



EPDA Agreement with ACS DC Hicks Field Rd LLC

Cherie Gordon

Economic Development Department

April 1, 2025

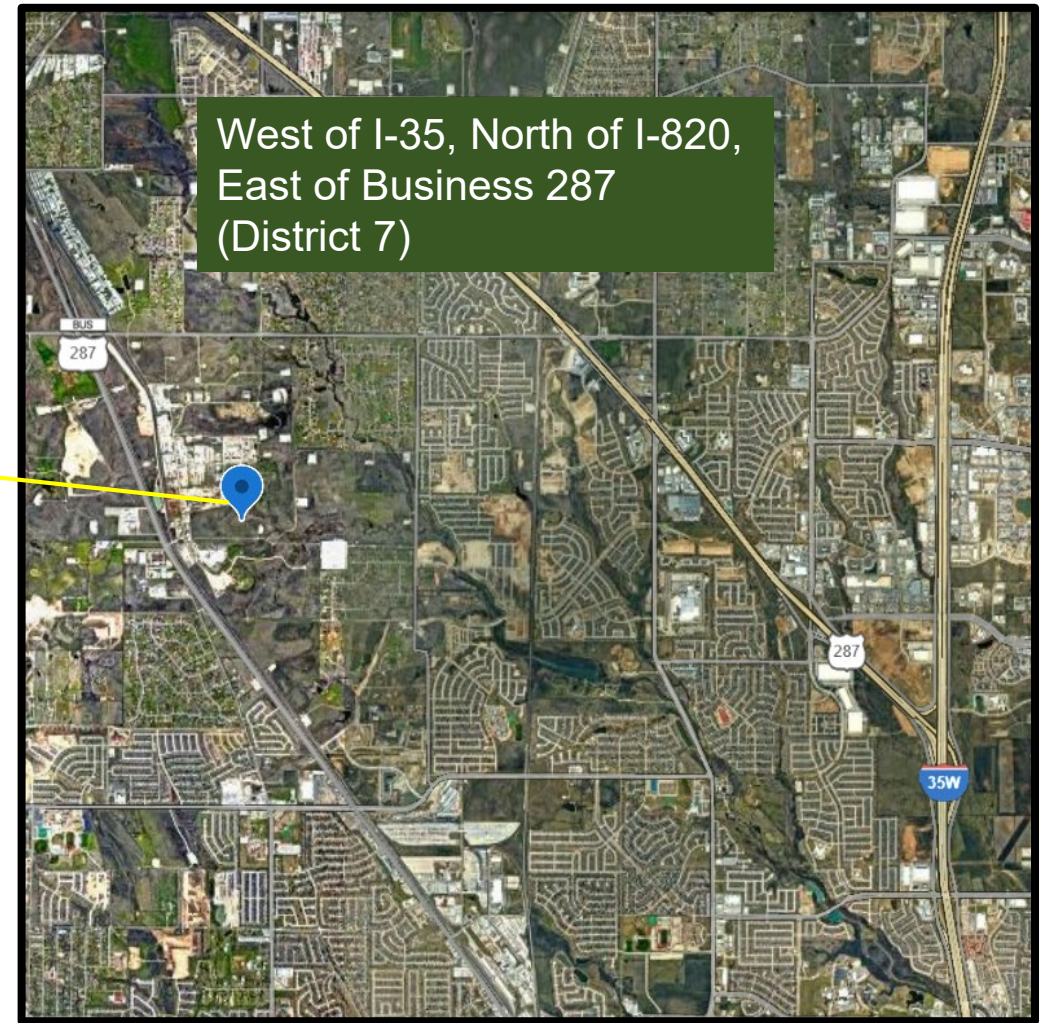
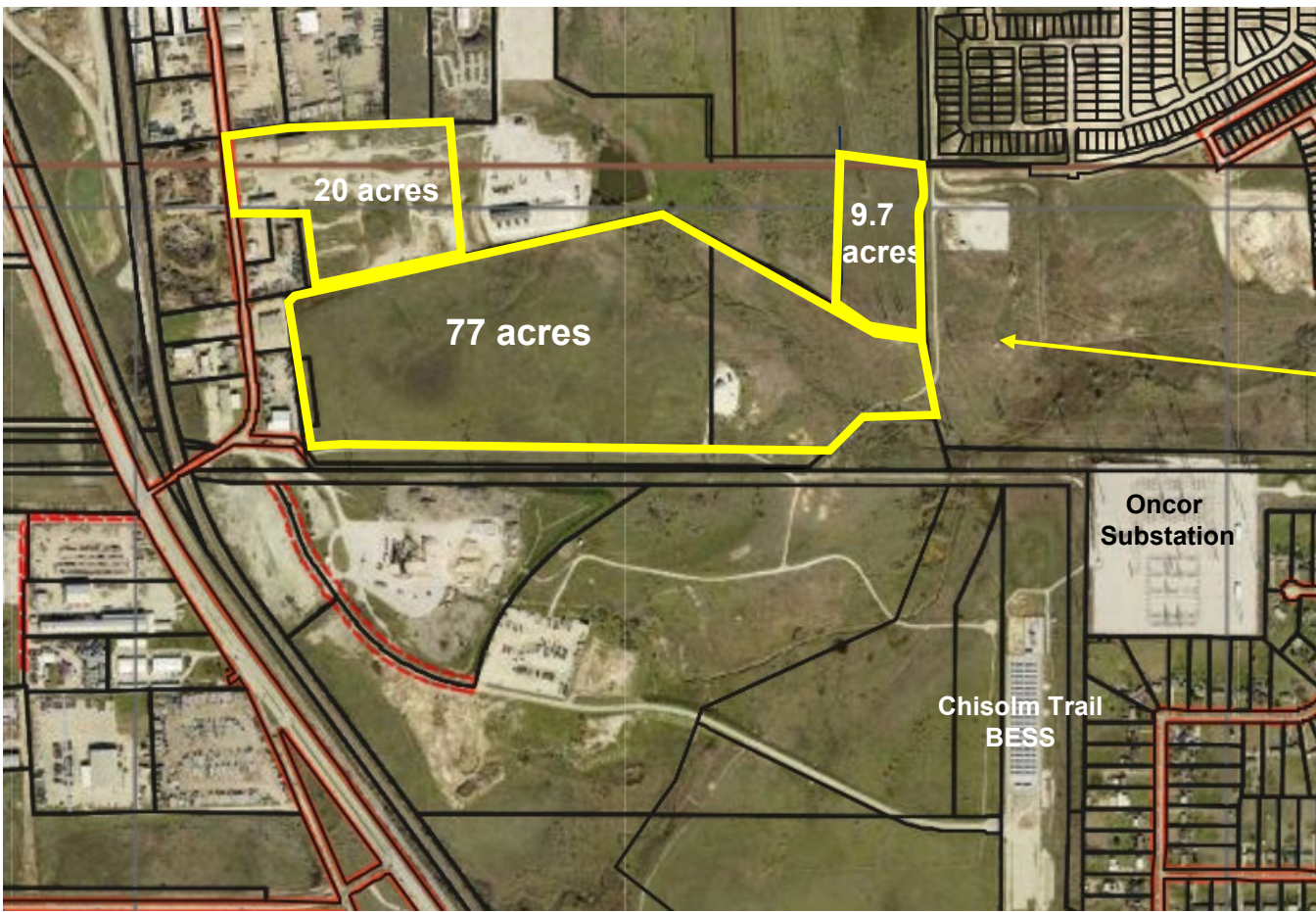
Company Overview

- ACS is a global leader in infrastructure development with 135,000+ employees worldwide
- Headquartered in Madrid, Spain, with operations in over 25 countries
- #1 Contractor in the US through subsidiary Turner, and the #1 data center builder in the U.S.
- Top clients for data centers in the last 5 years include: Meta, Microsoft, Google, Apple & AWS
- Local notable projects through Turner Construction include: DFW Airport Terminal F \$840M, TAMU Law School FW \$165M, TCU Football Stadium Expansion \$101M
- Agreement is with ACS DC Hicks Field Road LLC and/or one or more of its Affiliates

Project Location

107-acre greenfield site near Hicks Field Rd

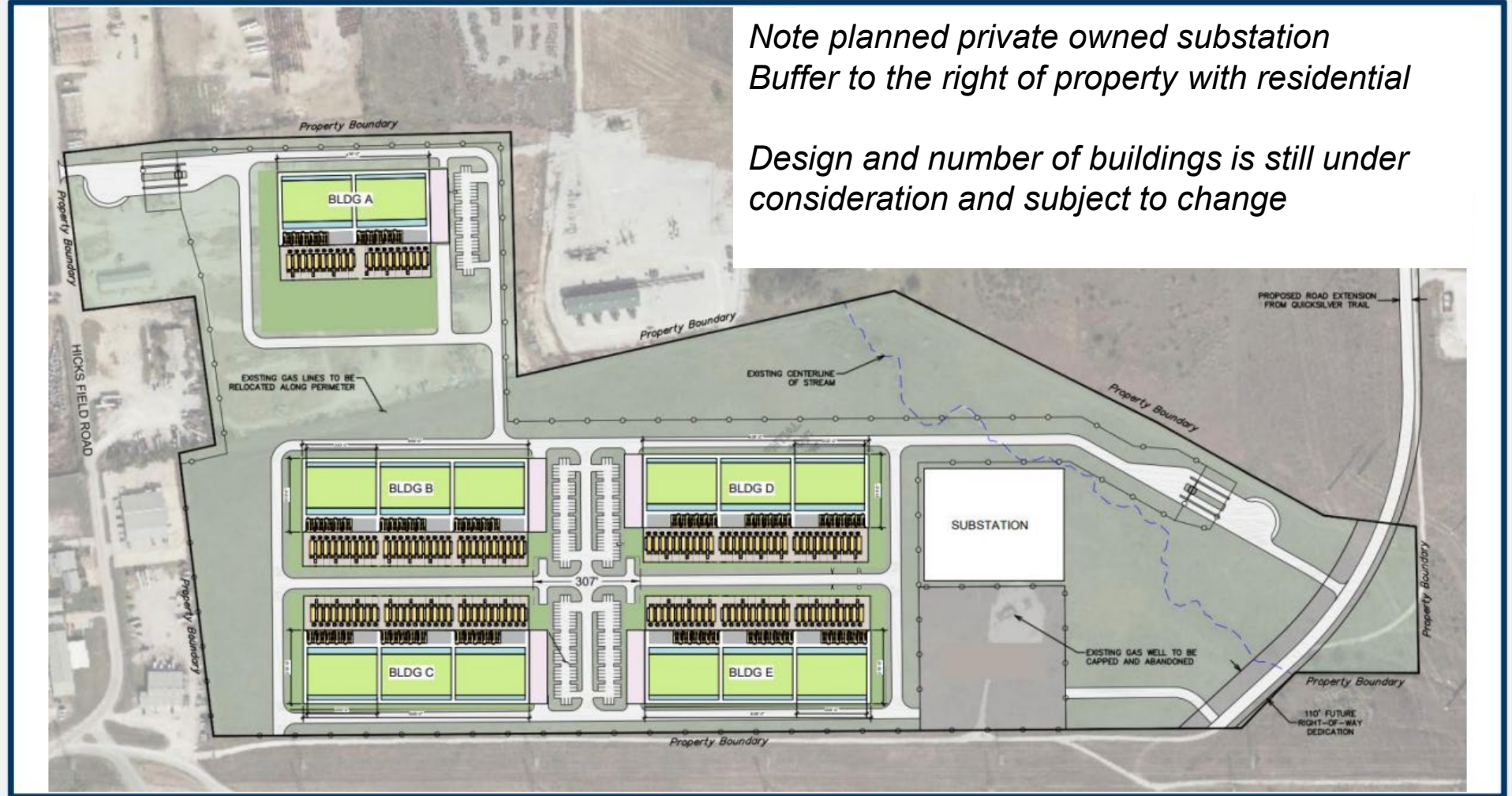
Current appraisal of parcels included in footprint is under \$7k annually due to agricultural exemption



Site Plan

Data Center
Development

Currently Zoned
Heavy Industrial



*Note planned private owned substation
Buffer to the right of property with residential
Design and number of buildings is still under
consideration and subject to change*

Project Overview

Company proposes to develop a data center campus in proximity to the Oncor substation and Chisolm BESS storage facility

- Proposed capital investment of **\$2,167,200,000***
- **37** full time jobs
- Expected average annual salary for all jobs **\$150,000**

*includes full buildout of all phases with both real and BPP investment

Investment Schedule

	Projected Completion Date	Units/ SF	RP Taxable Value per Unit/SF	Incremental Value	BPP Taxable Value PSF	Incremental Value
Data Center Building E	2030	301,000	\$400	\$120,400,000	\$1,400	\$421,400,000
Data Center Building D	2031	301,000	\$400	\$120,400,000	\$1,400	\$421,400,000
Data Center Building C	2033	301,000	\$400	\$120,400,000	\$1,400	\$421,400,000
Data Center Building B	2034	301,000	\$400	\$120,400,000	\$1,400	\$421,400,000
Total		1,204,000		\$481,600,000		\$1,685,600,000¹

Company Commitments

- Proposed capital investment of **\$2.167 billion**
 - **\$481.6 million** in real property improvements
 - **\$1.685 billion** in business personal property

- Project timing in two phases

Phase 1 completes by Dec 31, 2031, with \$240.8M Real, \$842.8M BPP, 28 jobs

Phase 2 completes by Dec 31, 2034, with \$240.8M Real, \$842.8M BPP, 9 jobs

Total or cumulative by Dec 31, 2034, is \$481.6M Real, \$1,685.6B BPP, 37 jobs

- Minimum average annual salary for all jobs > **\$150,000**
- 15% of hard construction costs to BEF companies

Overview of Proposed Incentive Terms

10-year EDPA starting at 35% of Incremental BPP upon completion of Phase 1, and increasing to 70% of Incremental BPP after completion of Phase 2

Grant payments are subject to company performance requirements

- Failure to meet **minimum investment of Phase 1** results in **default**
- Failure to meet minimum investment of Phase 2 results in rate remaining at 35%
- Failure to meet **min. \$150,000 average salary** requirement results in **forfeiture** of annual grant
- Failure to meet full **jobs commitment** results in **reduction** of grant
- Failure to deliver **15% of construction costs to BEF** companies results in **10% reduction** of grant

Additional rights, requirements, and penalties apply as negotiated

Project Summary

Private Investment and Employment

- Min. \$2.167 Billion total capital investment

Phase 1 by Dec 31, 2031

\$240.8M real, \$842.8M BPP, 28 jobs

Phase 2 by Dec 31, 2034

\$240.8M real, \$842.8M BPP, 9 jobs

- 37 jobs
- Minimum Average Annual Wages \$150,000

10-year incentive proposal

Up to 35% of the incremental increase in value of business personal property with Phase 1 investment and increasing to 70% with Phase 2 investment

Private/Public Ratio

Taxable Value	\$1.968 Billion
Est. Benefit	\$ 46.4 Million
NPV Benefit	\$ 31.2 Million
City Participation	2.1%
Est. Ratio	46.7:1

CFW Tax Revenue (10 yr. projection)

Net New Taxes (gross)	\$57.9M
Net New Taxes (NPV)	\$41.6M

Payback

3.47 years

to recoup total abatement with net new taxes following end of 10-year agreement

Recommendation

- Enter a 10-year EDPA agreement starting at 35% up to 70% of the incremental value of business personal property taxes
- M&C for City Council consideration April 8, 2025

Thank you

