



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: December 11, 2018

Reference: Consider approval of two (2) Resolutions approving an Amended and Restated Tax Abatement Agreements between the City of Coppel and Prologis LP, and authorizing the Mayor to sign.

2030: Business Prosperity

Introduction:

City Council held a Public Hearing and created Reinvestment Zone No. 91 on May 27, 2014. This reinvestment zone was created for Prologis Park 121, which was proposed to consist of five shell industrial buildings totaling approximately 1.6 million square feet. Prologis created a masterplan for the park in 2014 that has since changed. Prologis has changed the size and capital investment of some of the original buildings, and they have added two additional buildings. The timeline for development of the buildings were also pushed back. These amended and restated tax abatement agreements address Buildings 1 and 2. These building have decreased slightly in size, and the dates for Commencement and Completion of Construction have been extended. Building 1 was reduced in size from 107,640 square feet to 98,381 square feet. Building 2 was reduced in size from 148,800 square feet to 142,080 square feet. Both buildings are scheduled to begin construction in 2019.

Analysis:

The amended and restated abatement agreements reduce the size requirements listed in the original tax abatement agreements. The previous terms, both of which were a 5-year, 75% abatement on real property, were unchanged. These agreements replace the original agreements that were approved in 2014.

Legal Review:

The documents were drafted and reviewed by Pete Smith.

Fiscal Impact:

N/A

Recommendation:

Community Development recommends approval.