to renew the contract between the City of Denton and Hickory and Rail Ventures, LLC in the not to exceed amount of \$158,172.**

Hudspeth came in at 11:07 am.

Heather Gregory presented the item and discussion followed. Danhof made a motion to recommend approval to City Council to renew the contract between the City of Denton and Hickory and Rail Ventures, LLC in the not to exceed amount of \$158,172. Roberts seconded the motion. Motion carried (8- 0).

Hudspeth left at 11:24 am.

AYES (7): Clark, Danhof, Edgar, Goree, Fykes, Roberts, Woolfolk

NAYS (0): None

ABSTAIN (1): Meltzer

ABSENT (2): Hudspeth and Ramsey

## **2. WORK SESSION**

### **B. EDP24-072 Receive a report and hold a discussion regarding Denton Halloween.**

Gary Packan presented the item and discussion followed.

### **C. EDP24-073 Staff Reports:**

**1. Director's Report - Brittany Sotelo**

**2. Budget Update - Christine Taylor**

**3. EDPB Partnership Update - Jamie Adams**

**4. Quarterly Main Street Program Update - Kristen Pulido**

**5. Economic Trends Report - Matilda Weeden**

**6. Future Agenda Items - Christine Taylor**

Staff presented each item and discussion followed.

## **3. CONCLUDING ITEMS**

With no further business, the meeting adjourned at 12:40 p.m.

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**Steven Edgar, Chair**  
**Economic Development Partnership Board**

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**Vanessa Esparza**  
**Administrative Assistant**

Minutes Approved On: \_\_\_\_\_



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## Legislation Text

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**File #:** EDP24-083, **Version:** 1

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### **AGENDA CAPTION**

Receive a report, hold a discussion, and give staff direction regarding the meeting dates and times for calendar year 2025.



# City of Denton

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor

**DATE:** November 13, 2024

### **SUBJECT**

Receive a report, hold a discussion, and give staff direction regarding the meeting dates and times for calendar year 2025.

### **EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Meeting Dates

Respectfully submitted:  
Vanessa Esparza  
Administrative Assistant

## **Calendar Year 2025**

### **Economic Development Partnership Board Meeting Dates**

The Board meets MONTHLY on the Second Wednesday.

Meeting starts at 11:00 a.m. for approximately 1.5 hours.

January 8, 2025

February 12, 2025

March 12, 2025

April 9, 2025

May 14, 2025

June 11, 2025

July 9, 2025

August 13, 2025

September 10, 2025

October 8, 2025

November 12, 2025

December 10, 2025





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## Legislation Text

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**File #:** EDP24-081, **Version:** 1

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### **AGENDA CAPTION**

Receive a report, hold a discussion, and make a recommendation to City Council regarding an incentive agreement for Enginotech North America Corporation for a performance-based ad valorem tax rebate of 50% for five-years on Business Personal Property, a headquarters grant, and jobs-based grant including a Denton resident bonus; total incentive amount not to exceed \$339,545.



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor, Assistant City Manager

**DATE:** November 19, 2024

### **SUBJECT**

Receive a report, hold a discussion, and make a recommendation to City Council regarding an incentive agreement for Enginetech North America Corporation for a performance-based ad valorem tax rebate of 50% for five-years on Business Personal Property, a headquarters grant, and jobs-based grant including a Denton resident bonus; total incentive amount not to exceed \$339,545.

### **STRATEGIC ALIGNMENT**

This action supports Key Focus Area: Foster Economic Opportunity and Affordability, and Economic Development Strategic Plan Goals:

#### **Goal 2: Foster Growth**

- Supply Chain Logistics
- Advance Manufacturing
- Research & Development
- Energy Efficiency and Conservation
- Green Building Standards

#### **Goal 2D: Competitive Denton**

- Headquarters
- Workforce Collaborative
- Grow Your Own Talent Initiative

### **INFORMATION/BACKGROUND**

Since 2018, Enginetech, a global plastic injection manufacturer based in India, has sought to expand their operations into North America. For the last six years they have been a key vendor in the supply chain for PACCAR using a patented process to create look-down mirrors and surge tanks.

Enginetech recently won a competitive contract with PACCAR Denton, which expedited the site search for the company to meet new product demands and deadlines. In mid-2024, they selected Denton and submitted their incentive application in August 2024. Before selecting Denton for their North America Headquarters, Enginetech considered South Carolina, McKinney, Houston, and Chillicothe. The original plan was to purchase a site and custom build their facility, but due to contract deadlines with PACCAR, the company is leasing a location at 2025 N. Masch Branch Road, Building 2. The leased building is about 23,000 square feet and will house four Toshiba Shibaura electric molding presses. Two machines will be purchased in year one and two more in Q4 of 2025. The company is leasing the facility and will add \$200,000 in improvements and \$5.7 Million in business personal property for machines and equipment.

Since identifying their new headquarters location, they have doubled their footprint developing three new products and obtaining multiple contracts. The Denton location will provide parts to PACCAR (Peterbilt

and Kenworth) in Canada, Denton, and Mexico and globally Enginotech manufactures engine parts for DAF and Leyland trucks. Other customers include Alstom, Caterpillar, Cummins, Daimler, Eicher, Kohler, Kubota, Sport Utility Vehicles, Man, Piaggio, Tafe, Tata Motors, and Volvo.

The company designs, tests, and manufactures their parts and hold patents on the parts and technology. The technology is so unique that they will be the only injection molding manufacturer of engine parts in Texas based on their NAICS codes. Their dedication to providing a superior product has earned them an IATF 16949 certification. This certification is an industry requirement that aligns automotive quality management systems globally. Additionally, PACCAR has awarded them their “Zero PPM” (zero defects in one million parts) award for the last three years.

The company will create 133 high-paying and knowledge-based jobs over five years making them a top 20 employer in Denton. They are also partnering with the Texas Workforce Commission to create training programs using North Central Texas College and plan to work with the Denton ISD to grow the talent pipeline.

Estimated value of incentive package offered:

Incentive	Estimated Value
City of Denton Chapter 380 Grant Business Personal Property Rebate	\$79,545
City of Denton Headquarters Grant	\$50,000
City of Denton Job Based Grant	\$194,000
City of Denton Residency Bonus	\$16,000
<b>Estimated Value of Incentive Package</b>	<b>\$339,545</b>

**RECOMMENDATION**

Staff recommends a performance-based incentive agreement to include a valuation threshold and cap on funding amount of \$339,545, consisting of an ad valorem tax rebate at 50% for five years for business personal property, a jobs-based grant (70 jobs based on “eligible jobs” in policy matrix and up to 32 additional jobs per Denton resident), and a headquarters grant.

**EXHIBITS**

- Exhibit 1 – Agenda Information Sheet
- Exhibit 2 – Presentation

Respectfully submitted:  
 Christina Davis  
 Business Development Administrator

**November 13, 2024**

# **Enginetech North America**

## **ECONOMIC DEVELOPMENT INCENTIVE APPLICATION**

**Economic Development Partnership Board**

**Prepared by: Christina Davis, Business Dev. Administrator**

1



# OBJECTIVE

Receive a report, hold a discussion, and make a recommendation to City Council regarding an economic development incentive application.

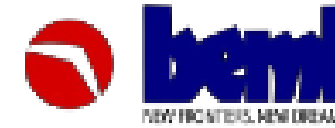
# COMPANY BACKGROUND

- International company based in India with 500+ employees.
- Advanced injection molding manufacturer
  - Engineer and design automotive modules for global companies
- IATF 16949 certified systems manufacturer that provides highly engineered automotive/equipment parts with patents.
- Rapid growth in part to their new PACCAR partnership and expansion to the US.

# COMPANY OVERVIEW

- Denton will be their North American headquarters.
- They manufacture injection molded engine parts – the only one in Texas.
- This expansion will create 133 new jobs over 5-years.
- They are part of the Peterbilt supply chain:
  - PACCAR is their largest North American customer.
  - Awarded “Zero PPM” Quality award for the last three years by PACCAR.
  - Added three new product contracts last 30 days.

# Our Customers



DAIMLER



ISUZU



KOHLER

Kubota



PACCAR

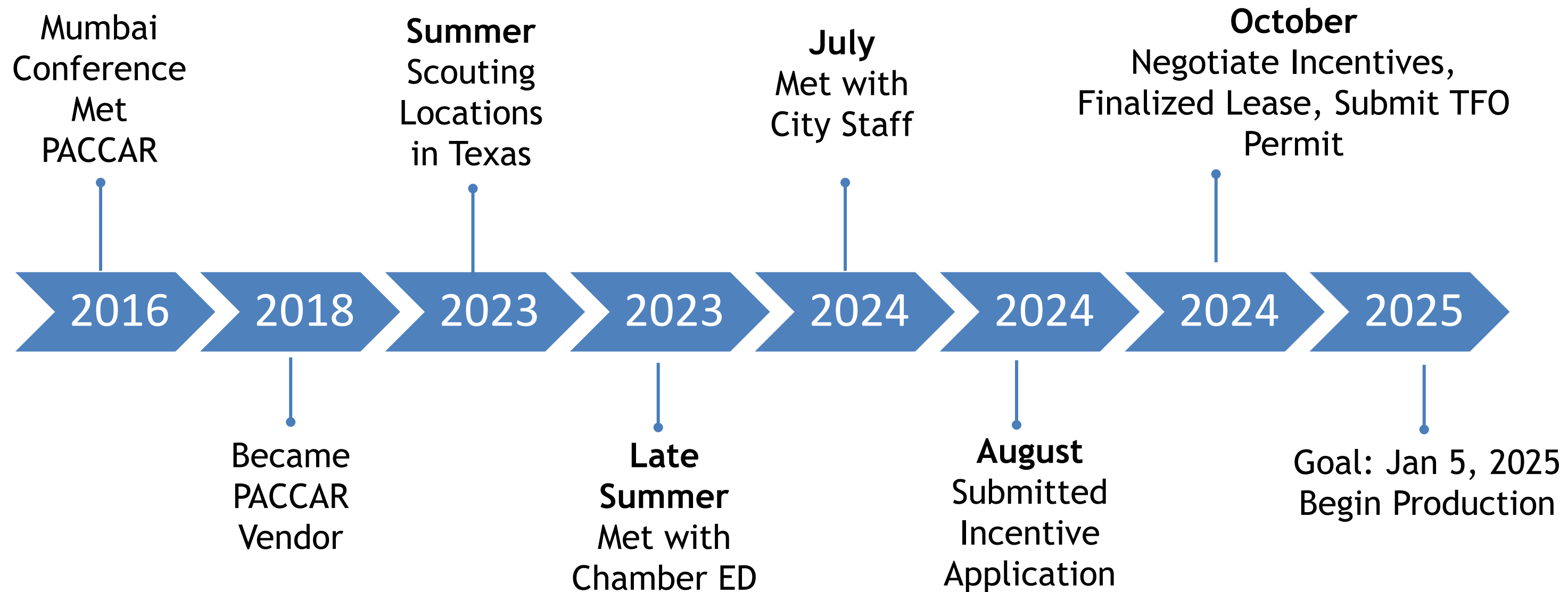


TATA MOTORS





# TIMELINE



# LOCATION: 2025 N. Masch Branch Rd.



EDP24-081, 11/13/2024

# INCENTIVE APPLICATION

TOTAL CAPITAL  
INVESTMENT

**\$5.9**

Million

IMPROVEMENTS

**\$200**

Thousand

BUS. PERSONAL  
PROPERTY

**\$5.7**

Million

NEW JOBS

**133**

# INCENTIVE & PROJECT REVENUE GENERATION

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
<b>Proposed Incentive</b>											
50% Abate/Rebate on BPP for 5 years	\$ 15,909	\$ 15,909	\$ 15,909	\$ 15,909	\$ 15,909	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,545
Headquarters Grant	\$ 50,000										\$ 50,000
Jobs equal to or > than \$90,000	\$ 30,000	\$ 35,000	\$ 45,000	\$ 15,000	\$ 10,000						\$ 135,000
Jobs equal to \$90,000-\$75,000	\$ 5,000	\$ 12,500	-	\$ 12,500	-						\$ 30,000
Jobs equal to \$75,000-\$65,000	\$ 7,000	\$ 10,000	\$ 7,000	\$ 3,000	\$ -						\$ 27,000
Jobs equal to \$65,000-\$50,000	\$ 500	\$ 1,000	\$ 500	\$ -	\$ -						\$ 2,000
Denton Residents	\$ 2,500	\$ 3,750	\$ 6,500	\$ 750	\$ 2,500						\$ 16,000
Job Based Grant Subtotal	\$ 45,000	\$ 62,250	\$ 59,000	\$ 31,250	\$ 12,500						\$ 210,000
<b>Cumulative Incentive/Total</b>	\$ 110,909	\$ 189,068	\$ 263,977	\$ 311,136	\$ 339,545	-	-	-	-	-	\$ 339,545
<b>City Revenue BPP</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Year 6</b>	<b>Year 7</b>	<b>Year 8</b>	<b>Year 9</b>	<b>Year 10</b>	<b>Total</b>
50% BPP for 5 years, 100% for 5 years	\$ 15,909	\$ 15,909	\$ 15,909	\$ 15,909	\$ 15,909	\$ 31,819	\$ 31,819	\$ 31,819	\$ 31,819	\$ 31,819	\$ 238,640
<b>Cumulative City Revenue/Total</b>	\$ 15,909	\$ 31,819	\$ 47,728	\$ 63,637	\$ 79,546	\$ 111,365	\$ 143,184	\$ 175,003	\$ 206,822	\$ 238,640	

*Note: Land and building are not included, as they already exist on the tax rolls.*

<b>Project</b>	<b>Current VALUATION</b>	<b>Estimated Increase VALUATION</b>	<b>Current City REVENUE</b>	<b>Estimated Increase to City REVENUE</b>	<b>Estimated Total City REVENUE</b>
Land	\$716,780	\$0	\$4,019	\$0	\$4,019
Improvements	\$2,437,828	\$200,000	\$13,668	\$1,121	\$14,790
BPP	\$0	\$5,675,000	\$0	\$31,819	\$31,819
<b>Total Valuation</b>	<b>\$3,154,608</b>	<b>\$5,875,000</b>	<b>\$17,687</b>	<b>\$32,940</b>	<b>\$50,628</b>

# JOBS DETAIL / PAYROLL

Salary	Grant per New Eligible Job		Eligible Jobs	Grant amount
Jobs equal to or > than \$100,000	\$ 5,000	27	\$ 135,000	
Jobs equal to \$90,000-\$99,999	\$ 2,500	12	\$ 30,000	
Jobs equal to \$75,000-\$89,999	\$ 1,000	27	\$ 27,000	
Jobs equal to \$65,000-\$74,999	\$ 500	4	\$ 2,000	
<b>Total</b>		<b>70</b>	<b>\$ 194,000</b>	
Denton Residents	\$ 500	32	\$ 16,000	
<b>TOTAL Incentivised Jobs</b>		<b>102</b>		

New Jobs Created Job Type/Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total Nbr.	Base Hourly Wage	Annual Base Salary	Annual Payroll	Total Nbr.	Annual Base Salary	30% benefits	Salary + Benefits	Annual Payroll + Benefits
Plant Lead / Head	1					1	\$67.31	\$140,000	\$140,000	1	\$140,000	\$42,000	\$462,001	\$462,001
Engineering Manager		1	1			2	\$64.90	\$135,000	\$270,000	2	\$135,000	\$40,500	\$580,502	\$1,161,004
Quality Head	1					1	\$50.48	\$105,000	\$105,000	1	\$105,000	\$31,500	\$346,501	\$346,501
Accounting Manager	1		3	1		5	\$50.48	\$105,000	\$525,000	5	\$105,000	\$31,500	\$766,505	\$3,832,525
HR Manager	1					1	\$50.48	\$105,000	\$105,000	1	\$105,000	\$31,500	\$346,501	\$346,501
Planning / Production Control Manager	1	1	1			3	\$48.08	\$100,000	\$300,000	3	\$100,000	\$30,000	\$530,003	\$1,590,009
Sales Manager		1	2		1	4	\$48.08	\$100,000	\$400,000	4	\$100,000	\$30,000	\$630,004	\$2,520,016
Design Engineer		1	2	2	1	6	\$43.27	\$90,000	\$540,000	6	\$90,000	\$27,000	\$747,006	\$4,482,036
Production Manager : Injection Molding	1	2				3	\$40.87	\$85,000	\$255,000	3	\$85,000	\$25,500	\$450,503	\$1,351,509
Tooling Manager		1				1	\$39.66	\$82,500	\$82,500	1	\$82,500	\$24,750	\$272,251	\$272,251
Lean Six Sigma Engineer	1	2				3	\$36.06	\$75,000	\$225,000	3	\$75,000	\$22,500	\$397,503	\$1,192,509
Quality Engineer : In Process	1	3		5		9	\$34.86	\$72,500	\$652,500	9	\$72,500	\$21,750	\$819,259	\$7,373,331
Production Engineer : Injection Molding	3					3	\$32.93	\$68,500	\$205,500	3	\$68,500	\$20,550	\$363,053	\$1,089,159
Maintenance		2	1			3	\$31.25	\$65,000	\$195,000	3	\$65,000	\$19,500	\$344,503	\$1,033,509
Quality Inspector : Pre Despatch	2	4	1			7	\$28.85	\$60,000	\$420,000	7	\$60,000	\$18,000	\$558,007	\$3,906,049
Logistics Manager	1	2	2			5	\$28.85	\$60,000	\$300,000	5	\$60,000	\$18,000	\$438,005	\$2,190,025
Quality Inspector : Incoming Material		1	2	3		6	\$28.85	\$60,000	\$360,000	6	\$60,000	\$18,000	\$498,006	\$2,988,036
Forklift Driver	1	1	1			3	\$28.85	\$60,000	\$180,000	3	\$60,000	\$18,000	\$318,003	\$954,009
Material Handler	1	2	1			4	\$26.44	\$55,000	\$220,000	4	\$55,000	\$16,500	\$346,504	\$1,386,016
Stores Manager	1	1	2	3		7	\$21.63	\$45,000	\$315,000	7	\$45,000	\$13,500	\$418,507	\$2,929,549
Machine Operators	8	14	24		10	56	\$21.63	\$45,000	\$2,520,000	56	\$45,000	\$13,500	\$2,623,556	\$146,919,136
<b>TOTALS</b>	<b>25</b>	<b>39</b>	<b>43</b>	<b>14</b>	<b>12</b>	<b>133</b>			<b>\$8,315,500</b>					<b>\$188,325,681</b>

# ECONOMIC IMPACT REPORT

## City of Denton

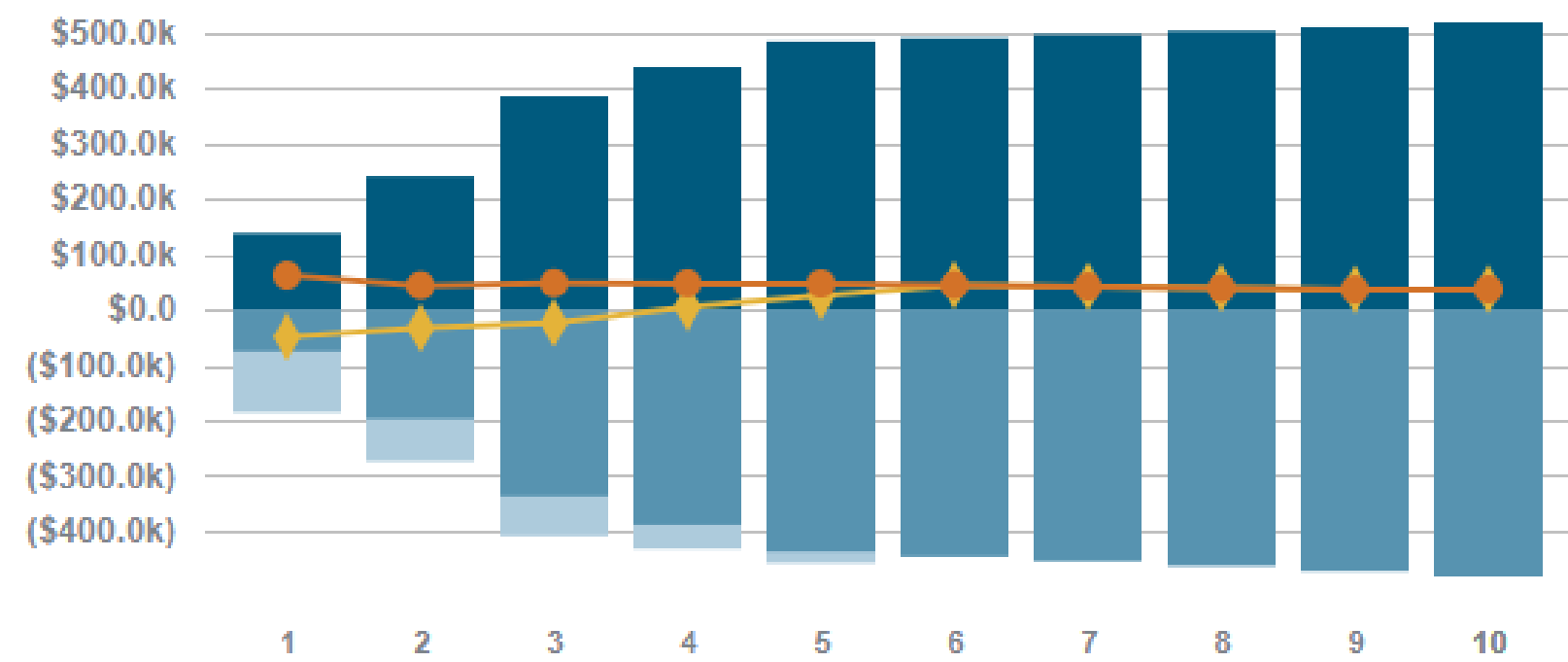
**BENEFITS**  
\$4,197,458

**COSTS**  
(\$3,757,770)

**INCENTIVES**  
(\$324,205)

**NET BENEFITS**  
\$439,689

**NET BENEFITS LESS INCENTIVES**  
\$115,484



### NET BENEFITS LESS INCENTIVES OVER 10 YEARS

CITY	\$115,484
COUNTY	\$76,975
SCHOOL DISTRICT	\$184,265
TRANSIT DISTRICT	\$55,988

**JOBS**

**222.3 Total**  
133.0 Direct  
89.3 Spin-off

**CAPITAL INVEST.**

**\$5.9M**  
Buildings + FF&E

**SALARIES**

**\$60,604 Avg**  
\$62,523 Direct  
\$57,746 Spin-off

**RESIDENTIAL DEV.**

3.0 Homes  
19.8 Relocations

<b>13.6%</b> Rate of Return	<b>6.9 Yrs</b> Payback Period
--------------------------------	----------------------------------

# Projected Revenue and Financial Impact

01

## Revenue Growth Forecast

Enginetech anticipates a 30% increase in revenue over the next three years, driven by local manufacturing efficiencies and increased demand for our key products.

02

## Cost Savings Analysis

Local production is expected to mitigate Sea-freight Costs and Supply Risks. It directly benefits our customer as we come under the USMCA Umbrella.

03

## Long-Term Commitment

Enginetech is committed to sustainable financial growth, with plans to help the community and infrastructure improvements, fostering a robust economic environment.

# POLICY & PLAN ALIGNMENT

## City of Denton Strategic Plan

- Key Focus Area #2: Foster Economic Opportunity and Affordability

## Economic Development Strategic Plan

- **Goal 2: Foster Growth**
  - Supply Chain Logistics
  - Advance Manufacturing
  - Research & Development
  - Energy Efficiency and Conservation
  - Green Building Standards
- **Goal 3: Strengthen Community Inclusion**
  - Workforce Collaborative
  - Grow Your Own Talent Initiative



# Benefits

North  
American  
Headquarters

Top 20  
Employer

Global  
Supply Chain

1 of 7  
Injection  
Molding in TX

Sustainable Practices

Potential  
Future  
Expansion

Knowledge  
Based Jobs

Grow talent Pipeline  
Educational Partner/Workforce Solutions

# Options and Directions

- Chapter 380 Grant:
  - Performance-based ad valorem tax rebate at 50% for 5 years
  - Jobs-based grant (70 jobs based on “eligible jobs” in policy matrix and up to 32 additional jobs per Denton resident).
  - Agreement to include a valuation threshold and cap on funding amount of \$339,545.
- No incentive

# Next Steps

If directed to move forward with an incentive, the next steps include:

- City Council individual consideration

# QUESTIONS?



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #:** EDP24-082, **Version:** 1

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### **AGENDA CAPTION**

Receive a report, hold a discussion, and make a recommendation to City Council regarding a Chp. 380 incentive for Bloomfield Homes, L.P. for 10 years authorizing the expenditure of funds through sales tax rebates associated with the Texas Direct Pay Permit program.



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**AGENDA INFORMATION SHEET**

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor, Assistant City Manager

**DATE:** November 13, 2024

**SUBJECT**

Receive a report, hold a discussion, and make a recommendation to City Council regarding a Chp. 380 incentive for Bloomfield Homes, L.P. for 10 years authorizing the expenditure of funds through sales tax rebates associated with the Texas Direct Pay Permit program.

**STRATEGIC ALIGNMENT**

This action supports Key Focus Area: Foster Economic Opportunity and Affordability.

**INFORMATION/BACKGROUND**

Bloomfield Homes is a market leading homebuilder focused primarily in the Dallas–Fort Worth metroplex. The Company, headquartered in Southlake, Texas, was founded in 2004. The Company is currently constructing 248 new homes in two communities (Country Lakes and Glenwood Meadows) in the City of Denton.

**Project**

The Company pays local sales taxes on construction materials (lumber, stone, appliances, etc.) where suppliers have “places of business” or warehouses. Alternatively, the Company can utilize its Texas Direct Payment Permit. To qualify, a company must have an expected taxable purchases volume of at least \$800,000 annually, and the permit allows qualified purchasers to pay taxes directly to the Comptroller rather than to the seller. This allows a homebuilder to pay taxes on materials based on local tax rates due at “job sites.” The Company proposes that the City enters a 10-year Chapter 380 agreement. Through the use of their Direct Pay Permit, the company will receive a 33% rebate on sales tax and the City will retain 67% of the new revenue.

**Project Benefits**

Staff conducted analysis on the information provided by the Company to ensure policy criteria were met and determine both qualitative and quantitative public benefits. The tax revenue obtained from the agreement requires no significant cost or administration from the City. Additionally, this sales tax would otherwise would not be collected.

**FISCAL INFORMATION**

The 10-year net benefits are estimated at \$186,000 with a 0% growth rate for materials pricing.

**RECOMMENDATION**

Chapter 380 Grant: sales tax rebate on materials at 33% for 10 years.

**NEXT STEPS**

The next step is a City Council individual consideration on Nov. 19, 2024.

**EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Presentation

Respectfully submitted:  
Clay Parker  
Business Recruitment Specialist

**November 13, 2024**

# **BLOOMFIELD HOMES**

## **ECONOMIC DEVELOPMENT INCENTIVE APPLICATION**

**Presented:**

**Clay Parker, Business Recruitment Specialist**





# OBJECTIVE

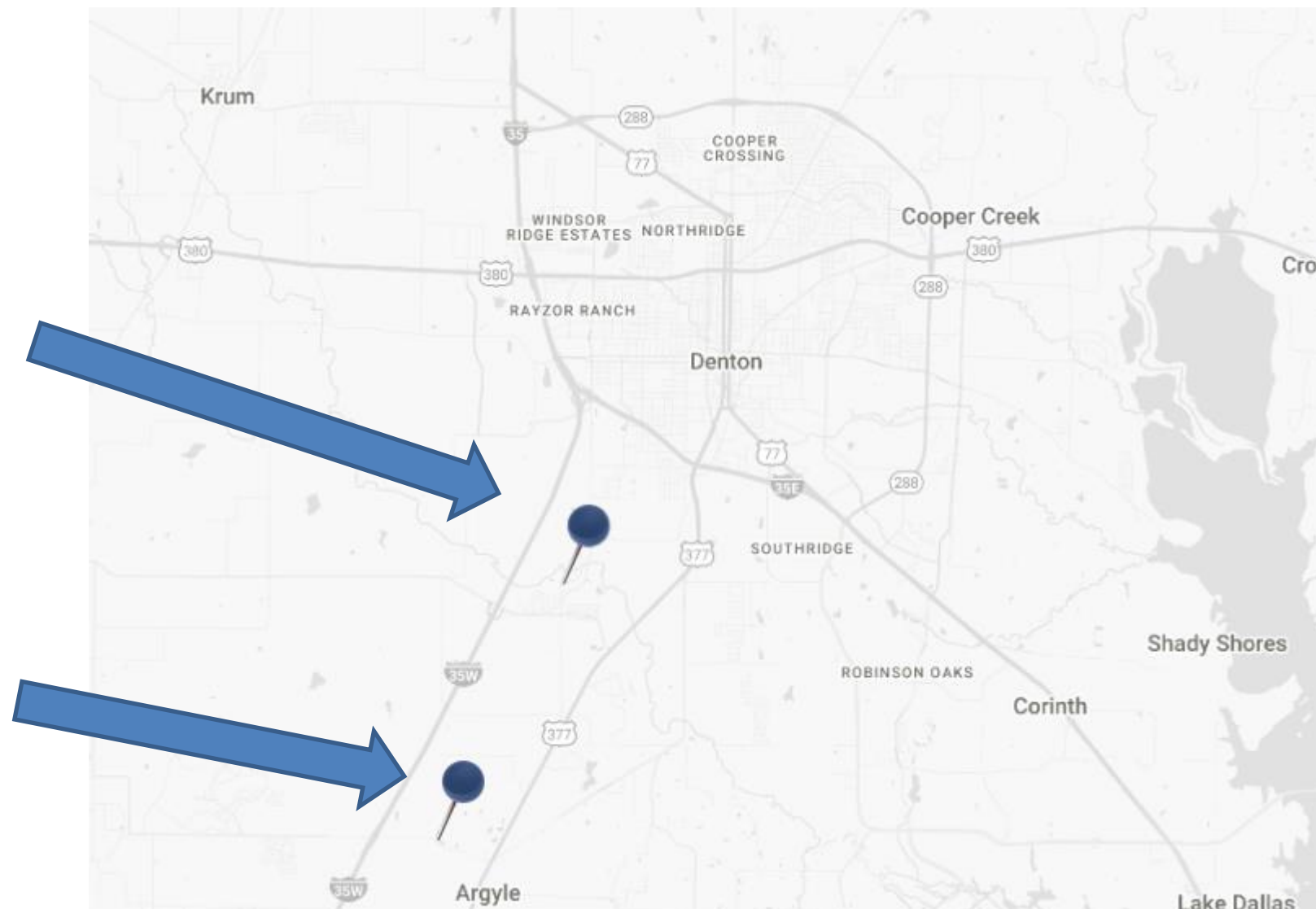
Present an incentive application for Bloomfield Homes and seek approval for a recommendation for City Council.

# COMPANY BACKGROUND

- Market leading homebuilder focused primarily in the DFW metro area.
- Headquartered in Southlake and founded in 2004.
- Constructing 248 new homes in two communities in Denton:

Country  
Lakes (160  
lots)

Glenwood  
Meadows  
(88 lots)



# INCENTIVE REQUEST

- Bloomfield Homes pays local sales taxes on construction materials (lumber, stone, appliances, etc.) where suppliers have “places of business” or warehouses.
- Alternatively, Bloomfield homes can issue suppliers its *Texas Direct Payment Permit*. This allows a homebuilder to pay taxes on materials based on local tax rates due at “job sites.”
- Bloomfield Homes proposes that the City enters a **10-year Chapter 380 agreement**. Through the use of their Direct Pay Permit, the company will receive a 33% rebate on sales tax and the City will retain 67% of the new revenue.

# TEXAS DIRECT PAYMENT PERMIT

- Allows qualified purchasers to pay taxes directly to the Comptroller rather than to the seller.
  - To qualify, a company must have an expected taxable purchases volume of at least \$800k annually.
- Items purchased under a direct pay permit must be for the purchaser's own use and not for resale.
- Bloomfield Homes utilizes this permit to divert sales tax funds from material purchases to 21 communities like:
  - Anna
  - Celina
  - Justin
  - Lavon
  - Little Elm
  - Mansfield
  - Mesquite
  - Midlothian

# CONSTRUCTION MATERIALS TAX BREAKDOWN

Average cost  
of materials  
per house

**\$75k**

**X**

Local Sales  
Tax Rate

**1.5%**

**=**

Average local  
sales tax from  
materials per  
house

**\$1.1k**

**x 33% =**

**x 67% =**

Bloomfield share  
per house

**\$375**

CoD share per  
house

**\$750**

# NEW LOCAL SALES TAX 10-YEAR PROJECTION

CoD Share of Local  
Sales Tax on Materials  
per House

**\$750**

**x**

New Homes in Country  
Lakes and Glenwood  
Meadows

**248**

**=**

Total CoD Share  
of New Local  
Sales Tax

**\$186k**

# NEW LOCAL SALES TAX GROWTH RATE OPTIONS

Inflation Rate	CoD Share of New Local Sales Tax
<b>Current Materials Prices (0% Inflation)</b>	<b>\$186,000.00</b>
<b>Materials Price Increasing 5% Annually</b>	<b>\$237,270.90</b>
<b>Materials Price Increasing 8% Annually</b>	<b>\$278,907.00</b>

# RETURN ON INVESTMENT

## EXPANDS TAX BASE

- Provides the City with over \$186k in sales tax that would otherwise fall under a different jurisdiction.

## BUSINESS RETENTION

- Retaining 992 construction jobs
  - Denton Labor Force: 83,745
  - 2023 Census Population Estimate: 158,361

## SUSTAINABILITY

- Bloomfield Homes utilizes high efficiency HVAC, lighting, appliances, etc.

## CHARITABLE COMPANY

- The company manages a food pantry and sponsors library reading programs.



# INCENTIVE RECOMMENDATION

- Chapter 380 Grant: sales tax rebate on materials at 33% for 10 years

# OPTIONS

1. Staff recommendation: 10-year, grant-based incentive.
2. No incentive.

# NEXT STEPS

If directed to move forward with an incentive, the next steps include:

- Finalizing an agreement with legal
- City Council individual consideration

# QUESTIONS?



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #: EDP24-080, Version: 1**

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### **AGENDA CAPTION**

Staff Reports:

1. Downtown Economic Development Committee Update - Jeremy Fykes
2. Director's Report - Brittany Sotelo
3. EDPB Partnership Update - Jamie Adams
4. Future Agenda Items - Christine Taylor



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**AGENDA INFORMATION SHEET**

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor, Assistant City Manager

**DATE:** November 13, 2024

**SUBJECT**

**Staff Reports:**

1. Downtown Economic Development Committee Update – Jeremy Fykes
2. Director’s Report – Brittany Sotelo
3. EDPB Partnership Update – Jamie Adams
4. Future Agenda Items – Christine Taylor

**BACKGROUND**

**Downtown Economic Development Committee Update:**

A report on projects and meetings coming through the Downtown Economic Development Committee in the last quarter.

**Director’s Report:**

A brief update on department projects and progress from Director Brittany Sotelo.

**EDPB Partnership Update:**

A recap of recent and upcoming happenings within the Economic Development Partnership (EDP). Overview of key focus areas, EDP investor highlights, and meetings with key stakeholders in Denton.

**Future Agenda Items:**

An overview of current items in the Agenda Queue and discussion of possible future agenda items.

**EXHIBITS**

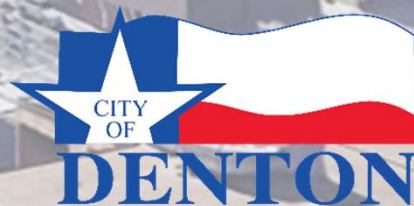
- Exhibit 1 – Agenda Information Sheet
- Exhibit 2 – Downtown Economic Development Committee Update Presentation
- Exhibit 3 – Director’s Report Presentation
- Exhibit 4 – EDPB Partnership Update Presentation
- Exhibit 5 – Queue of Future Agenda Items

Respectfully submitted:  
Matilda Weeden  
Economic Development Specialist

# Downtown Economic Development Committee Update

## July-Aug-Sept 2024

Jeremy Fykes-DEDC Chair



EDP24-080; November 13, 2024

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## Design Downtown Plan

- Received a report from City Planning and Mend Collaborative on the Design Downtown Plan before it went to City Council.
- This plan was presented to City Council on September 17 for adoption and passed.





# Design Downtown Plan

## Recommendations

**Better Utilize Downtown's Streetscape**

- 1A Rightsizing and 4/3 Conversions
- 1B Pedestrian Priority Routes and Denton Chill Streets
- 1C Improve Bike Connections
- 1D Improve Transit

**Build a Network of Improved Public Spaces**

- 2A Quakertown Park Master Plan
- 2B Activate Vacant Lots
- 2C Utilization of Alleys
- 2D Utilization of Underutilized Streets
- 2E Create a New Park in Southern Downtown
- 2F Improvements to the County's Historic Park
- 2G Develop Public Art Plan

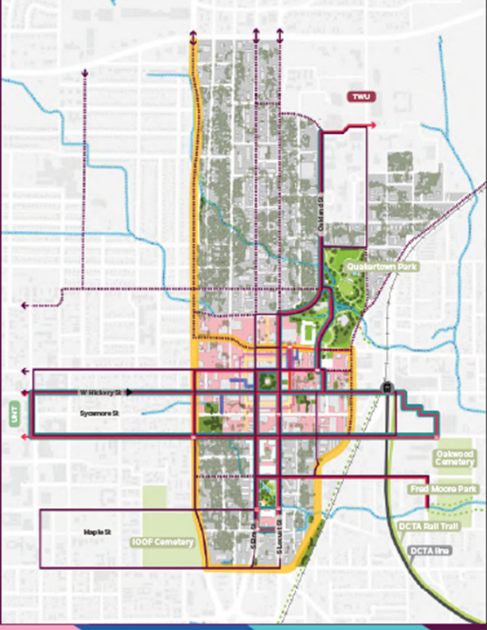
September 5, 2024; EDP24-065

**Target Development to Build on Downtown's Character and Assets**

- 3A Develop Southern Downtown
- 3B Encourage Downtown Living
- 3C Strengthen Historic Preservation Opportunities
- 3D Public Realm Design Guidelines and Zoning
- 3E Explore Opportunities for Specific Programming

**Promote Downtown's Nightlife, Music, Events, History, and Art**

- 4A Support Music and Nightlife
- 4B Develop a Performing Arts Center
- 4C Expand Programs to Support Small Businesses
- 4D Expand on Downtown Events
- 4E Expand on Economic Development Tools
- 4F Establish a Downtown Brand
- 4G Establish a Public Improvement District




---

# Construction Presentation

- Received a report from City Capital Projects on the downtown Construction
- Construction started on August 26 and finished September 12. Upon inspection, TXDOT needed to redo some areas, intermittent lane closures started September 24.
- City social media and Discover Denton made posts to let residents and visitors know that Denton businesses are still open.



# Construction Presentation



City of Denton, TX - City Hall  
September 12 at 4:44 PM

🎉 **WE'RE OPEN, FOLKS!!!** 🎉 Elm and Locust are lookin' real smooth, because TxDOT has officially completed construction in the square (ahead of schedule, might we add)! We're so appreciative for the community's patience throughout this project as well as all the love you've shown to our downtown businesses. So, if you're looking for a sign to go buy an iced coffee and frolic around on the square, this is it.

Denton Main Street Association

📍 Texas Downtown and 814 others  
125 comments 196 shares

City of Denton, TX - City Hall  
August 28 at 7:55 PM

🟡 **FREE PARKING COMING RIGHT UP!** 🟡 As you may have heard (or experienced) by now, the Texas Department of Transportation (TxDOT) has closed both N. Locust and N. Elm Street between W. Hickory and W. McKinney as a part of ongoing downtown road improvements. Barring any unexpected delays, this project is expected to be completed by September 30.

All downtown businesses remain open and fully walkable, but we understand the temporary removal of street parking has created challenges. That's why we've collaborated with downtown stakeholders to offer expanded free parking options to select paid lots while construction is ongoing (a big shoutout to Eric Schmitz, Brad Andrus and Stephen Shannon). We've put together some visuals, but you can explore all the expanded free options here: <https://dentonmainstreet.org/pages/parking>. Just remember to look for a 'free parking' sign before you park!

One of the things that makes Denton special is our incredible local business community. We may be biased, but we believe we have the best of the best. So let's get out there and show them a little extra love this month.

Denton Main Street Association

**LOTS WILL BE MARKED WITH "FREE PARKING" SIGNAGE**

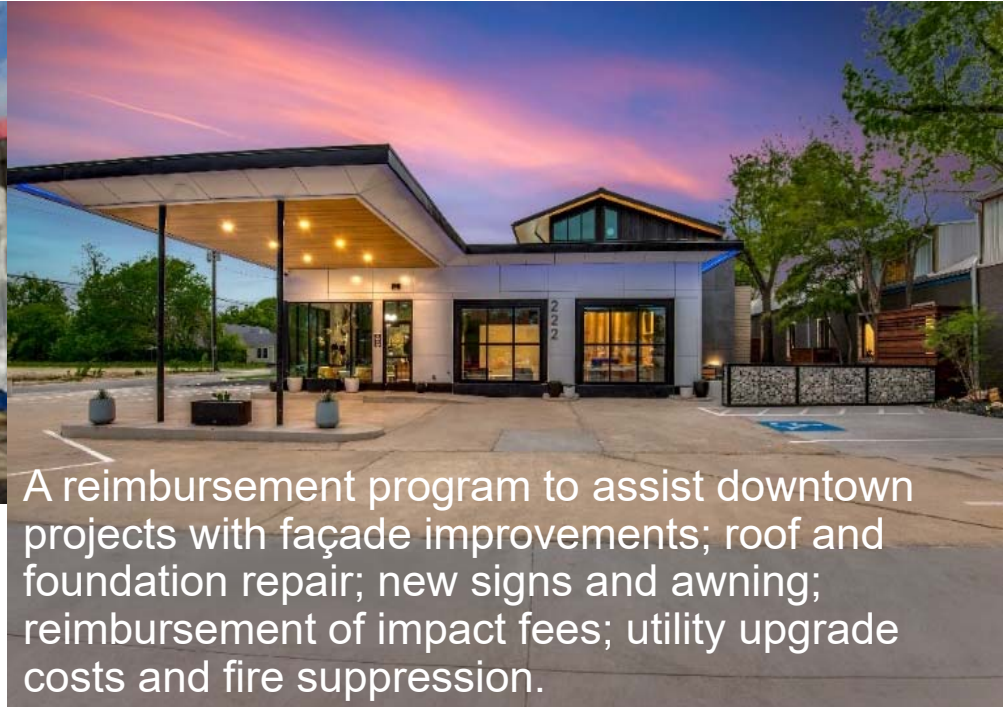
Discover Denton  
August 26 at 12:21 PM

⚠️ **Roads might be closed, but Downtown Denton businesses are still open!** ⚠️

Due to unforeseen construction plans from TxDOT, two of the Square's main roads (Elm & Locust) are currently closed to vehicle traffic with an expected completion date of September 30th. All sidewalks and storefronts are open for pedestrians, businesses are operating normal hours, and Oak St. and Hickory St. are open to all traffic. Check Denton Main Street Association's page for parking updates and fun ways to support these local businesses!

Parking Info: <https://bit.ly/3Xla8av>

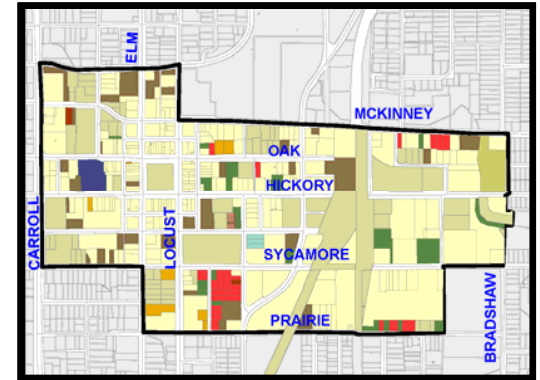
# Downtown Reinvestment Grant



A reimbursement program to assist downtown projects with façade improvements; roof and foundation repair; new signs and awning; reimbursement of impact fees; utility upgrade costs and fire suppression.



# The Downtown Reinvestment Grant is available for buildings located within the Downtown Tax Increment Reinvestment Zone Number One.



FY 23-24 Tax Increment Reinvestment Zone Number One (Downtown) Grants

Owner/Business	Address	Type	Amount	Approved By					
				DEDC	TIRZ	Council	Construction	Reimbursement	Completed
Bullseye Investments/Retail	108 W. Mckinney	Facade/Building Rehab	50,000	X	X	X	X	X	X
Little D Property Group/ Office Space & Retail	104-106 W Oak	Fire Suppression	50,000	X	X	X	X	X	X
Little D Property Group/Office Space & Retail	104-106 W. Oak	Facade/Building Rehab	50,000	X	X	X	X		
Green Eggs and Ham LLC/Restaurant	116 W. Oak	Fire Suppression	50,000	X	X	X	X		
Green Eggs and Ham LLC/Restaurant	116 W. Oak	Facade/Building Rehab	50,000	X	X	X	X		
Eagle Surveying LLC/ Office Space	212 W. Sycamore	Facade/Building Rehab	50,000	X	X	X	X		
Axis Realty/Fine Arts Theater	113 N. Elm	380 Incentive Grant	1,076,366	X	X	X			
Axis Realty/Fine Arts Theater	113 N. Elm	380 Incentive Grant	544,503	X	X	X			
<b>Total</b>			<b>\$1,920,869</b>						



# Q3 Downtown Reinvestment Grant Process Overview

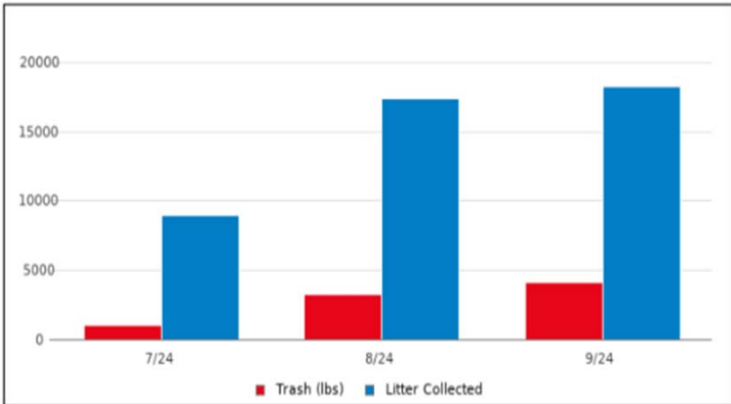
- Received a report from Main Street Program Manager on the review process for the Downtown Reinvestment Grant

Date Paid	Grantee Name	Property Address	Amount Granted	Amount Paid	2021/2022	2024	Difference
12/20/2021	Three Wishes Gifts	108 W. Oak St.	\$ 1,205.00	\$ 1,205.00	\$526K	\$569K	\$43K Increase
4/6/2022	Salvage Secondhand Shoppe	225 W Oak St.	\$ 302.02	\$ 302.02	\$325K	\$330K	\$5K Increase
5/17/2022	One Way Investments	222 S. Elm St.	\$ 50,000.00	\$ 50,000.00	\$870K	\$978K	\$108K Increase
Total Approved or Paid during FY 21/22			\$ 51,507.02	\$ 51,507.02			
Date Paid	Grantee Name	Property Address	Amount Granted	Amount Paid	2022/2023	2024	
1/23/2023	Salon NV	305 S. Locust St.	\$ 50,000.00	\$ 50,000.00	\$220K	\$245K	\$25K Increase
4/28/2023	Chestnut Tree	107 W. Hickory St.	\$ 50,000.00	\$ 50,000.00	\$353K	\$356K	\$3K Increase
9/1/2023	Denton Community Theater	214 W. Hickory	\$ 2,500.00	\$ 2,500.00	\$792K	\$852	\$60K increase
1/27/2023	Steve's Wine Bar	111 Industrial st	\$ 20,000.00	\$ 20,000.00	\$65K	\$80K	\$15K Increase
Total Approved or Paid during FY 22/23			\$ 122,500.00	\$ 122,500.00			
Date Paid	Grantee Name	Property Address	Amount Granted	Amount Paid	2023/2024	2024	
	Robert Moses	115-117 W. Hickory St.	\$ 4,022.00	\$ 2,011.00	\$700K	\$728K	\$28K increase
4/5/2024	Bullseye Invest/Holdings	108 W McKinney St	\$ 50,000.00	\$ 50,000.00	\$218K	\$214K	\$4K decrease
9/5/2024	Little d Property LLC	104-106 W. Oak	\$ 50,000.00	\$ 50,000.00	*2021 \$680K	\$720K	\$40K increase
Total Approved or Paid during FY 23/24			\$ 104,022.00	\$ 102,011.00			

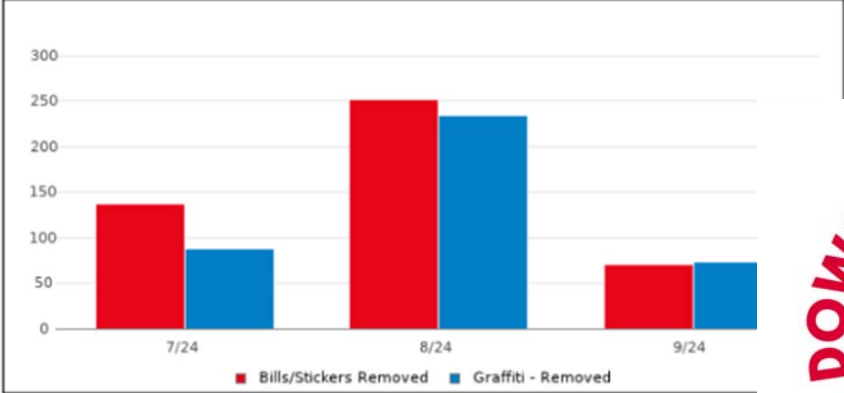


# Q3 Downtown Ambassador Program Update

July 2024 through September 2024



July 2024 through September 2024

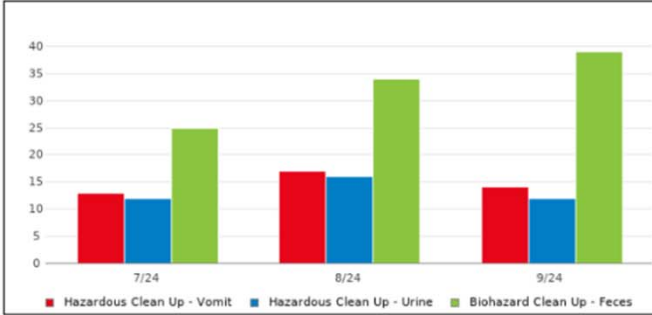
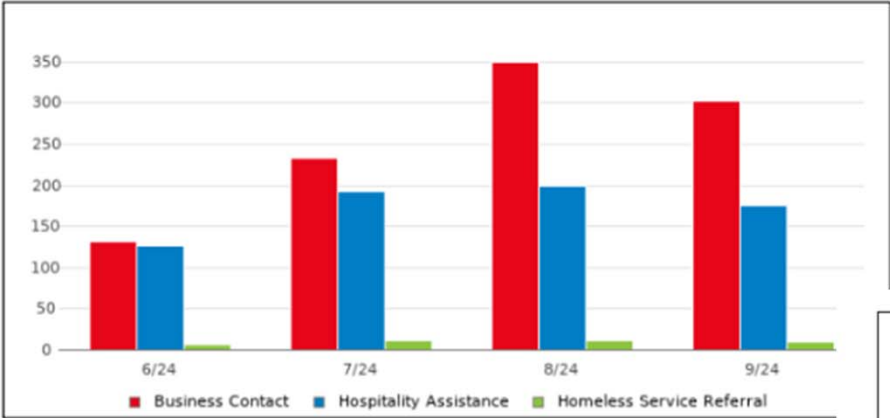


\*\*\*Program started Jan. 22, 2024



# Q3 Downtown Ambassador Program Update

June 2024 through September 2024





# Q3 Downtown Openings and Closings

July-Sept	Business Start	Business Closure	Jobs (gained)	Jobs (lost)
Demure Stylez		x		2
Union Bear	x		90	
Omega's Dream Childcare	x	x	5	5
Denton Maker Center	x		2	
Three Roses Tea Room	x		5	
Boka Feliz	x		15	
Gangnam Chicken		x		7
<b>TOTAL</b>	<b>5</b>	<b>3</b>	<b>117</b>	<b>14</b>



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# Questions?



**November 13, 2024**

# **DIRECTOR'S REPORT**

**OFFICE OF ECONOMIC DEVELOPMENT**

**Brittany Sotelo**  
**Economic Development Director**



EDP24-080, Nov 13, 2024

# Southwire Expansion Approved

THE BUSINESS JOURNALS | Select a City ▾

**DALLAS BUSINESS JOURNAL**

PODCAST: TEXAS BUSINESS MINDS  
Lone Star State leaders talk business, economy, much more >


☰ Latest News Lists & Leads Commercial Real Estate Banking Technology Residential Real Estate North



By [Seth Bodine](#) – Staff Writer, Dallas Business Journal  
Sep 17, 2024



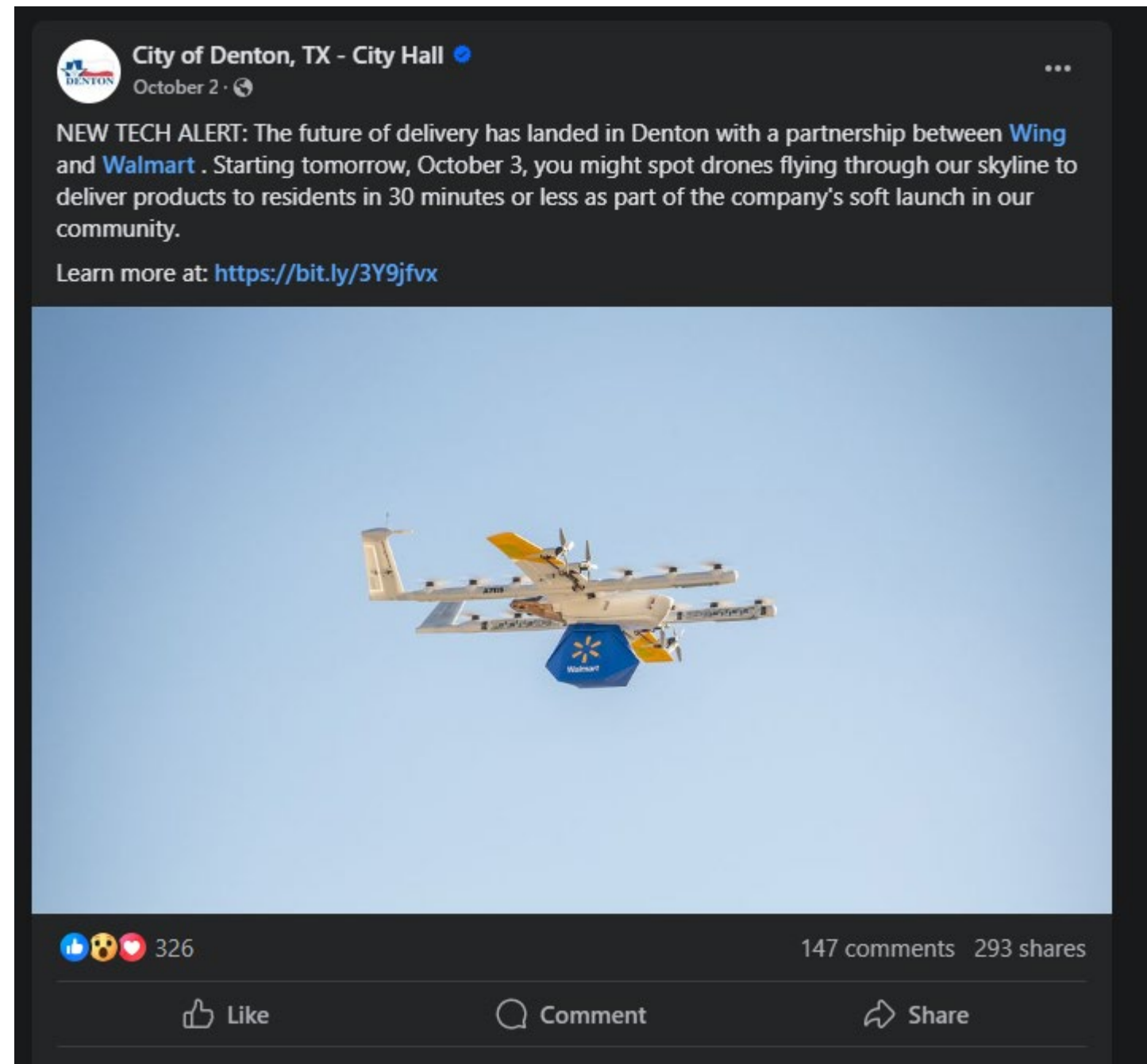
Southwire's Denton Plant, Bremen Campus and Lafayette Plant Have Received The Copper Mark

▶ Preview this article 1 min 

Southwire, a cable and wire company that already employs hundreds in North Texas, is seeking incentives for possible expansion in Denton. Read about the kind of jobs being offered and the other states being considered in this story.

EDP24-080, Nov 13, 2024

# WING LAUNCH



## Wing in Denton:

- Oct. 2 Launch at Walmart on Loop 288
- Six-mile delivery radius
- 10 Delivery drones

## About Wing:

- Subsidiary of Google's Alphabet company
- Delivery drone company
- Partner with Walmart, Doordash, and Apian (medical supply delivery group)

# HOLT LUNSFORD GROUNDBREAKING



- Groundbreaking of Denton Point III, IV, & V
- Three buildings, 451,856 sq. ft. development
- Class A warehouse space

EDP24-080, Nov 13, 2024

# MOVE AMERICA TRADESHOW



- Trade show focusing on Mobility, Technology, and Sustainability
- Attended informational sessions and met with leads
- Joined by Bill Kahn, R&D Engineer for Peterbilt

EDP24-080, Nov 13, 2024

# TRAINING AND DEVELOPMENT



## ATTENDED:

- TEDC Annual Conference
- Texas Downtown Association Conference
- Panel Presentations
- UNT Advanced Air Mobility Symposium



EDP24-080, Nov 13, 2024



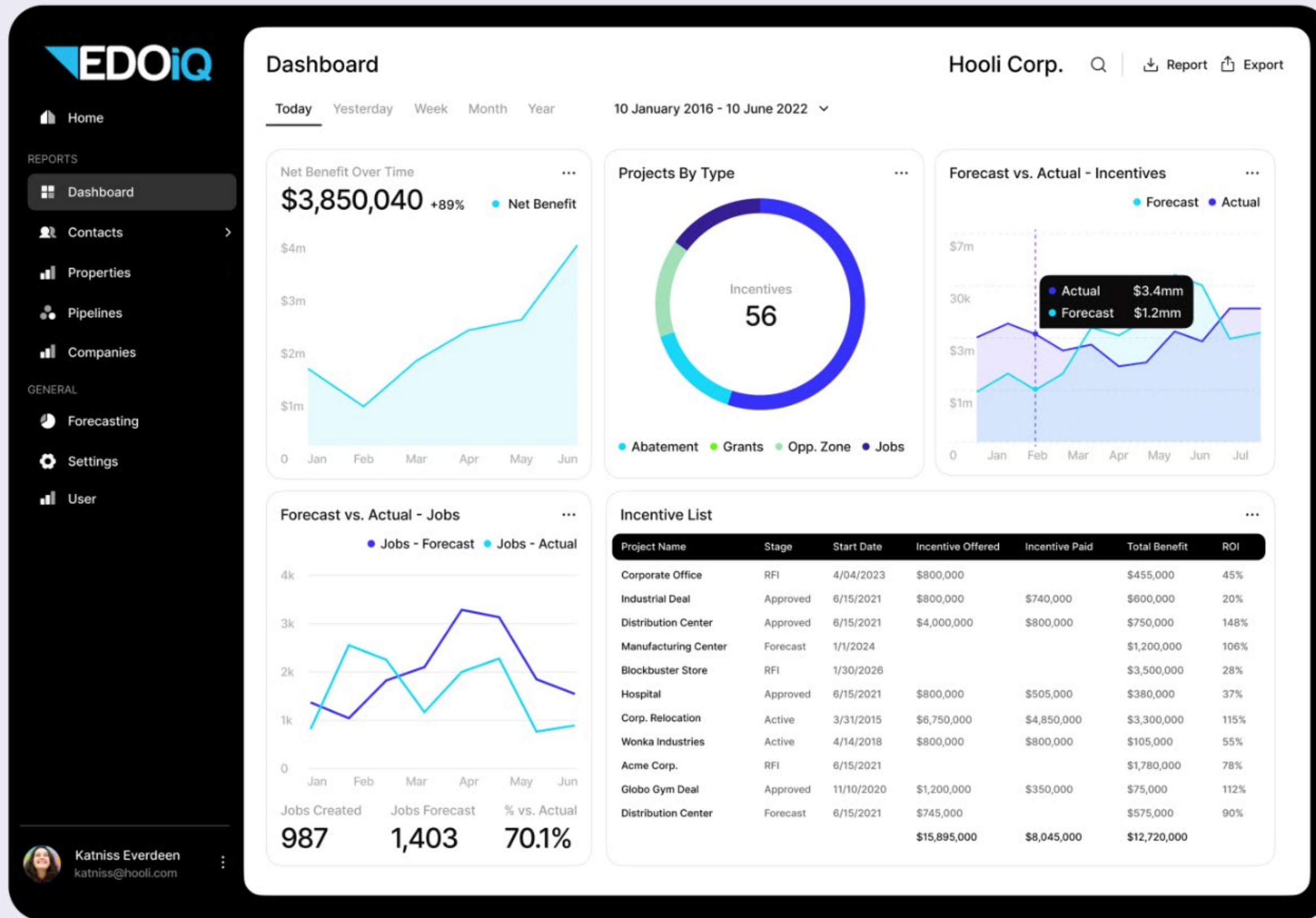
# DALLAS REGIONAL CHAMBER (DRC)



- Met with Economic Dev. Team to strengthen partnership
- Discussed strengths and opportunities

EDP24-080, Nov 13, 2024

# NEW CRM IMPLEMENTATION



EDP24-080, Nov 13, 2024

# Projects in Progress

- Downtown Area Utility Grant
- Small Business Bootcamp Workshops hosted by SCORE
- TIRZ #1 Boundary Amendment
- Incentive/Competitiveness Study RFI

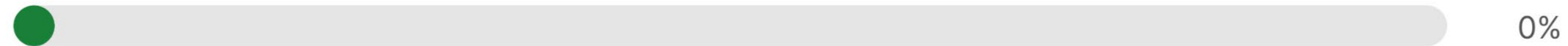
# Denton 360 Presentation



How would you rate the current local economy?

Multiple Choice Poll 9 votes 9 participants

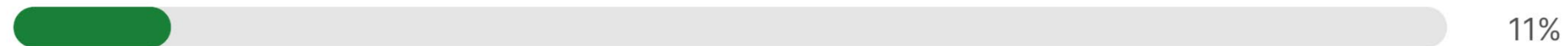
Great - 0 votes



Good - 8 votes



Neutral - 1 vote



Poor - 0 votes



Good for now, concerned for the future - 0 votes



# Denton 360 Presentation



What are the top opportunities for Denton?

Wordcloud Poll  14 responses 9 participants



# Denton 360 Presentation



What are the top challenges for Denton?

Wordcloud Poll 11 responses 7 participants



**THANK YOU**

EDP24-080, Nov 13, 2024

**NOVEMBER 2024  
DENTON EDP REPORT**

**BUSINESS RETENTION AND  
EXPANSION UPDATE**

**JAMIE ADAMS**

Director of Strategic Partnerships  
Denton Economic Development  
Partnerships



EDP24-080; November 13, 2024



## 2024 BUSINESS RETENTION AND EXPANSION UPDATE

The EDP has been actively engaging with already established businesses within a community to identify their needs and provide support to help them grow and remain in the area, essentially aiming to retain existing businesses and encourage their expansion.

---

Interviews and tours are conducted with businesses to collect information and provide the best resources for their overall success.



**1**

Focus on  
existing  
businesses

**2**

Proactive  
engagement



**3**

Addressing  
business needs

**4**

Economic  
benefits

# 2024 BUSINESS RETENTION AND EXPANSION UPDATE

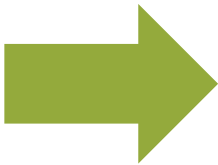
## GOAL - CONDUCT 4 BR&E VISITS EACH MONTH



TASKED	Q1	Q2	Q3	Q4	YEAR TOTAL
48	0	16	14	14	44

### KEY INDUSTRIAL VISITS

- JOSTENS
- TARGET DISTRIBUTION
- SAFRAN
- WINCO
- TETRA PAK



### OTHER INDUSTRY VISITS

- RESTAURANTS
- ENTERTAINMENT VENUES
- INDUSTRIAL DEVELOPERS
- CONTRACTORS
- SMALL BUSINESS OWNERS

EDP24-080; November 13, 2024



# Workforce Development

Education Partner Connection

## TOP 5 CHALLENGES

Employee Satisfaction Ideas

Transportation Assistance

Incentives / Financial Assistance

# 2024 BUSINESS RETENTION AND EXPANSION UPDATE



**RENT INCREASE AND  
LOOKING FOR RESOURCES.**

**Looking to  
expand  
footprint in  
Denton.**

**Wanting to be  
more involved  
with other  
industry leaders**

**Seeking  
connections with  
workforce  
development.**

**Seeking Transportation  
assistance with more bus  
stops and/or options for  
staff to get to work.**

**Turnover rate for entry level  
employees is approximately  
20% for industrial partners.  
Development Youth  
Pipeline.**

# 2024 BUSINESS RETENTION AND EXPANSION UPDATE

## HELP PROVIDED

BUSINESS TO  
BUSINESS  
RELATIONSHIP

WORKFORCE  
CONNECTIONS

BUSINESS TO  
COMMUNITY  
RELATIONSHIP

INFRASTRUCTURE  
CONCERNS

# 2024 BUSINESS RETENTION AND EXPANSION UPDATE

## EVENTS HOSTED IN 2024 THAT ADDRESSED BR&E HR COMMUNITY LEADERS' ROUNDTABLE



- Partnership with North Texas SHRM and Denton EDP.
- Held at Denton Development Services Center.
- 44 HR Leaders in attendance



EDP24-080; November 13, 2024

# 2024 BUSINESS RETENTION AND EXPANSION UPDATE

## EVENTS HOSTED IN 2024 THAT ADDRESSED BR&E

### INDUSTRIAL ROUNDTABLES

- Hosted two, one at UNT Discovery Park
- Focus was on workforce development
- Second was at Tetra Pak with a focus on Warehouse Automation
- Over 100 leaders attended



A flyer for the Denton Industrial Roundtable. The top half has a green background with the text "DENTON INDUSTRIAL ROUNDTABLE" in large white letters. Below this, it says "A quarterly convening of Denton's manufacturing and distribution leaders to share best practices and resources" and "Friday, August 2 - 11:30 AM - 1:00 PM". The bottom half of the flyer shows a photograph of a modern industrial building with large windows and a paved walkway. The text "Hosted by: Tetra Pak, Inc 3300 Airport Blvd Denton, TX 76207" and "Lunch provided" is overlaid on the photo. At the bottom, it says "RSVP to: Jamie@dentonedp.com" and "FOCUS WILL BE ON WAREHOUSE AUTOMATION". The same Economic Development Denton, Texas Partnership logo is in the bottom right corner of the flyer.

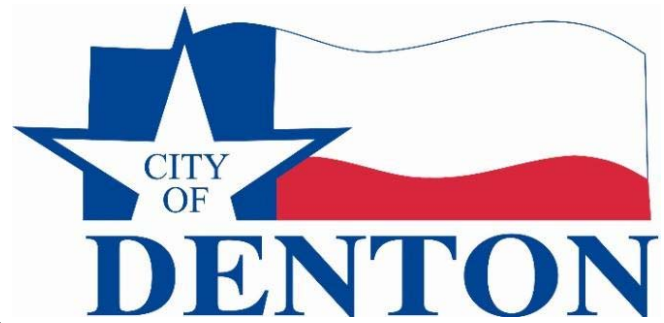


## PLANS FOR 2025

### MANUFACTURING DAY

Manufacturing Day is a celebration of modern manufacturing meant to inspire the next generation of manufacturers. This is an event designed to encourage students to learn skills that can be applied to employment in the manufacturing industry and beyond.





EDP24-080; November 13, 2024

## Economic Development Partnership Board

Meeting Date	Item Description	Presented By	Time
<b>Wednesday, December 11, 2024</b>			
Item for Consideration	Approval of Minutes	Chair	5
Work Session	Sustainability Green Business Program	Sustainability	15
Work Session - Staff Report	Economic Development Partnership Update	Jamie Adams	10
Work Session - Staff Report	Director Update	Brittany Sotelo	10
Work Session - Staff Report	Quarterly Main Street Program Update (Sept. Oct. Nov.)	Kristen Pulido	10
Work Session - Staff Report	Future Agenda Items	Christine Taylor	5
		<b>Total Time</b>	<b>55</b>
<b>TBD:</b>			