



Invest In Our ECONOMY

Q1 UPDATE FY2015

VOLUME 1, ISSUE 1



In This Issue

Page 1	Economic Development Strategy
Page 2	Highlights Americredit Financial Services & PRO-TECH
Page 3	By The Numbers Business Incubator
Page 4	Updates Arlington Commons Redevelopment Project

Economic development strategy underway

Since the City Council adopted a new comprehensive economic development strategy on September 16, 2014, the City has begun implementing the strategy's recommendations, which will further the City's economic development efforts through enhanced marketing initiatives, targeted recruitment, and an increased focus on transformative redevelopment opportunities.

The strategy has recommended new targeted industries which were identified based on in-depth study and findings related to Arlington's location, mix of land and building inventory, and industry growth trends. These industry clusters are: aerospace products; automotive manufacturing; professional services; medical equipment and supplies; and industrial machinery. In addition, the new strategy identified several targeted geographic areas: Downtown; Entertainment District; the Great Southwest Industrial District; the Lamar-Collins Overlay Area; and the Airport.

Moving forward, the Office of Economic Development will concentrate on both these targeted industries and geographic areas. Priorities for FY2015 include:

- **redevelopment efforts** in the target areas
- **recruitment and retention** of the targeted industry clusters
- development of a **business incubator**
- **expansion** of the City's **business retention program**
- **establishment** of a **building upgrade/rehabilitation fund** to assist businesses with critical improvements to aging buildings



Guest speaker Lee Fisher, President and CEO of CEO for Cities, spoke to ACVB Annual Meeting attendees about how entities working together become bigger "Changemakers."

The power of tourism

The Arlington Convention and Visitor's Bureau's Annual Meeting highlighted the successes of 2014 but this year's message was all about looking forward.

"We are all a piece of the puzzle that makes our city great, and being able to strategize where we want to be in 5, 10, even 20 years, is the key to fitting each piece into a bigger picture," said Ronnie Price, ACVB President and CEO.

Connect with us on social media:



www.arlingtontx.gov | www.myarlingtontx.com

Highlights

PRO-TECH Design and Manufacturing

PRO-TECH Design and Manufacturing located in Arlington in 2012 with the goal of expanding its services to better serve the medical device community and provide additional production capacity. Complementing Pro-Tech's headquarters in Santa Fe Springs, California, the Arlington facility has been steadily ramping up with new hires and new contracts.

The company, registered with the U.S. Food and Drug Administration, is a full-service contract manufacturer, packager, and sterilizer. PRO-TECH specializes in high quality custom packaging - including design, assembly, machining, soft side case manufacturing, cartons, foam, die cutting, thermoformed trays, custom boxes, and fulfillment. For instance, the growing orthopedic industry is served well by PRO-TECH through their packaging

of components for hip and knee replacements.

Arlington's strategic location has allowed PRO-TECH to keep capacity ahead of company growth and ensure quick response and short lead times. PRO-TECH sets themselves above their competition through their tradition of providing unequaled service and quality and has grown into a respected global leader.



COMPANY PROFILE

34 years in business

In Arlington since 2012

32,500 sq. ft. facility

Supplier for 4 of the 5 largest medical device companies in the world

Americredit Financial Services to expand Arlington facility, add new jobs

Americredit Financial Services, Inc., a subsidiary of General Motors (GM) Financial Company, acquired new space and is in the process of renovating and expanding its current operations into the 239,905 square foot facility (the former Chase Call Center building) located at 3801 S. Collins Street - the intersection of Arbrook and Collins.

Between 800-1,100 new full-time positions are projected, bringing GM Financial Company's total to 3,000 jobs within Arlington's city limits. Approximately 2,000 jobs will be retained. With the addition of the new facility, GM Financial will have an approximate 760,000 square foot presence in Arlington. The company plans to make on-site improvements to the parking lot and exterior of the new facility to resemble the facade of existing facilities located across the street at 4000, 4001 & 4100 Embarcadero Drive.

The timeline for the project is 2 years with estimated completion August 2016.

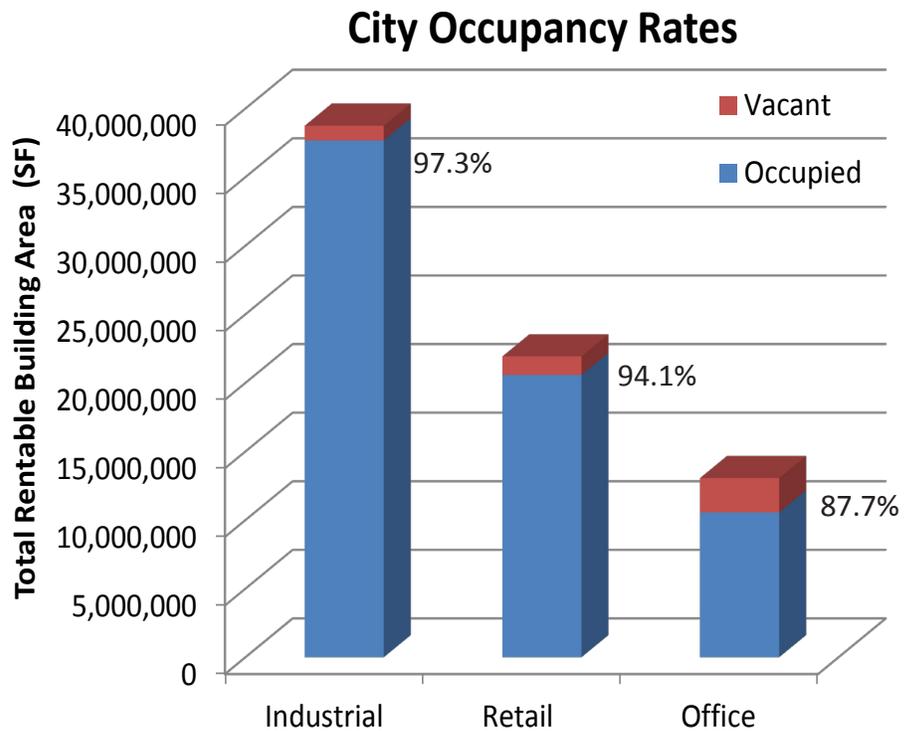


PRO-TECH Design & Manufacturing, Inc. is located at 4041 Express Street in Southwest Arlington.

By The Numbers

FY2014 Economic Development Results

- ✓ **13** projects
- ✓ **5,114** new + retained jobs
- ✓ **\$380,205,000** in capital investment



\$344.6M

The total annual building construction valuation for permits issued in FY2014.

This is the highest year recorded since FY2006 when the City began monitoring this data.

Be a part of the conversation on social media @CityofArlington:

#InvestInOurEconomy

City, UT Arlington collaborate on business incubator

Nationally, 60% of new businesses fail in their first 5 years, while incubator graduate new businesses have a failure rate of only 20%. The City of Arlington is interested in developing an organization that will house and support new business ventures to accelerate business development, job growth and the retention of intellectual resources.

The University of Texas at Arlington has a keen interest in the commercialization of campus/student developed technology and scientific innovations. The licensing of university intellectual property and products provides needed funding, enhances the potential for attracting renowned faculty and research partnerships, fills an existing void, and moves the university toward its goal of Tier One Status.

The collaboration of these key institutions to address this pressing need should enhance the financial stability and the prominence of these institutions while benefitting private sector organizations.

The first step in the planning and funding of an incubator is a needs assessment and market study, which will be initiated this fiscal year. Based on these studies, a business/funding plan will be developed.



Updates

Arlington Commons Redevelopment Project

The \$160M project to redevelop aging apartment complexes along Lamar Boulevard is well underway.

The first phase involves abatement and demolition of the existing structures which is anticipated to be complete by spring 2015.

Arlington Commons is a major public/private partnership in Arlington focusing on the best practices replacement of rental housing that has out-lived its useful life. Arlington is fortunate to be in a location where re-development is possible. Most cities do not have this core location principal working for them to attract investment capital to their city. With a number of redevelopment projects in the last 10 years (Viridian, College Park, AT&T Stadium, Three Bridges and now Arlington Commons) the City is well positioned to take the next step of becoming even more attractive to national investment capital as these projects show success on a large scale.

Arlington Commons is the first project of this scope and level of quality attempted in Arlington. The most significant impact of the project beyond the stabilization and restoration of property values of the surrounding area, is the demonstration that Arlington can support this quality level of housing, which is anticipated to spur more redevelopment. Additionally, the introduction of this type of product into

the Arlington rental market will provide a choice of quality housing options geared toward young professionals and graduate students that does not currently exist in the city.

The developer is in the final stages of the design approval and permitting process with the City. The goal is to begin construction of the first complex, which will include a parking garage, in Spring 2015, with approximately an 18-24 month construction period. Overall, ultimate build-out of the project will occur in phases over the next 15-20 years and eventually include 1,700 units.



I chose Arlington because of the leadership of the City and the strength of the location. I fell in love with Arlington because of the community support for groups like Mission Arlington and the heart this City has for all people.



Bob Kembel,

Arlington Commons developer



The photo on the left captures the view from Lamar Boulevard looking westward on November 25.

The rendering below reflects the vision and design for the property from a similar perspective.

