



# Invest In Our ECONOMY

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“ *The interest by Amazon and its executives strongly confirms that this site has great economic development potential. It is primed for a continued substantive commercial presence in Arlington. We couldn't be more excited about its future and the future of our Entertainment District.* ”

*Mayor Jeff Williams  
City of Arlington*



## City of Arlington Releases Details of Amazon HQ2 Proposal

The City of Arlington recently competed with some of the most innovative communities in the country to attract Amazon's future HQ2 to The American Dream City.

Arlington was among the cities from across the Dallas-Fort Worth region who submitted proposals to Amazon last year. Due to the compelling vision Arlington presented, our city advanced in the search process as one of the select finalists in North Texas asked by Amazon to make an in-person pitch to company executives and provide a site visit for our proposed HQ2 site.

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## Promoting Arlington to Japan

During the first week of May, staff from Arlington's Office of Economic Development went to Houston to attend the Japan-Texas Investment Summit. In good company, Arlington joined the economic development offices of Austin, San Antonio, Dallas, Frisco, McAllen, Houston, El Paso, and many other cities in welcoming Japanese companies to Texas. The three-day event highlighted Japanese investments in the state and allowed Texas and Japanese representatives to showcase the economic potential of their respective regions. Notable speakers included former U.S. Ambassador to Japan, Tom Schieffer; Vice Chairman of Toyota Motor Corporation, Shigeru Hayakawa; Governor of Aichi Prefecture, Hideaki Ohmura; and President of Shell Oil Company, Bruce Culpepper.

This was the U.S.-Japan Council's first Japan-Texas Economic Summit but will likely not be their last. A representative shared their hopes that the Summit would become an annual event that would move to a different city each year to highlight more of the state. Arlington hopes this is the case and will be standing by to participate in or even potentially host the event in the near future.



# Highlights

While Arlington is no longer moving forward in the selection process, the city is appreciative of the work the Dallas Regional Chamber invested to coordinate the selection process for the region. And, Arlington remains very supportive of our region's ongoing effort to secure HQ2 and its thousands of high-paying new jobs, which will benefit the North Texas region.

"We were enthused that our vision for HQ2 caught the attention of Amazon," said City Manager Trey Yelverton. "The company created a thoughtful selection process. You could clearly see the value Amazon places on community partnerships as well as on the welfare of its employees, the ability to attract and retain qualified workers, and the impact HQ2 would have on the culture of the community."

During this highly competitive process, the City was able to showcase its vision for a repurposed Globe Life Park, current home to the Texas Rangers, and how it could connect to the rest of the Entertainment District amenities to provide a dynamic, innovative commercial space. With 1.7 million square feet of existing building space and water, sewer, storm water, power and underground communications infrastructure already in place, Globe Life Park is a prime location to accommodate a corporate headquarters the size of Amazon HQ2.

The 100+ acre site is also ideally located with direct access to four major highways as well as two miles of hike and bike trails that connect to both Downtown and the University of Texas at Arlington.

The property, less than eight minutes from DFW International Airport, would also be within walking distance of a proposed future high-speed rail station.

As part of its competitive proposal, the City of Arlington offered Amazon performance-based incentives, which were consistent with the tools used on other City of Arlington economic development projects, valued at a projected \$921 million. This included:

- A grant for Amazon's hiring of Arlington residents
- 100 percent real and business personal property tax abatement for a 10-year period
- Waiver of building and impact fees
- A land and infrastructure grant to assist with redeveloping the site that includes a structured parking partnership
- Creation of a Municipal Management District (MMD)

The size of the performance-based incentive package directly correlated to the size of the investment being proposed by Amazon and would have only been fully implemented had Amazon fulfilled its commitment to invest \$5 billion and create 50,000 high-paying jobs in Arlington. The expenses for the project would come from the revenue generated by the Amazon investment. The long-term economic impact of the headquarters and its job creation would have been transformative for our community.

Our 10-year economic model indicated this project could bring 96,000-plus permanent jobs, almost \$50 billion in salaries and wages and almost \$4 billion in taxable sales.

# Updates

## Fashion Company, Rent the Runway, to Open Arlington Distribution Center

Rent the Runway is excited to announce its expansion into the Dallas-Fort Worth area, with the building of a new distribution center in south Arlington to accommodate the company's rapid growth.

The company plans to hire 600 employees over the next 12 months for its new Arlington center and will use the year to recruit the incredible talent located in the region.

The West Bardin Road 300,000 square foot facility is scheduled to open at the end of this year. The facility will help the New York-based company scale operations and better serve customers in the Southwest and West Coast.

"We are excited that Rent the Runway, one of the most innovative tech fashion startups of the past decade, will open its second U.S. distribution center in Arlington," said Economic Development Manager Bruce Payne. "Rent the



Runway will join UPS, Summit Racing, FedEx, and other major distribution/logistics centers that have recently made Arlington's I-20 corridor home. Its presence further testifies to Arlington being among the nation's premier distribution and logistics hubs."

As an economic development incentive, the City Council voted February 27 to reimburse 65 percent of the City's portion of ad valorem business personal property tax revenue generated by the company for a seven-year period.

Strategic economic development allows Arlington to build its commercial tax base while keeping the tax rate low so the city can continue to provide the high-quality services – such as police, fire, parks, and libraries – that our residents expect.

Rent the Runway is transforming the way modern women get dressed — and in

turn disrupting the \$1.7 trillion fashion industry —through the concept of renting over buying clothing.

Founded in 2009 by Jennifer Hyman and Jennifer Fleiss, RTR pioneered the 'closet in the cloud' and believes that women everywhere will soon have a subscription to fashion, making renting an indispensable utility while also empowering them to feel like their best selves every day. RTR carries hundreds of thousands of pieces of apparel and accessories by 550+ designer partners with options for work, weekends and special occasions.

The company has built proprietary technology, one-of-a-kind reverse logistics operation, and retail stores of the future that bring the dream closet to life.

## Van's Shoe Service Finds a New Home in Arlington

Van's has been an Arlington institution since the mid-1940s. Formerly located in the heart of the downtown area, it recently relocated to a new, "homey" environment on the edge of downtown. This family owned and operated establishment has made a huge commitment to Arlington over the years. They have now made a significant investment in their business with a new location in the heart of the City. The company purchased a property at 1209 W. Abram Street, just west of the intersection of Abram and Davis.

The purchase of the property was partly due to their growth strategy and expansion needs. The shop's owner, Sharon Henderson, said "The expansion has allowed us to expand our current operations; specializing in boot and shoe repair, in addition to servicing specialty items like luggage and handbags. All of our work is custom and hand crafted on the premises." The space also allows the company to display some unique items for sale. Van's hopes to eventually create a designated meeting and exhibit space that will serve as a show room. Fortunately, the new location has ample land to accommodate Van's bright future in the City of Arlington.

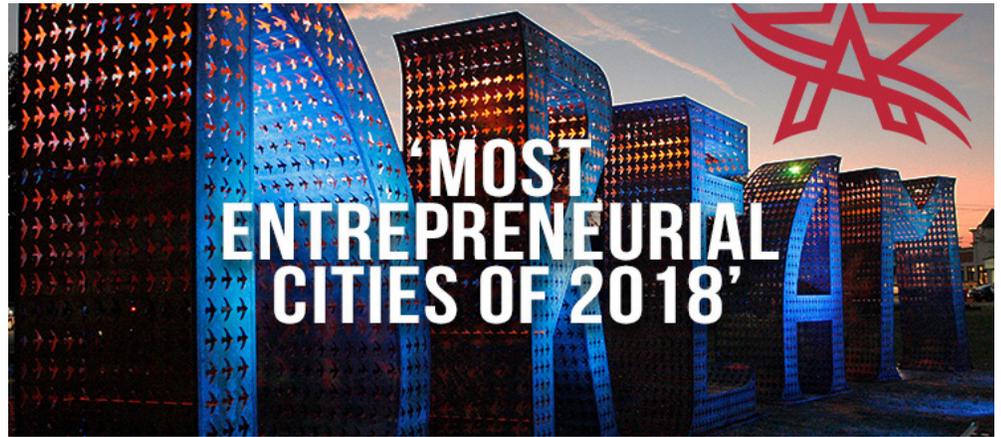


# Arlington By the Numbers

# 4th

in the nation for  
entrepreneurs

-FitSmallBusiness.com



## Texas Live! Entertainment Complex on Pace to Open in Arlington This Summer

The Entertainment Capital of Texas is about to get even bigger, as another dream project is closer to being realized in The American Dream City. The \$250 million Texas Live! entertainment complex is on pace for a summer grand opening, offering visitors to Arlington's Entertainment District exciting new options for live music, food and drinks and a great time.

Texas Live!, located between AT&T Stadium and the future Globe Life Field, is a partnership between the Texas Rangers, The Cordish Companies and City of Arlington. This world-class dining, entertainment and hospitality district will feature 200,000 square feet of dining and entertainment space, a 5,000-capacity outdoor event pavilion called Arlington Backyard, and the flagship Live! by Loews hotel, which opens in summer 2019.

MyArlingtonTV and local media were invited Tuesday to tour Texas Live!, which will include Lockhart Smokehouse, flagship PBR Cowboys Bar, a Guy Fieri restaurant, and a newly announced gourmet burger restaurant owned by Cowboys legend Troy Aikman.

Aikman applauded Arlington, the Texas Rangers and The Cordish Companies for creating another dynamic destination for residents, sports fans and tourists and said he was excited to be opening his first restaurant at Texas Live! this summer. The restaurant, named Troy's, will feature an outdoor patio space, live music seven days a week and a mouth-watering menu that features some of Aikman's personal favorites.

"This complex between the two stadiums is going to be unlike anything else. It really all comes together and makes for a great experience for the fans," Aikman said inside his future restaurant space during Tuesday's Texas Live! tour. "What a treasure for the City of Arlington to be able to put this on display. It's tremendous. Arlington should be proud, residents should be proud."