

AMAZON E-FULFILLMENT CENTER

SYNOPSIS

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CITY OF HASLET, TEXAS



TIME IS OF THE ESSENCE FROM INCEPTION TO COMPLETION

- MAY 2012 AMAZON SELECTED SITE IN HASLET
 - DEVELOPER'S RELATIONSHIP WITH CITY A KEY SELLING POINT
 - HASLET STRIVES TO MAINTAIN POSITIVE RELATIONSHIPS WITH DEVELOPERS

- JUNE 2012 LETTER OF INTENT EXECUTED WITH DEVELOPER (HILLWOOD)

- DEADLINE FOR FACILITY DELIVERY AUGUST 2013
 - DEVELOPER AND CITY COMMITMENT TO THE TIGHT SCHEDULE FOR ENTITLEMENTS, PLATTING, INCENTIVES PERMITTING AND CONSTRUCTION OF THE PROJECT SOLIDIFIED AMAZON'S DECISION TO LOCATE IN HASLET

TIME IS OF THE ESSENCE FROM INCEPTION TO COMPLETION

- MAYOR AND CITY COUNCIL, PLANNING AND ZONING COMMISSION AND TYPE A AND TYPE B CORPORATIONS WORKED IN CONCERT TO MEET HEARING AND APPROVAL DEADLINES WITHIN FOUR (4) MONTHS!
- CONSTRUCTION INITIATED DECEMBER 6, 2012 WITH CO ISSUED AUGUST 27, 2013
- PROJECT DEMONSTRATED THAT TEAMWORK IS ESSENTIAL IN ACHIEVING ANY IMPORTANT GOAL

HASLET

COMPETITIVE ADVANTAGE

- ADJACENT TO ALLIANCE AIRPORT
- FED EX AND UPS OPERATE FROM ALLIANCE AIRPORT
- ADJACENT TO BNSF INTERMODAL CENTER WHICH IS A MAJOR TRUCKING HUB
- CITY CAN ADAPT TO VARIABLE TIME SCHEDULES
- ORGANIZATION SMALL ENOUGH TO BE EXTREMELY RESPONSIVE TO SHORTENED TIMEFRAMES REGARDING PLAN REVIEW AND PERMITTING
- STREAMLINED BUREAUCRACY
- UNITED MAYOR AND CITY COUNCIL AND ADVISORY BOARDS REGARDING ECONOMIC DEVELOPMENT

PROJECT SCALE

➤ AMAZON FULFILLMENT CENTER

- PROJECT SITE 67 ACRES
- 1,200,000 SF BUILDING FOOTPRINT/2,800 PARKING SPACES
- \$121,105,016 CONSTRUCTION VALUE
- BUILDING HEIGHT DESIGNED TO ACCOMMODATE TWO MEZZANINES BRINGING ULTIMATE OPERATIONAL SIZE TO 3,000,000 SF

PROJECT SCALE

➤ INFRASTRUCTURE ADDED VALUE

- EXPANSION OF WESTPORT PARKWAY FROM TWO LANES TO FIVE LANES DIVIDED AT A COST OF \$2,500,000 – IMPROVEMENTS PAID BY DEVELOPER
- 500,000 GALLON GROUND STORAGE TANK FOR FIRE PROTECTION – PAID BY AMAZON
- \$500,000 TURN LANE FROM WESTPORT PARKWAY ONTO SCHOOL HOUSE ROAD - DEVELOPER AND EDC'S EQUALLY SHARED CONSTRUCTION COSTS
- SIGNAL INSTALLED AT WESTPORT PARKWAY AND INTERMODAL PARKWAY TO CONTROL TRAFFIC TO AMAZON – PAID BY AMAZON
- COMPRESSED TIMEFRAME CREATED THE NEED FOR QUICK ACTION AND CONCISE DECISION MAKING
- THE PROJECT ADDRESSED SEVERAL ASPECTS OF THE CITY'S MASTER WATER/SEWER AND THOROUGHFARE PLAN

THE DETAILS OF THE DEAL INCENTIVES

- TRIPLE FREEPORT EXEMPTION REGARDING INVENTORY (EXISTING)
- FOREIGN TRADE ZONE (EXISTING)
- CHAPTER 380 SALES TAX REIMBURSEMENT AGREEMENT WITH DEVELOPER REGARDING \$2,500,000 ROAD EXPANSION
- CHAPTER 380 PROPERTY TAX ABATEMENT AGREEMENT (TAX GRANT) WITH AMAZON TO ABATE 50 PERCENT OF PROPERTY TAXES WITH DECLINING ABATEMENT SCHEDULE
- YEAR 1 - \$196,056.55 PROPERTY TAX COLLECTED – AMAZON WAS REBATED \$98,028.28
- NO WAIVER OF PLAN REVIEW AND PERMITTING FEES
- IT IS IMPORTANT TO HAVE ADOPTED INCENTIVE AND TAX ABATEMENT POLICIES IN PLACE TO ATTRACT AND RECRUIT DEVELOPMENT

RETURN ON INVESTMENT INCENTIVES PUT TO THE TEST

- GOAL OF ECONOMIC DEVELOPMENT PROGRAM IS TAX BASE ENHANCEMENT AND JOB CREATION
- \$1,227,537 REVENUE COLLECTED AS OF 09/2015
- THREE BUILDING EXPANSIONS UNDERTAKEN (MEZZANINES)
- FOURTH BUILDING EXPANSION WILL BRING AMAZON FC TO 2,600,000 SF
- HASLET FC WILL BE SECOND LARGEST FACILITY IN UNITED STATES NEXT TO FC IN PHOENIX, ARIZONA
- HASLET AMAZON FC NEARING 2,400 EMPLOYEES
- PROJECTED SALARIES TO BE PAID BY AMAZON OVER TWENTY-FIVE (25) YEARS IS \$9,996,819,980
- INDIRECT BENEFIT OF RESTAURANTS AND SERVICES BEING LOCATED IN HASLET
- EXPANDED TAX BASE HELPS ALL GOVERNMENTAL ENTITIES AND SCHOOL DISTRICTS DERIVE REVENUE

UNEXPECTED BENEFITS AMAZON FC

- POSITIVE PUBLICITY REGARDING ATTRACTION OF AMAZON FC
 - DALLAS REGIONAL CHAMBER OF COMMERCE BLUE PRINT AWARD FOR BEST CORPORATE FACILITY RELOCATION IN 2013
 - THE DALLAS AND FORT WORTH REGION IS EXPERIENCING TREMENDOUS GROWTH
 - WINNING THE DALLAS CHAMBER AWARD WAS A GREAT ACCOMPLISHMENT
 - THE AMAZON FC HAS PROVIDED A LOCATION IDENTITY FOR HASLET



67 ACRE TRACT FOR FUTURE AMAZON FC



SITE WORK



TILT WALL CONSTRUCTION PHASE



STRUCTURE 75 PERCENT ENCLOSED



SUBSTANTIAL COMPLETION



FINAL FINISH OUT PHASE



FINISHED FACILITY

QUESTIONS & COMMENTS