



**CITY OF HUTCHINS
HUTCHINS ECONOMIC DEVELOPMENT CORPORATION
AGENDA**

Thursday, March 21, 2024 at 6:30 PM

Hutchins Economic Development Corporation Office, 103 W. Palestine Street

Board Members

Raymond Elmore, President
Norma Harlin
Artis Johnson
Aurora Madrigal
Steve Nichols, Vice President
Demarcus Odom
Mario Vasquez
Guy Brown, Executive Director

NOTICE OF POSSIBLE CITY COUNCIL QUORUM

A QUORUM OF COUNCIL MEMBERS MAY OR MAY NOT BE PRESENT AT THIS MEETING. HOWEVER, NO OFFICIAL CITY COUNCIL ACTION WILL BE CONSIDERED DURING THIS MEETING.

Pursuant to Section 551 of the Texas Government Code, notice is hereby given that the Board of Directors of the City of Hutchins will meet March 21, 2023 at 6:30 p.m. to conduct a Regular Meeting at the HEDC Office located at 103 West Palestine St, Hutchins, Texas, at which time the following items will be discussed and considered.

As authorized by Section 551.071 of the Texas Government Code, the Board of Directors reserves the right to convene in Executive Session for the purpose of seeking confidential legal advice from the city attorney on any agenda item listed herein.

A. CALL MEETING TO ORDER

1. Roll Call
2. Invocation

B. CITIZEN COMMENTS *The Citizen Comments Portion of the Agenda is an opportunity for the public to address the Board on any subject. However, in accordance with the Texas Open Meetings Act, the Board cannot discuss issues raised or make any decision at this time. Issues raised may be referred to HEDC Staff for research and possible future action.*

C. CONSENT AGENDA: *All items presented in the Consent Agenda require no deliberation by the Board. Each Board member has the opportunity of removing an item from this agenda so that it may be considered separately.*

1. Consideration and action regarding the Minutes Hutchins Economic Development Meeting held on February 8, 2024.

D. PUBLIC HEARINGS

None

E. REGULAR AGENDA

- [2.](#) Consideration and action regarding recommendation of Economic Development Grant to City Council for property located at 101 South Interstate 45, Suite 1, in Hutchins.
- [3.](#) Consideration and action regarding recommendation of Economic Development Grant to City Council for property located at 102 West Palestine Street, in Hutchins.
4. Update on HEDC activities and projects.

F. EXECUTIVE SESSION

None

G. RECONVENE INTO REGULAR SESSION and take any action necessary as a result of Executive Session.

H. ADJOURNMENT

Certification: I certify that a copy of the March 21, 2024, agenda of items to be considered by the Hutchins Economic Development Corporation was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website www.cityofhutchins.org, in accordance with Chapter 551 of the Texas Government Code. Posted on Friday, March 15, 2024, before 5:00 p.m.



Guy Brown
Executive Director

ACCESSIBILITY STATEMENT

A request for special services must be received at least 24 hours in advance of scheduled meeting. For assistance, please call the HEDC office at 972-225-4449 or email the Executive Director at gbrown@cityofhutchins.org.



Hutchins EDC
Guy Brown
gbrown@cityofhutchins.org
Phone: 972/225-4449
Fax: 972/225-5559

MINUTES
HUTCHINS ECONOMIC DEVELOPMENT CORPORATION (HEDC)
REGULAR BOARD OF DIRECTORS MEETING
THURSDAY, FEBRUARY 8, 2024 – 6:30 P.M.
HEDC OFFICE – 103 WEST PALESTINE
500 W. HICKMAN ST., HUTCHINS, TEXAS 75141

The Hutchins Economic Development Corporation Board of Directors met on February 8, 2024, at 6:30 p.m. to conduct a regular meeting at the Hutchins Economic Development Office located at 103 West Palestine St, Hutchins, Texas, 75141 at which time the following items were discussed and considered:

ATTENDANCE:

BOARD MEMBERS

- Raymond Elmore, President
- Norma Harlin
- Artis Johnson
- Aurora Madrigal
- Steve Nichols, Vice President
- Demarcus Odom
- Mario Vasquez
- Guy Brown, Executive Director

A. Call Meeting to Order

The meeting was called to order at 6:30 p.m. The meeting was held at the Hutchins Economic Development Corporation office located at 103 Palestine, Hutchins, Texas, 75141.

1. Roll Call

A quorum of the Board of Directors was established. At Roll Call, Ms. Harlin was absent. All other members of the Board were present.

Invocation

Invocation was given by Mr. Johnson.

B. Citizen Comments.

There were no comments from citizens.

C. CONSENT AGENDA: *All items presented in the Consent Agenda require no deliberation by the Board. Each Board member has the opportunity of removing an item from this agenda so that it may be considered separately.*

There were no Citizen Comments from the audience.

1. Consideration and action regarding the Minutes of the Hutchins Economic Development Corporation Meeting held on December 7, 2023.

Mr. Nichols made a motion to approve the minutes of December 7, 2023. The motion was seconded by Mr. Johnson and passed unanimously.

**D. PUBLIC HEARINGS
NONE.**

E. REGULAR AGENDA

2. Update on HEDC Activities.

The Executive Director presented the board with an update on current HEDC activities and city projects. The Board asked questions and discussed the status of the projects. No action was taken on this item.

F. RECONVENE INTO REGULAR SESSION and take any action necessary as a result of Executive Session.

1. Adjourn to Executive Session pursuant to the provisions of Chapter 551, Government Code in accordance with the authority contained in:

None

G. RECONVENE INTO REGULAR SESSION and take any action necessary as a result of Executive Session.

None

H. Adjournment.

No further business was conducted Ms. Johnson made a motion to adjourn the meeting. Mr. Odom seconded the motion. The Board by unanimous vote adjourned the meeting at 6:59 p.m.

Approved:

Raymond Elmore, President



STAFF REPORT

MEETING DATE:	March 21, 2024
MEETING TYPE:	Hutchins Economic Development Corporation
SUBMITTED BY:	Guy Brown
AGENDA CAPTION:	Economic Development Grant to City Council for property located at 101 South Interstate 45, Suite 1.

Presented by: Guy Brown HEDC Executive Director

Background Information

The HEDC received a request for assistance with a retail project at 101 South Interstate 45, Suite. The owner plans on placing a café at the location.

Budget Implications

If approved, the cost of the assistance would be derived from the HEDC budget.

Operational Impact

If approved by the HEDC Board of Directors, the item would go to the City Council for final approval.

Legal Review

The City Attorney will draft an Economic Development Agreement related to the project.

Staff Recommendation

The HEDC Board of Directors is recommending an infrastructure grant to assist with cost for a Vent Hood for fire suppression and building safety.

101 SI 490
Suite 1

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

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

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

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

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

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

I. Real Property

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

- 4. Appraised Land Value \$ N/A
- 5. Projected appraised value if a new facility \$ _____

II. Business Personal Property

- 1. Value of newly purchased furniture and fixtures \$ 50,000 - 70,000
- 2. Value of furniture and fixtures relocated to Hutchins \$ 50,000
- 3. Value of newly purchased machinery and equipment \$ 100,000
- 4. Percent of new machinery and equipment purchased in Hutchins.. unknown
- 5. Value of machinery and equipment relocated to Hutchins \$ 50,000
- 6. Value of inventory as of January 1 each year \$ 25,000
- 7. Value of any freeport property \$ N/A

III. Sales Tax

- 1. Annual Amount of Total Sales \$ ~~80,000~~ 940,000
- 2. Annual Amount of sales and use taxes collected and paid to the state \$ 6,000
- 3. Percentage of Sales that are taxable in the City (amount of sales of taxable items that are consummated in the city) \$ 2,000
- 4. Annual Amount of anticipated local sales tax \$ 79,200

IV. Employee Information

- 1. Number of existing employees 12
- 2. Average annual wage of existing employees \$ 374,400
- 3. Annual wage growth rate (in %) of existing employees 2% - 3%
- 4. Percentage of existing employees who reside in Hutchins N/A
- 5. Anticipated number of new employees in Year #1 Year #2 Year #3

Exempt Employees	<u>8</u>	<u>3</u>	<u>4</u>
Non Exempt Employees	<u>2</u>	_____	_____
- 6. Average annual wage of new employees (indicate different levels within each category by labeling them as Class 1 or Class 2)

Exempt Employees -	\$ <u>25,000</u>	- <u>35,000</u>
Non Exempt Employees -	\$ <u>50,000</u>	
- 7. Annual wage growth rate (in %) of new employees

Exempt Employees 1 1/6 - 2 1/6
 Non Exempt Employees

V. Operations

1. Total annual operating budget \$ 200,000.00
2. Value of materials purchased for operations
(excluding inventory)..... \$ 100,000.00
3. Percentage of these materials bought in Hutchins.....

4. Average annual cost of each utility
 - a. Electricity \$ 18,000.00
 - b. Telephone \$ 2,400.00
 - c. Cable \$ 1,500.00
 - d. Natural Gas \$ 18,000.00
 - e. Sanitation \$ 4,000.00
 - f. Water & Sewer..... \$ 1,200.00
 - g. Labor \$ 338,000.00
5. Cost of onsite infrastructure..... \$ 60,000.00 +
6. Cost of offsite infrastructure..... \$ 120,000 - 140,000.00

VI. Addition Information
Attach the following information:

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

VII. Assurances

The undersigned certifies the following:

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

Type of Business (corporation, partnership, sole proprietorship): WARRANTY S-CORP
 Name of Company (including d/b/a and assumed or trade names): EFT LLC (DBA: Peter's Cafe)
 Mailing Address: 3400 Beltline rd.
 City, State & Zip Code: Farmers Branch, Tx 75234
 Phone #: 214-502-8618 Fax #: _____
 E-Mail Address: ehernandez21848@gmail.com
 Name (Please Print): Estela Hernandez
 Title: owner

Estela Hernandez
 Signature

03/05/2024
 Date

Bright GTS

mjbitar1@gmail.com

Ph# 214-991-3383

Date:	<u>03//10/24</u>	Job	<u>Vent Hood</u>
Customer:	<u>Estella</u>	Size	<u>16 Ft</u>
Street:	<u>1011 I-45 site #1</u>	Cell #:	<u>214-502-8669</u>
			<u>Ehernandez1848@</u>
City/State/Zip:	<u>Hutchins Tx 75141</u>	Email	<u>gmail.com</u>

Contractor hereby submits the following specifications:

This job is to provide 16' Vent Hood Type I installed and operate.

- All stainless steel Hood.
- Light, welded grease holder, S.S Filter.
- Curb for make-up air & exhaust fan, welded plenum duct.
- Stainless steel covers above vent hood (Skirt).
- Blower & Make-up air units without cooling system
- Installation, 2 liars of Fire Wrap.
- Permit & inspection pass included.

Note: this quote does not include fire system (will be quoted separately after set up kitchen equipment under the vent Hood). ; Roof sealing after cutting & installing the exhaust fan & make-up air should be discussed by owner & property owner for the cost. Electrical work will be provide by others

As stated above the specifications we propose to furnish material and labor for the sum of **Nineteen thousand seven hundred sixty Dollars (\$19,760.00)**

Payment schedule as follows: Fist Payment Upon accepting. **50%.**
2Nd.payment after 1st inspection. **35%.**
Final after final fire wrap inspection **15%.**

Any alteration or deviation from the above specifications involving extra costs will be executed only upon a written order and will become an extra charge over and above the proposed estimate. All agreements are subject to any strikes, accidents, or delays beyond the contractor's control.

Submitted by: Eng. Majed Bitar 03/10/2024

This proposal may be withdrawn if not accepted within 30 days.

Acceptance of Proposal

As stated in the above specifications, the costs, materials and specifications are satisfactory and are hereby accepted. I authorized the contractor to perform the work as specified and payments will be made as summarize above.

Customer Signature: _____ Date: _____

Bright GTS mjbitar1@gmail.com Ph# 214-991-3383

Date:	<u>03/10/2024</u>	job	<u>Grease trap</u>
Customer:	<u>Estella</u>	Spec.	<u>250 Gallons/Plastic</u>
Street:	<u>1011 I-45</u>	Cell #:	<u>214-502-8669</u>
City/State/Zip:	<u>Hutcins, TX 75141</u>	Work #:	<u></u>

Contractor hereby submits the following specifications as following:

- Provide & place 250 Gallons plastic grease trap tank buried in ground outdoor as per attached drawing..
- Attach pipes to city line and then to inside the building (just pipe no floor sink drain).
- Provide air vent pipes.
- pure concrete after final impaction.
- Inspection.(plumbing permit will be provided by the general contractor).

As stated above to furnish material & labor for the sum of thirteen thousand eight hundred ninety Dollars only.(\$13,890.00).

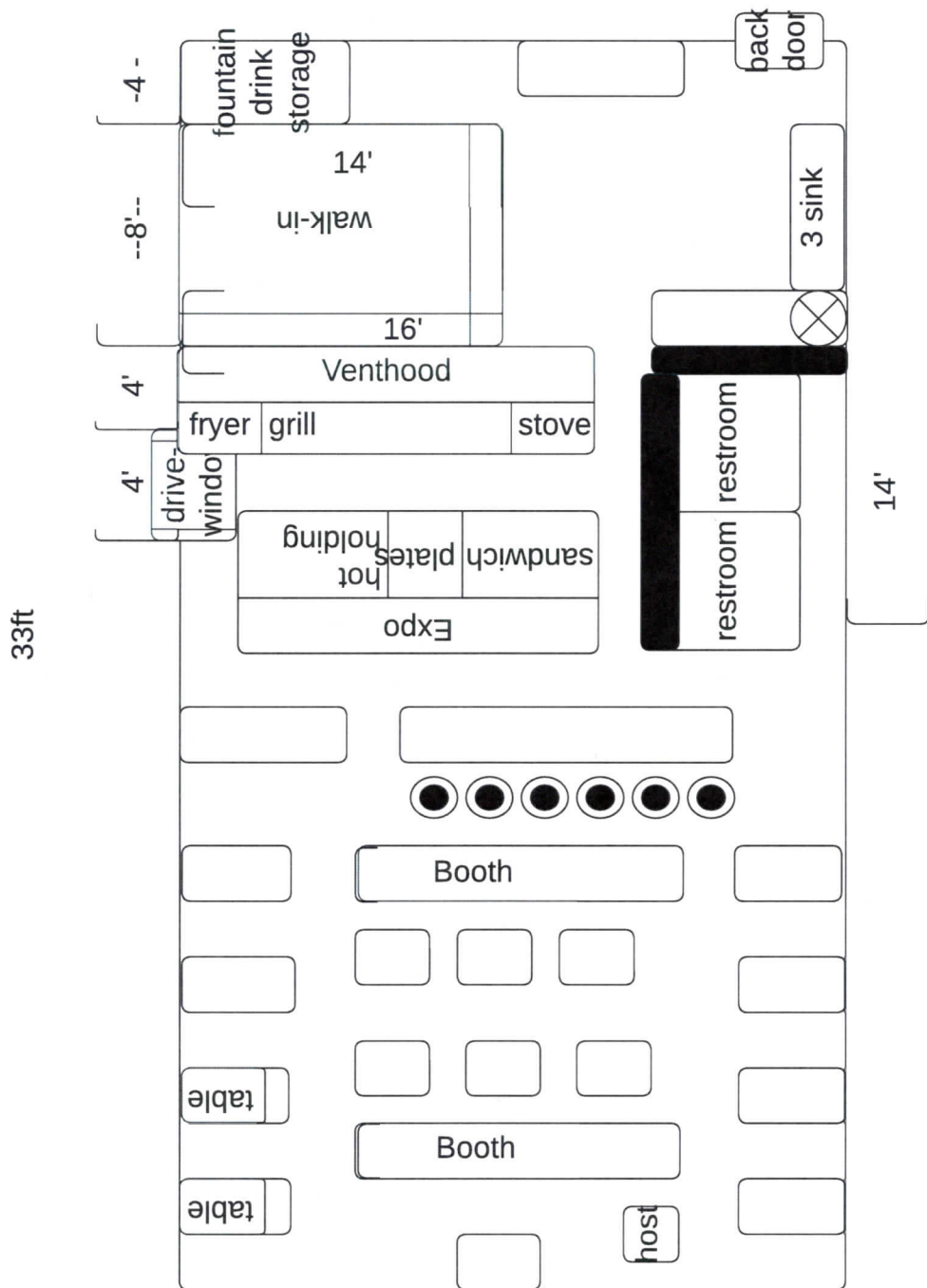
**Payment schedule as follows: 50% upon excepting the order.
35% after rough inspection.
15% after final inspection only for grease trap.**

Any alteration or deviation from the above specifications involving extra costs will be executed only upon a written order and will become an extra charge over and above the proposed estimate. All agreements are subject to any strikes, accidents, or delays beyond the contractor's control.

Submitted by: Eng,Majed Bitar. 03/10/2024

Customer Signature: _____ Date: _____







STAFF REPORT

MEETING DATE: March 21, 2024

MEETING TYPE: Hutchins Economic Development Corporation

SUBMITTED BY: Guy Brown

AGENDA CAPTION: Consideration and action regarding recommendation of Economic Development Grant to City Council for property located at 102 West Palestine Street, in Hutchins.

Presented by: Guy Brown HEDC Executive Director

Background Information

The HEDC received a request for assistance with a retail project located at 102 West Palestine Street, in Hutchins. The owner plans on placing a flower shop at the location.

Budget Implications

If approved, the cost of the assistance would be derived from the HEDC budget.

Operational Impact

If approved by the HEDC Board of Directors, the item would go to the City Council for final approval.

Legal Review

The City Attorney will draft an Economic Development Agreement related to the project.

Staff Recommendation

The HEDC Board of Directors is recommending an infrastructure grant to assist with the cost for signage and Point of Sale equipment.

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

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

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

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

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

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

I. Real Property

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

102 West Palastin

- 4. Appraised Land Value\$ _____
- 5. Projected appraised value if a new facility \$ _____

II. Business Personal Property

- 1. Value of newly purchased furniture and fixtures\$ 5,000
- 2. Value of furniture and fixtures relocated to Hutchins\$ _____
- 3. Value of newly purchased machinery and equipment\$ 5,000
- 4. Percent of new machinery and equipment purchased in Hutchins.. _____
- 5. Value of machinery and equipment relocated to Hutchins \$ _____
- 6. Value of inventory as of January 1 each year\$ 5,000
- 7. Value of any freeport property\$ _____

III. Sales Tax

- 1. Annual Amount of Total Sales\$ 60,000
- 2. Annual Amount of sales and use taxes collected and paid to the state..... \$ 3,750
- 3. Percentage of Sales that are taxable in the City (amount of sales of taxable items that are consummated in the city).....\$ 1,200
- 4. Annual Amount of anticipated local sales tax\$ _____

IV. Employee Information

- 1. Number of **existing** employees..... 1
- 2. Average annual wage of **existing** employees.....\$ _____
- 3. Annual wage growth rate (in %) of **existing** employees..... _____
- 4. Percentage of **existing** employees who reside in Hutchins..... 1
- 5. Anticipated number of **new** employees in..... Year #1 Year #2 Year #3
 - Exempt Employees _____
 - Non Exempt Employees..... _____
- 6. Average annual wage of **new** employees (indicate different levels within each category by labeling them as Class 1 or Class 2)
 - Exempt Employees –..... \$ _____
 - Non Exempt Employees –..... \$ _____
- 7. Annual wage growth rate (in %) of **new** employees

Exempt Employees
Non Exempt Employees

V. Operations

- 1. Total annual operating budget\$ 60,000
- 2. Value of materials purchased for operations
(excluding inventory)..... \$ 5,000
- 3. Percentage of these materials bought in Hutchins.....

- 4. Average annual cost of each utility
 - a. Electricity\$ 2,400
 - b. Telephone\$ 2,400
 - c. Cable\$ 1,500
 - d. Natural Gas\$ n/a
 - e. Sanitation\$ 2,000
 - f. Water & Sewer.....\$ 1,200
 - g. Labor\$ n/a
- 5. Cost of onsite infrastructure.....\$ 3,000
- 6. Cost of offsite infrastructure.....\$ _____

VI. Addition Information

Attach the following information:

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

VII. Assurances

The undersigned certifies the following:

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

Type of Business (corporation, partnership, sole proprietorship): sole proprietorship
 Name of Company (including d/b/a and assumed or trade names): Mangold's Florist
 Mailing Address: 102 W Palestine
 City, State & Zip Code: Hutchins, TX 75141
 Phone #: 214-377-7221 Fax #: _____
 E-Mail Address: mangoldsflo1st@yahoo.com
 Name (Please Print): Miniam Carmona
 Title: owner

Miniam Carmona
 Signature

3/13/24
 Date

Created Date: 3/8/2024

DESCRIPTION: AG- DiBond on Stand Off Building Signage ** Non-Electrical Options **

Bill To: Marigold's Florist
102 W. Palestine St.
Hutchins, TX 75141
US

Installed: Marigold's Florist
102 W. Palestine St.
Hutchins, TX 75141
US

Requested By: Miriam Cormona
Email: marigoldsflorist@yahoo.com
Work Phone: (903) 467-9228

Salesperson: Alex Garcia
Email: alex.garcia@fastsigns.com
Cell Phone: 214-864-4454

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	24" x 48" DiBond with UV Laminated Glossy Vinyl Lettering Applied. Includes 6 Silver Stand Offs. Option Size 1 Above Door	1	\$330.70	\$330.70
1.1.1	Dibond 3mm - Text: Logo			
1.1.2	Laminate - Glossy -			
1.2	Silver Stand-Offs 5/8" (standard size) -			
2	24" x 96" DiBond with UV Laminated Glossy Vinyl Lettering Applied. Includes 6 Silver Stand Offs. Option Size 2 Above Window	1	\$548.18	\$548.18
2.1.1	Dibond 3mm - Text: Logo			
2.1.2	Laminate - Glossy -			
2.2	Silver Stand-Offs 5/8" (standard size) -			
3	Sign Permit Required By City.	1	\$75.00	\$75.00
3.1	Permit - Price subject to change based on actual cost of permit once approved and billed by the city.			
4	Permit Acquisition	1	\$199.00	\$199.00
4.1	Permit Acquisitions - Coordinate with city pre-production to verify compliance with sign regulations. Includes conducting sign code research, filing applications, and submitting sign drawings/specs. Customer is responsible for acquiring any needed landlord approvals prior to the start of the permit process.			
5	Convert Logo to Usable Vector Artwork	1	\$34.99	\$34.99
5.1	Convert logo to useable vector format. -			
6	Installation	1	\$276.33	\$276.33

6.1	Standard Installation - Text: Installation of Dibond sign on stand off on brick building.	Section E, Item3.
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Subtotal:	\$1,464.20
Taxes:	\$98.19
Grand Total:	\$1,562.39

Estimate valid for 30 days. Product summaries are intended as general descriptions only; actual specs and guarantees are not included on this document. Turnaround times are estimates. Sign warranties and care instructions are available upon request. Signs designed for temporary, short-term use cannot be warranted. All sales are final. Fees apply to cancelled orders, rescheduled installations, and any undisclosed product or installation conditions.

Signature: _____ **Date:** _____

FASTSIGNS is independently owned & operated.



Best Buy > Computers & Tablets > Desktop & All-in-One Computers > All Desktops > All-in-One Computers > Touch-Screen All-in-One Computers



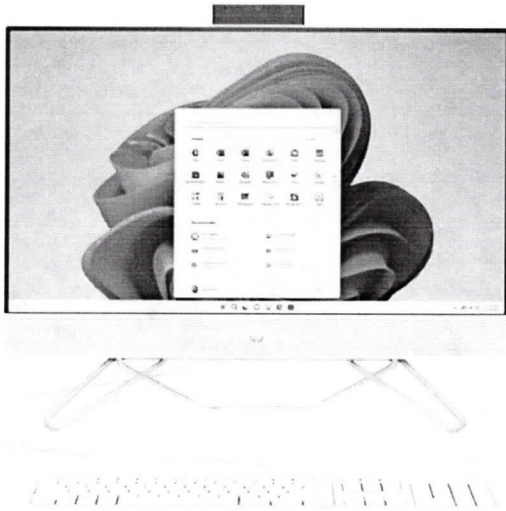
+ 9 more



1 Video



Customer Images



HP - 23.8" Full HD Touch-Screen All-in-One - Intel Core i3 - 8GB Memory - 512GB SSD - Starry White

Model: 24-cb1124 SKU: 6554768

4.8 (259 Reviews) | 39 Answered Questions

\$649.99 or **\$54.17/mo.***
suggested payments with 12-Month Financing
[Show me how >](#)

Free 6-month security software A \$29.99 value

Hot offer You're going to need Word, Excel, and PowerPoint

Open-Box: from \$452.99

Protect your computer
[\(2,866\)](#)

Accidental Geek Squad Protection | [What's Included](#)
[Terms & Conditions](#)

No Plan	1-Year \$109.99 About \$9.17/mo.	2-Year \$154.99 About \$6.46/mo.	3-Year \$189.99 About \$5.28/m
		Most Popular	

Pickup
[Choose a store for pickup availability.](#)

Shipping
[Enter zip code for shipping availability](#)

Highlights

Intel 12th Generation Core i3
Processor Model



- Entry level processor
- Good for everyday tasks
- Supports music and video play

Why is the processor important?

8 gigabytes
System Memory (RAM)



- Handles heavy applicati
- Great for advanced gam

How much RAM do I need?

Add to Cart



[Show Full Specs](#)





Hutchins EDC
UPDATE

March 21, 2024

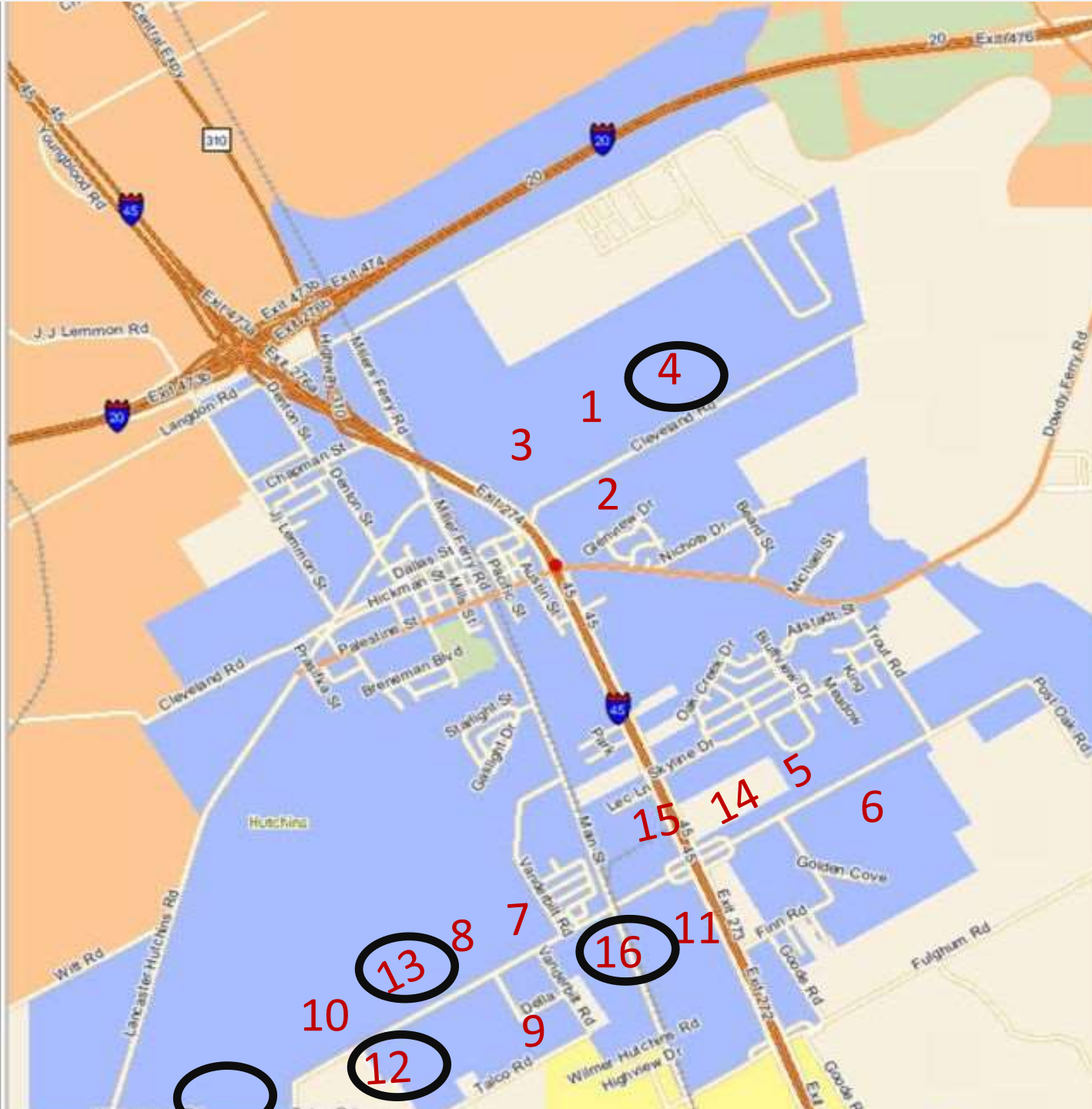
Wintergreen Road Improvement





Wintergreen Road Improvement

- 4 Lane Divided Roadway
- From Carpenter Road to Bonnie View Jefferson
- In Design Spring ~~2024~~ 2025
- Let Project in Spring of ~~2025~~ 2026
- Begin Construction in Fall of ~~2025~~ 2026
- Completion in ~~2026~~ 2027



Section E, Item 4.

1. Fed Ex
2. Hillwood
3. Majestic
4. Seefried
5. American Standard
6. Hobby Lobby
7. Shippers 1
8. Shippers 2
9. Core 5
10. Biagi
11. Union Pacific
12. KTN
13. Chick Fil A
14. Mauser
15. SignaCast
16. Myers Crow

Myers Crow





Myers Crow



Charger Logistics

Chick fil a



Chick fil a



Chick fil a



Chick fil a



Chick fil a



Chick fil a



Chick fil a



Chick fil a



Sub Zero



Cleveland Road Area

Majestic

3

1

USAA
Seefried

4

Georgia P

2

Seefreid 1

Seefreid 2

4





Arhaus Furniture

Seefried 2 Site

September 2021

Arhaus Site January 2024

Section E, Item 4.



Seefried 3 & 4 July 2022



Seefried 3 & 4 January 2023



USAA Seefried January 2024

Section E, Item 4.







Majestic 2
March 2022

Majestic 2 January 2023



Majestic
March 2023

Section E, Item 4.

FOR LEASE
1,212,000 SF
Available to 500,000 SF
Abundant Space!
Auto Parking
40' Clear Height



MAJESTIC
A Service BY THE STAR
Project Systems



FIRE LANE

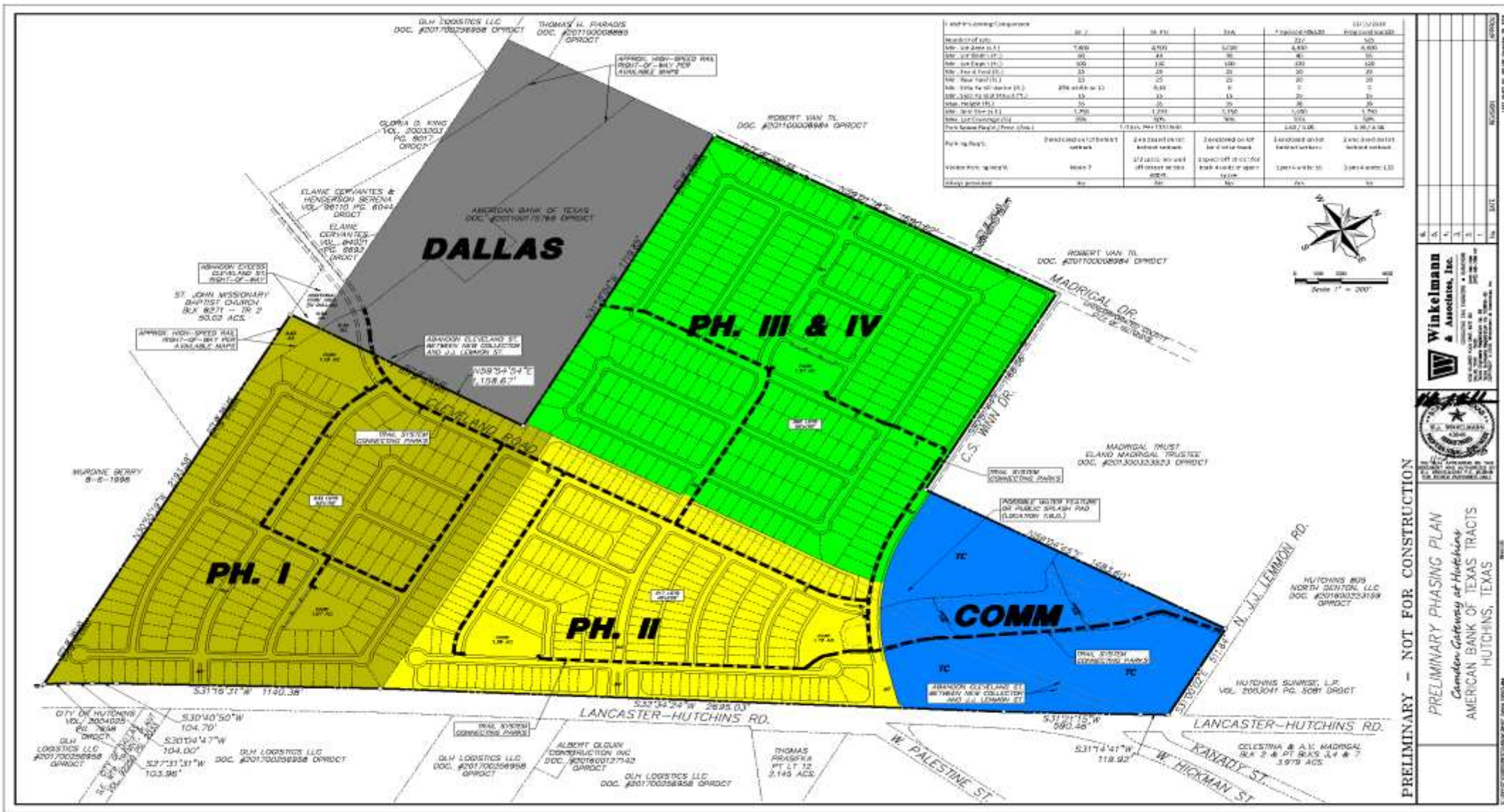
NO PARKING

Majestic 2 January 2024



- Shippers Warehouse (Duke) 600,000 Sq. Ft.
- Shippers 2 (Duke) 600,000 Sq. Ft.
- American Standard (Duke) 600,000 Sq. Ft.
- Adessa (Allen) 400,000 Sq. Ft.
- Georgia Pacific (Hillwood) 1,500,000 Sq. Ft.
- Core 5 700,000 Sq. Ft.
- Biagi (Scannell) 400,000 Sq. Ft.
- *Chick Fil A (CFA)* 400,000 Sq. Ft.
- *2 Spec Buildings (Majestic)* 1,500,000 Sq. Ft.
- *KTN* 2,500,000 Sq Ft
- *Charger Logistics* 400,000 Sq. Ft.
- *USAA/Seefried* 2,800,000 Sq. Ft.'
 - *Georgia Pacific* 1,000,000
 - *Arhaus* 1,000,000 ‘
 - *Goya Foods* 400,000 ‘
 - *Cummins Air Filter* 200,000 ‘
 - *Nina Shoes* 200,000 ‘
- *Myers Crow* 500,000 Sq Ft. ‘
- *Landry* 250,000 Sq Ft ‘
- *SUB 0 (SE Lancaster Hutchins Refrigerated)* 400,000 Sq Ft ‘

Approximately 15 Million Square Feet

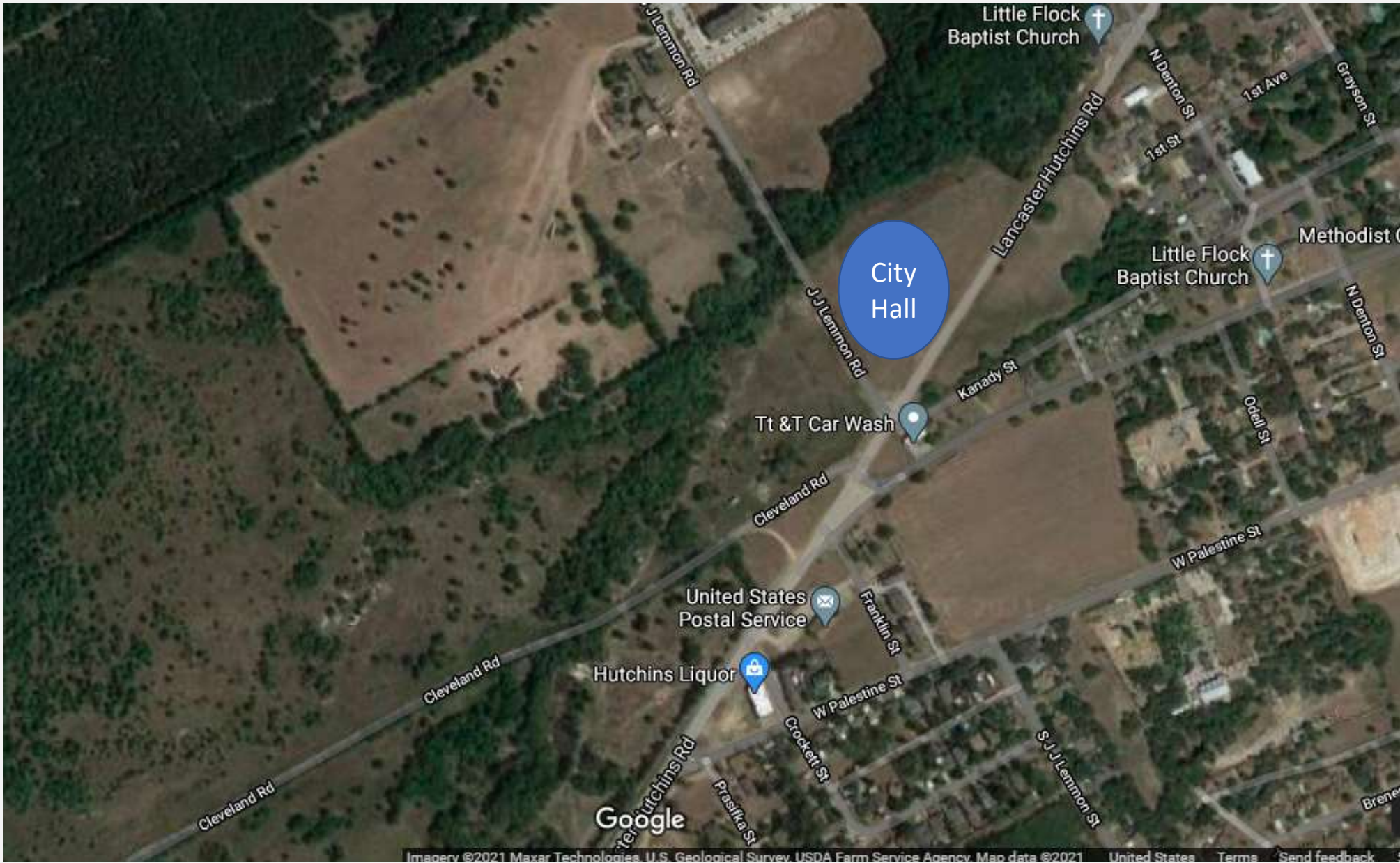


PRELIMINARY - NOT FOR CONSTRUCTION

Winkelmann & Associates, Inc.
 10000 W. PALM BLVD. SUITE 100
 DALLAS, TEXAS 75241
 TEL: 214.343.1111 FAX: 214.343.1112
 WWW.WINKELMANN.COM

AMERICAN BANK OF TEXAS
 10000 W. PALM BLVD. SUITE 100
 DALLAS, TEXAS 75241
 TEL: 214.343.1111 FAX: 214.343.1112
 WWW.ABT.COM

PRELIMINARY PHASING PLAN
 Camden Gateway at Hutchins
 AMERICAN BANK OF TEXAS TRACTS
 HUTCHINS, TEXAS



Town Center

Southaven January 2023



Southaven January 2024





Southaven

Southaven

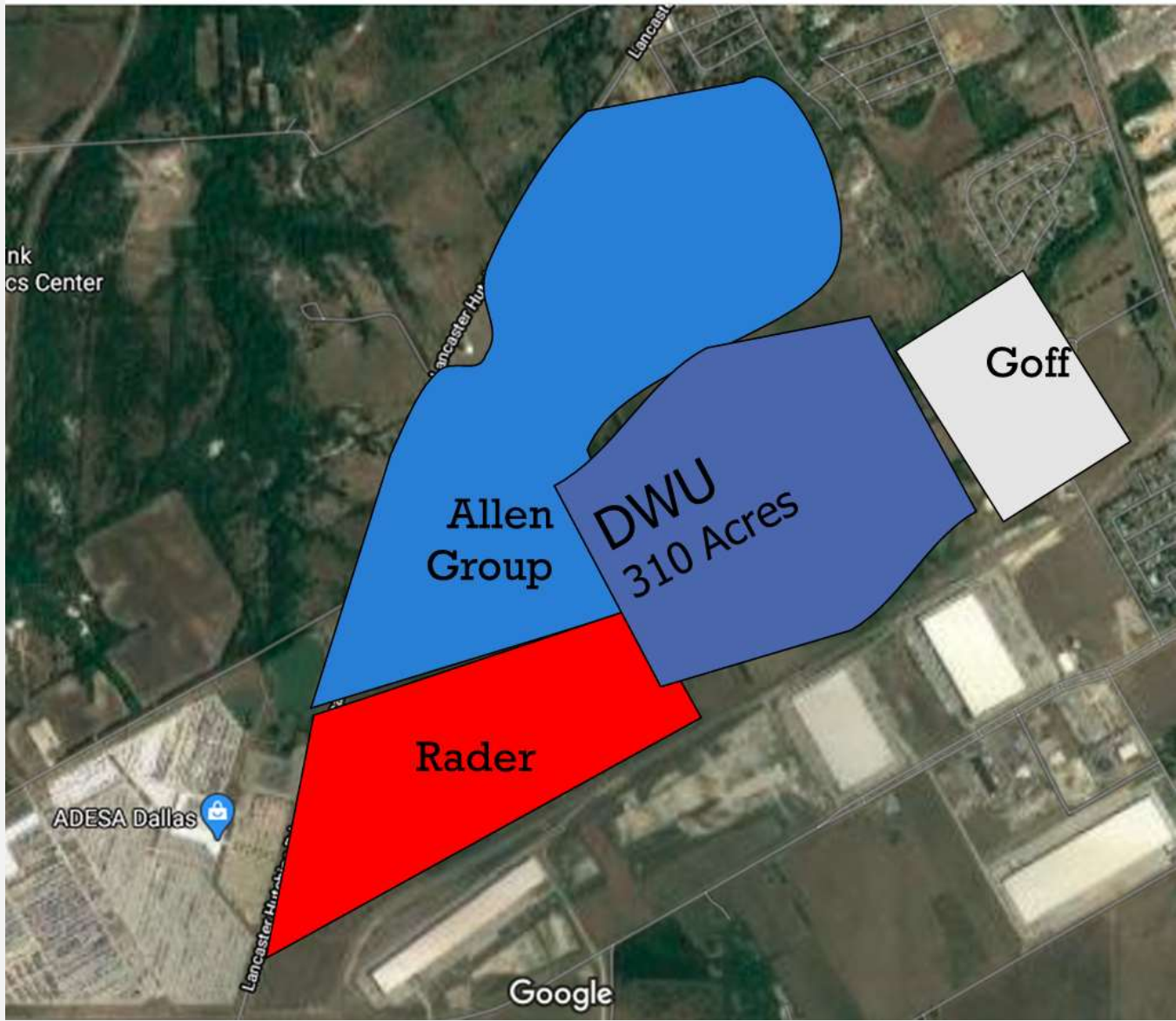


Southaven





Southaven



Lancaster
Hutchins
Commercial
3 – 8 years

Upcoming Items

- Entry Feature at Dowdy Ferry
- Recreation Center Planning
- City Hall Design
- Lancaster Hutchins Property
- South Haven Development (town center)
- Pinto Road
- Northeast Wintergreen and Lancaster Hutchins
- Southeast Wintergreen and Lancaster Hutchins
- KTN Expansion



Southeast Corner of Lancaster Hutchins



Northeast Corner of Lancaster Hutchins



Pinto Road

