Weatherford EDB

Weatherford Economic Development Board

Economic Development Dept.
City of Weatherford, TX

<u>Annual - Fiscal Year End Economic Development Report:</u>
<u>December 9, 2016: Oct. 2015 – Sept.2016</u>
Weatherford Economic Development,
Dennis W. Clayton, CEcD, AIA – Director of Economic Dev

Vision: *"Weatherford: The Regional Leader in economic & community development, offering an unparalleled environment to own & operate a business;*
Mission: *"Attract, assist & sustain quality economic development in the City of Weatherford, that enhances the quality of life for our citizens, while preserving our unique spirit & cultural heritage".*
Tag Line[(ECOSummit2! 2012)]***:*** *"Weatherford TX – "The Western Gateway Business Centre of the DFW Metroplex "*

<u>101 Prospects:</u> 28 Local; 51 DFW; 3 In-State; 11 (3 Int'l) **Out-of-State; 7 NTCAR** [(DFW)]**.**
- 50 Retail; 22 Commercial/Services; 21 Industrial; 8 NTCAR/TX ICSC (retail) Expo-Dallas.

<u>67 Site Visits:</u> 1,903 jobs; est. **$260.75MM CI; 24 Local, 27 DFW; 7 In-State; 9 Out-of-State.**
- 38 Retail; 22 Commercial/Services; 7 Industrial

<u>9 New Business Locations/Expansions:</u> 165.4K SF/$27.5MM CI/226 jobs; 2 Local; 3 DFW; 2 In-State; 2 Out-of-State;

1) QT Travel Center - 7K SF/$4MM CI/15 jobs;
2) Downtown NEZ "Justice Burger" restaurant - 2.5K SF/$50K CI/15 jobs;
3) Raising Cane's Franchise restaurant - 5K SF/$1MM CI/15 jobs;
4) Downtown NEZ "Jordan Taylor & Co." Home Décor & Gifts - 9K SF/$200K CI/7 jobs;
5) Flying Tire Bicycles - 2.4K SF/$65K CI/4 jobs;
6) Slim Chickens restaurant - 3.5K SF/$650K/20;

<u>Coming in 2017</u>:

7) Academy Sports + Outdoors – 66K SF/$11MM CI/85 jobs;
8) Hobby Lobby – 55K SF/$7MM CI/30 jobs;
9) 10.19 Downtown Weatherford Dev., LLC 102 Houston Ave.; 15K SF – 3 story office, historic downtown reconstruction, $3.0MM CI, 35 Jobs.

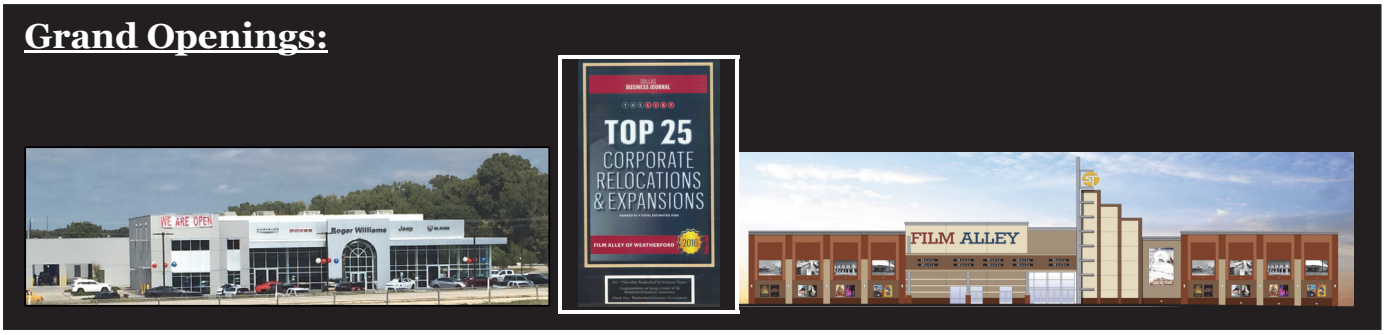
"Coming" in 2017

102 Houston Ave.

Grand Openings:

Power Service Products 103K SF Fulfillment Center; Justice Burger restaurant; Jordan Taylor & Co. Home Décor & Gift; Flying Tire Bicycles; Vintage Café & Museum – Phase II; Weatherford Ridge SC – Ph III: Kay Jewelers & Firehouse Subs; WRMC/CHS 10-year Community Service Celebration, Nov. 4th – WEDB presentation by Pres. Randall Young; QuikTrip 7K SF Travel Center; (cont'd.)

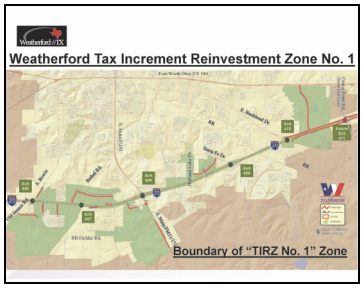
Roger Williams CDJR Automall – November 4th! Film Alley Weatherford – November 18th!



1. **News Releases & Recognitions:**
   a. Film Ally Weatherford - Largest entertainment center west of DFW, Film Alley Weatherford, open for business 11.18.16
   b. Academy Sports + Outdoors and Hobby Lobby to celebrate the beginning of construction with groundbreaking ceremony 10.28.16.
   c. October, the *Dallas Business Journal* reported the wallethub.com study ranked Weatherford as #13 in the DFW Top 13 cities as "One of the Best Small Towns in America".
   d. August, *Southern Living* 08.2016 Top 25 "South's Best Places to Retire"- Weatherford #2/15.
   e. Hobby Lobby coming to Weatherford as second result of the Tax Increment Reinvestment Zone (TIRZ), 07.06.
   f. Academy Sports + Outdoors coming to Weatherford as the first result of the Tax Increment Reinvestment Zone (TIRZ), 06.22.
   g. *Dallas Business Journal*, "Special Report | Relocation and Expansions", 06.10:
      i. "**The List – North Texas Corporate Relocations & Expansions**", page 16: Weatherford, TX had two major projects listed in the "Top 25" (ranked by total estimated jobs):
         a. #18 - Roger Williams CJDR AutoMall; Expansion, 110 jobs, 50K SF, $11MM,
         b. #23 – Film Alley of Weatherford – A Schulman Theatre; Expansion, 75 jobs, 75K SF, $12MM.

ii. "**The List – North Texas Economic Development Agencies**", page 18: "Top 25" (ranked by total $-value of Deals): #19(#22 in 2015) Weatherford Economic Development - City of Weatherford; $29.3 MM, 4 projects, 171K SF, 142 new/83 retained jobs.

2. TX ICSC (retail) EXPO/ Trade show - Dallas, 11.05 & 06.
3. Weatherford Chamber of Commerce "Leadership Weatherford – Industry Day": a) WEDD growth & dev overview, b) Industry tours – i) KEG1, ii) RIM Manufacturing, iii) Power Service Products (new WH), iv) JAMAK Fabrications.
4. 09.01 NTCAR (N TX Commercial Association of Realtors) Trade show - Dallas.
5. 09.14 East Parker County Chamber of Commerce (EPCCC) monthly membership lunch; "Weatherford Economic Overview and Growth/development."
6. 03.22 CC - TIRZ No. 1 -"TIRZ" NOI and Policies & Ordinance and Board appointment.



7. **<u>Key Marketing - Ad placements</u>:**
   a. <u>TX Real Estate Business</u> – 11.05.15 issue, TX ICSC retail Trade show-Dallas; WEDD 4X6 ad.
   b. <u>REDNews</u> - 01.2016 editorial/feature -"North Texas Development Boom" ¼-page ad placement.
   c. <u>TX Office of Governor Greg Abbott:</u> - "Wide Open for Business," site selection publication – annual 1/3 vert. ad placement.
   d. <u>The Community News</u> - "2016 Your Parker County" - Information Guide, City of Weatherford full page lead-ad.
   e. <u>Texas Real Estate Business</u> - October edition – Dallas, 10.06 TX ICSC Tradeshow/conference, 1/3 page ad.
   f. <u>Fort Worth Business Press</u> - Annual listing of Tarrant County Area Economic Development Agencies, pp. 24.
   g. <u>Texas Real Estate Business</u> – 2016 "Eco Dev Directory", 11.2016, pp 26 "Weatherford Texas".

c.Tx Office of Governor:

b.REDNews:

d.The Community News:

Tarrant County Area Economic Development Agencies

Ranked alphabetically

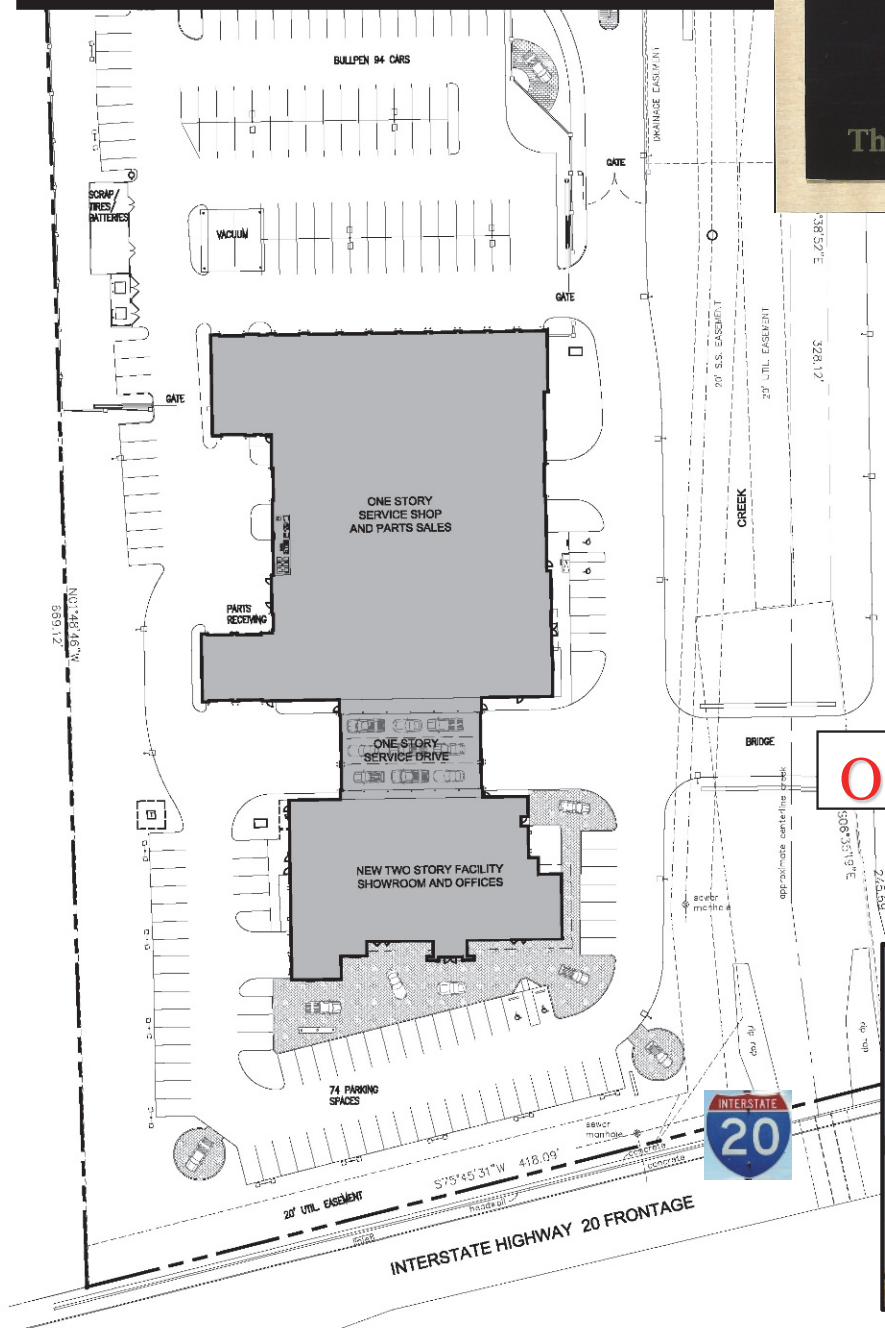
Name Address Phone/Fax / Website	Year Formed Presiding Officer	Contact Name and Title	Incentives Available
Aledo Economic Development Corporation 200 Old Annetta Road, P.O. Box 1, Aledo 76008 817-441-7016/817-441-7520 / aledo-texas.com	2008 Kit Marshall, President & Mayor of Aledo	Ken Pfeifer, City Administrator	Grants, 380 Agreements and tax abatements
Downtown Arlington Management Corp. 201-A E. Abram St., Ste. 130, Arlington 76010 817-303-2800/817-303-2805 / downtownarlington.org	2006 Tony Rutigliano, President/CEO	DND	DND
Arlington Office of Economic Development 101 W. Abram St., P.O. Box 90231 MS 01-0300, Arlington 76010 817-459-6155/817-459-6116 / arlingtontx.gov/ecodev	2007 Trey Yelverton, City Manager	Bruce C. Payne, Economic Development Mgr.	Tax abatements, Chapter 380 agreements, freeport exemption, enterprise zones, TIF districts
Burleson Texas Economic Development 141 W. Renfro St., Burleson 76028 817-426-9623/817-426-9376 / burlesontx.com/ed	1997 DND	Alex Philips, Economic Development Manager	Chapter 380 grants; city and county tax abatements; special taxing districts; fast-track permitting; infrastructure assistance; workforce development assistance
Cleburne Economic Development 1511 W. Henderson St., P.O. Box 55, Cleburne 76033 817-645-8644/817-556-8853 / cleburne.net	2003 Burton Barr	Burton Barr	DND
Colleyville Economic Development Department 100 Main St., Colleyville 76034 817-503-1060/817-503-1159 / colleyville.com/economicdevelopment.html	1956 Mayor David Kelly	Marty Wieder, Director	Chapter 380 sales tax rebates, tax abatements, matching grants, forgivable loans or performance loans (for destination restaurants and retailers) and TIF grants
Decatur Economic Development Corporation 203 West Walnut; Suite 102, Decatur 76234 940-393-0352/940-627-3479 / decatur-edc.com	1993 Thom Lambert, Executive Director	Thom Lambert, Executive Director	Cash grants, infrastructure grants, tax rebates, training grants
Euless Economic Development Department 201 N. Ector Drive, Euless 76039 817-685-1684/817-685-1628 / eulesstx.gov/ecodev	DND DND	Mike Collins	Chapter 380 Agreements, Tax Abatements, and Tax Increment Financing. and direct grants
Flower Mound Economic Development 2121 Cross Timbers Road, Flower Mound 75028 972-874-6044/972-874-6451 / flower-mound.com/econdev	DND DND	Mark Wood, Director of Economic Development	Fee waivers, impact fee reductions, property tax rebates, sales tax rebates, infrastructure reimbursement, triple freeport exemption
Forest Hill Community Development Corp. 3219 California Parkway, Forest Hill 76119 817-568-3009/817-568-3049 / foresthilltx.org	1995 Mayor Gerald Joubert	Venus Wehle, President, CDC	Chapter 380, Sales Tax rebates, Development Fee Rebates and Waivers (building and permit fees, planning and zoning fees), Tax abatements, loans and grants
Fort Worth Chamber - Economic Development Division 777 Taylor St., Ste. 900, Fort Worth 76102 817-338-3390/817-877-4035 / fortworthecodev.com	1989 Melonye Whitson	Melonye Whitson	DND
City of Fort Worth Economic Development 1150 S. Freeway, Fort Worth 76104 817-871-6025/817-332-6465 / fortworthtexas.gov/EcoDev/	DND DND	Robert Sturns, Economic Development Director	Tax abatements, Economic Development Program Grants, Enhanced Community Facilities Agreements, Enterprise Zones, Neighborhood Empowerment Zones, Tax Increment Financing
Granbury Economic Development 116 W. Bridge Street, Granbury 76048 817-279-9991/DND / www.granburyedc.com	2005 DND	Holly Brackeen, Coordinator	Triple-Freeport Exemption; property tax abatements
Grapevine Economic Development Department 200 S. Main St., Grapevine 76051 817-410-3153/817-410-3002 / grapevinetexas.gov	DND Mayor William D. Tate	Dan Truex	Varies by project
Hurst Economic Development 1505 Precinct Line Road, Hurst 76054 817-788-7025/817-788-7009 / hursted.com	DND DND	Steve Bowden Economic Development Director	Call for details
Hurst-Euless-Bedford Economic Development Foundation P.O. Box 969, Bedford 76095 817-283-1521/817-267-5111 / heb.org/EconomicDevelopment	1985 Bill McLendonChairman	Mary Frazior, Managing Director	Contact individual cities
Keller Economic Development 1100 Bear Creek Parkway, Keller 76248 817-743-4020/817-743-4195 / cityofkeller.com/ed	DND DND	Trina Zais, Director of Public Services and Economic Development	Sales tax rebates; building permit, development, connection and impact fees waived; tax abatement; cost participation in infrastructure; fast track permitting
Kennedale Economic Development Corp. 405 Municipal Drive, Kennedale 76060 817-985-2102/817-478-7169 / gokennedale.com	1999 Robert Mundy, President	Bob Hart, Executive Director	Freeport tax exemption, sales tax agreement, tax abatement, Tax Increment Financing, Public Improvement District, Municipal Management District, infrastructure assistance, building permit assistance, fast track projects
Lake Worth Economic Development Corporation 3805 Adam Grubb, Lake Worth 46135 817-237-1211/817-237-1333 / lakeworthtx.org	1996 Brett McGuire	Jami Woodall - EDC Coordinator	All considered
Mansfield Economic Development Corporation 301 South Main Street, Mansfield 76063 817-728-3650/817-453-1101 / mansfield-texas.com	1997 Scott Welmaker, CEcD	Scott Welmaker, Director of Economic Development	Assistance with Infrastructure Costs, Tax Abatement, Tax Increment Financing, Triple Freeport Tax Exemption, Workforce Development
North Richland Hills Economic Development Department 7301 NE Loop 820, North Richland Hills 76180 817-427-6091/817-427-6099 / nrhed.com	DND DND	Craig Hulse, Director of Economic Development	Tax Abatements, Infrastructure Assistance, Triple Freeport, Tax Exempt Financing, Facade Grants
Richland Hills Economic Development 3200 Diana, Richland Hills 76118 817-616-3745/DND / richlandhills.com	DND DND	Jason Moore, assistant to the city manager	Tax Abatements, Cash Grants, Tax Increment Financing
Saginaw Economic Development Department 333 W. McLeroy Blvd., Saginaw 76179 817-230-0500/817-232-4644 / ci.saginaw.tx.us	DND DND	Mark White	Tax abatements, 380 agreements
Southlake Department of Economic Development 1400 Main St., Suite 460, Southlake 76092 817-748-8039/817-748-8010 / cityofsouthlake.com	DND Mayor Laura Hill	Alison Ortowski, Assistant City Manager / Director of Economic Development and Tourism	Chapter 380 Agreements, Tax Increment Financing, infrastructure assistance or reimbursement, fast-track planning, processing and permitting, administrative fee reductions
Tarrant County Economic Development 100 E. Weatherford, Fort Worth 76196 817-884-2643/817-884-1702 / tarrantcounty.com	DND Glen Whitley, County Judge	Lisa McMillan	Real/Personal Property Tax Abatement, Tax Increment Financing, Historical Site Tax Exemption, Roadway/ Infrastructure Improvement Assistance
Tarrant Small Business Development Center 1150 South Freeway, Fort Worth 76104 817-515-2603/DND / tarrantsbdc.org	1987 DND	Marissa Groce	DND
Texas Economic Development Division, Office of the Governor - North Texas Region 616 Six Flags Drive, P.O. Box 5888, Arlington 76005-5888 214-733-4274/817-640-6480 / texaswideopenforbusiness.com	DND DND	Janie Havel	Through the Economic Development Bank: Texas Product Business Fund, Texas Leverage Fund, Texas Industry Development Loan Program, Texas Enterprise Zone Program, and Industrial Revenue Bonds
Watauga Economic Development 7105 Whitley Road, Watauga 76148 817-514-5813/817-514-3613 / wataugatx.org	DND Hector Garcia, Mayor	Denise Wilkinson, Economic Development Specialist	Negotiable
Weatherford Economic Development- City of Weatherford 202 W. Oak St., P.O. Box 255, Weatherford 78086 817-598-4302/817-594-4786 / weatherfordtxeda.org	2003/2013 Randall Young, PC Hospital District CEO-WEDBoard President	Dennis W. Clayton, CEcD/AIA - Dir. of Eco Dev	IH20 corridor regional retail sites and pad-sites - TIRZ No.1 (05.2016) for dev. roadway construction; Industrial and Flex-WH business park sites; Retail sales tax sharing 380 Agreements, Industrial/WH AV property tax abatements; Community College/State WF Training grants, Historic Downtown and Northside NEZone tax incentives.

NOTES: DND - Did not disclose
Source: participating EDCs. Updated 9/28/2016.

RESEARCHER: Marice Richter

Roger Williams AutoMall : Chrysler-Dodge-Jeep-Ram

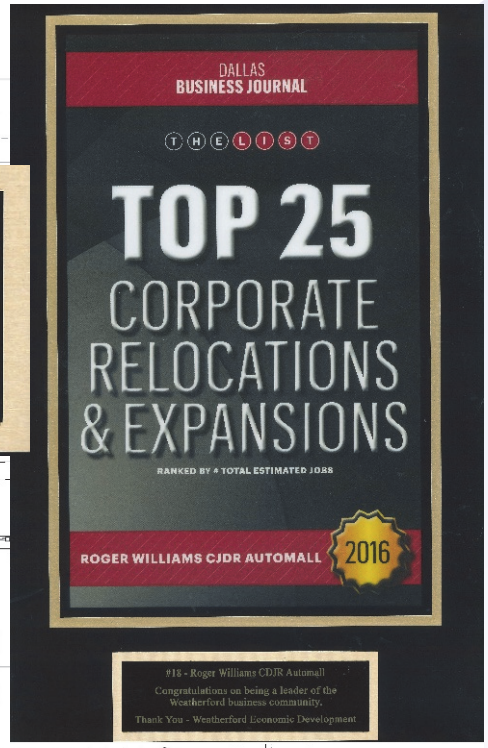
50K SF /11 acres – Showroom and Service Center; Pre-Owned Center; Make-Ready Shop



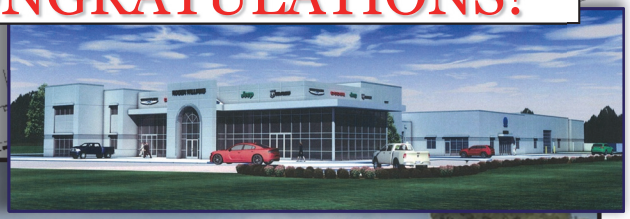
#18 - Roger Williams CDJR Automall

Congratulations on being a leader of the Weatherford business community.

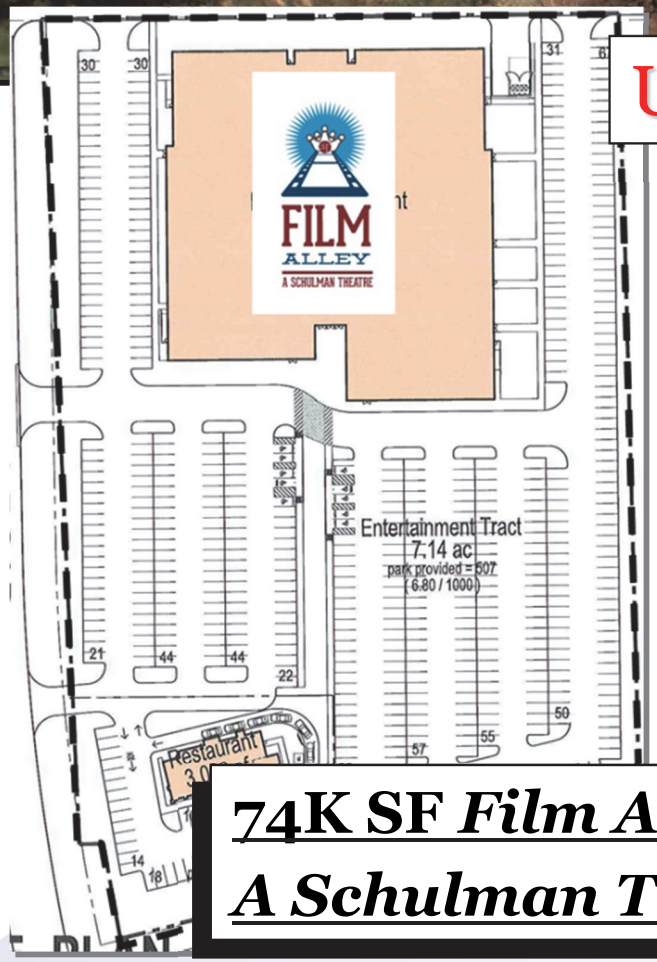
Thank You - Weatherford Economic Development

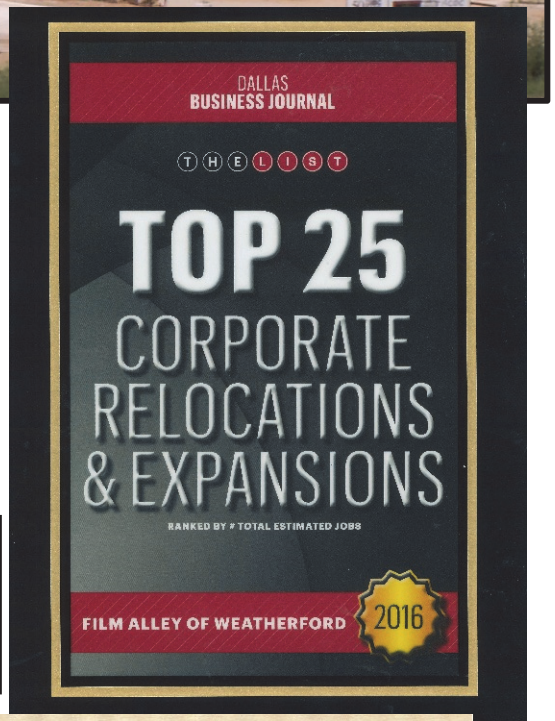


OPEN Oct. 3, 2016!!! CONGRATULATIONS!



Under Construction!!





74K SF *Film Alley Weatherford*
A Schulman Theatre – *4Q 2016*

#23 - "Film Alley Weatherford"/A Schulman Theatre

Congratulations on being a leader of the Weatherford business community.

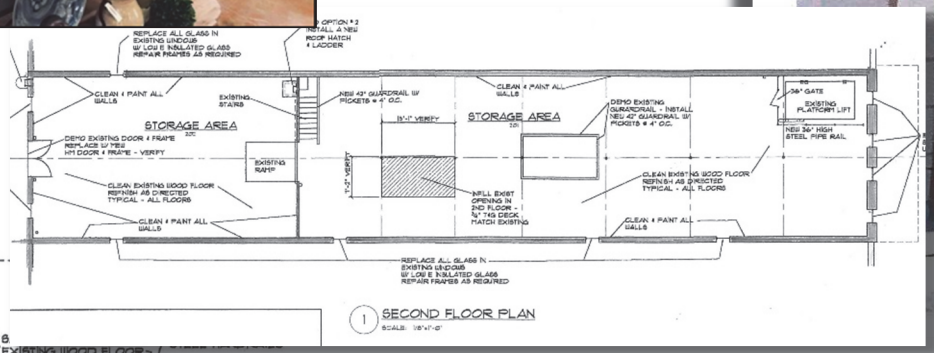
Thank You - Weatherford Economic Development

FW Highway/US 180
105 College Ave.
College Ave.
E. Church St.
N

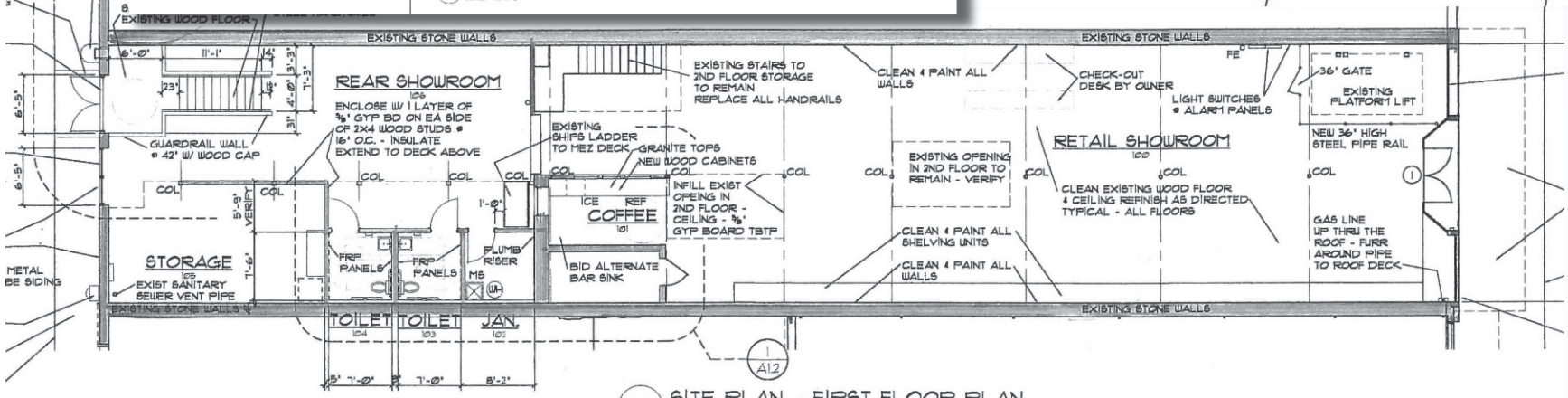
JUSTICE BURGER
105 College Avenue
Chicken Sandwiches
Daily Specials
Salads

JUSTICE BURGER
NOW OPEN

JORDAN & TAYLOR CO.



1 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

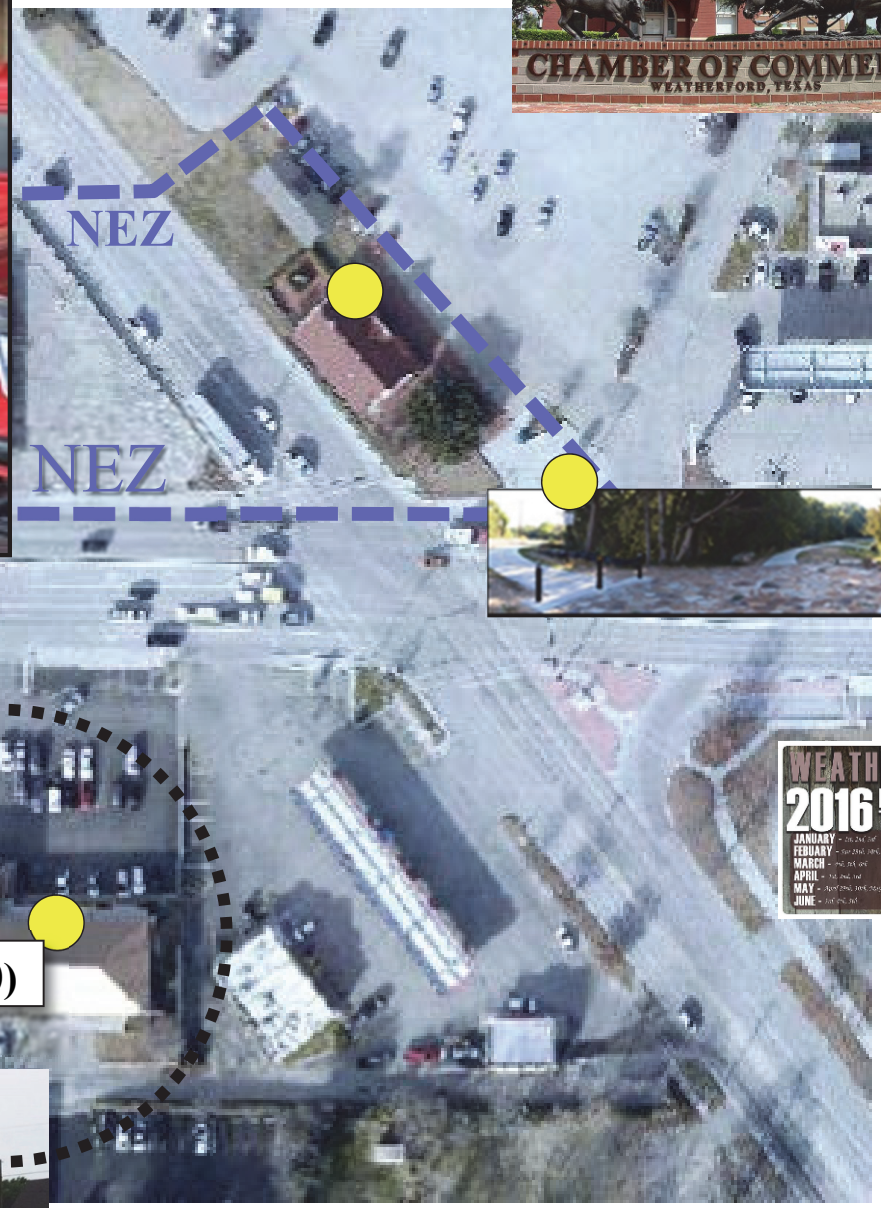


3 SITE PLAN - FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

Vintage Grill & Car Museum – PH 2

VINTAGE
GRILL & CAR MUSEUM

Suite #300 - 2,400 SF



Cutter's Dr.

S. Bowie Dr.

IH 20 Frontage Rd.

Opening ~ Late August 2016!!

INTERSTATE 20

QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

TIRZ Road
Academy
SPORTS+OUTDOORS
326 West Interstate 20, 76086
HOBBY LOBBY
EVERYDAY!
324 West Interstate 20, 76086
Weatherford Towne Center
PATIO
AVAILABLE RETAIL 5,400 SF
24' DRIVE THRU
Interstate 20 Frontage Rd.
INTERSTATE 20
Mutual Development Company L.L.C.
www.mutualdevco.com
Project Developed by: IDENTITY MUTUAL LLC
FOR LEASING INFORMATION CALL
PAT SAUER 214-507-9024
IDENTITY CAPITAL
Weatherford EDD
Weatherford Economic Development Department
City of Weatherford
202 W. Oak St.
P.O. Box 255
Weatherford, TX 76086
Weatherford TX