

Killeen EDC Update May, 2024



KEDC Mission: to promote the development of commercial, industrial and manufacturing enterprises to promote and encourage employment and the public welfare



2024 **Economic** Development Week May 6-10

Thank You!

Companies invested in Killeen

City of Killeen
Greater Killeen Chamber
Killeen Industrial Foundation
Fort Hood Reg. Eco. Dev. Foundation

All of our community partners!
Real estate, utilities, legal, workforce,
finance, engineering, etc.



NEW ECONOMIC DEVELOPMENT STAFF



Vice President of Economic Development

Kelly Halsted

- 12 Years as Economic Development Director at The Greater Fort Dodge Growth Alliance in Fort Dodge, Iowa
- Previous work at lowa state agency for economic development
- Key areas International trade and attraction, real estate development, marketing
- Over 25 years of experience in Global Economic Development

Started April 9

- Dongjin Semichem Texas Status
 - Completing construction, \$70 million
 - Began testing operations 1st qtr 2024, 17 employees hired.
 - Ramp up operations through 2nd qtr 2024
 - \$70 million investment





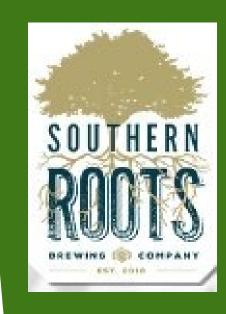
- > MGC Pure Chemicals, Inc.
 - Produces materials for semiconductor industry
 - \$130 million investment, 10 jobs
 - Active construction underway







- Southern Roots Brewery
 - KEDC entered into incentive agreement to assist building renovations
 - Purchase building, 14 FTE jobs, 4 years continuous operations
 - Initial construction underway



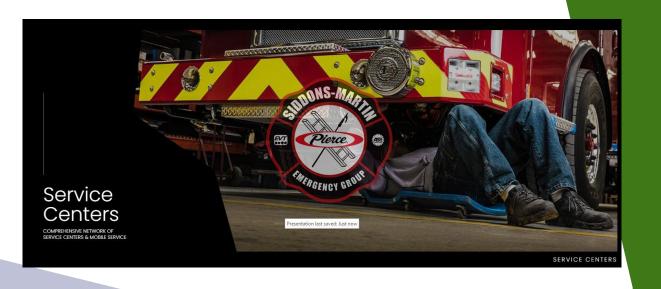


> USAMM

- Produces uniform accessories, ribbons, awards, racks, gift, promotional items
- Acquired 5+ acres from KEDC in 2022
- 25,000 square feet
- Groundbreaking May 2







Siddons-Martin Emergency Group

Siddons-Martin services and maintains fire trucks and other public use vehicles.

Purchased building in Killeen Business Park in May 2023.

Company remodeled office/service bays.
Three partner businesses moved in facilitytruck sales
truck service
accident repair

50 jobs, \$66,000 avg. Already hired.

Ribbon cutting held April 26 10:00am

Real Estate Development



Bell County Glass

Property Sales Contract and Performance Agreement with Ken VanHoozer for expansion on adjacent 4.96 acres in the Killeen Business Park for additional space and new buildings

Partner with Workspace USA to build small industrial buildings. Business park in a business park

Site plans are under development.

Begin construction in 3rd qtr 2024

Real Estate Development



Wolf Property

KEDC entered into contract with Mr. Curtis Wolf to purchase 95.6 acres of property in south Killeen.

The site is at the southeast corner of Texas Highway 195 and Stagecoach Road.

Plans are being developed for it to be a tech park to compliment Texas A&M University- Central Texas

"Wolf Technology Center"

Expect to close on purchase in first half of 2024.

Site Civil Engineering Designs



Wolf Property 94.66 +/- Acres

Engineering Site drawings Key issues

- Maximize site options
- Power lines
- Topography
- Floodplain
- Existing house
- Entrances
- Adjacent properties
- Highway visibility

Site Environmental Reports



Wolf Property 94.66 +/- Acres

Terracon reports:

- Phase I Environmental
- Natural Resources Assessment
- Cultural Resources Assessment
- Geotechnical Report
- Soil boring tests

All reports completed by end of February due to weather delays

*Key items required by potential users *Advances the review by clients

Real Estate Lease





S & B Engineering

KEDC leased a portion of the former Blackboard office building to S&B Engineering for up to 14 months.

S & B Engineering is the building contractor working on the MGC Pure Chemical expansion.

Provide small space for staff managing the construction project for coming year.

Improvements to facility – Security, fire system, roof replaced, parking lot lights repaired, HVAC units replaced, upgraded signage, bathroom plumbing repairs, fiber optic lines, telecom systems.

Other Real Estate Updates





902 NORTH TWIN CREEK DRI FRONT VIEW





902 North Twin Creek Drive

30,000 square foot industrial facility

Previously converted for use as call center Recently left in disrepair KEDC encouraged sale of facility Contracted for evaluation of needed renovations

Emerson Group acquired facility 1st quarter Immediately began renovations

Emerson actively marketing space and prepared for tenants by end of summer 2024

Marketing Activity Updates

January 2024 – March 2024

Project Development



- Updated two clients regarding new owner of former Habitat building at Swanner Loop & Twin Creek Blvd.
- Presentations for two real estate development groups considering Killeen for new industrial/commercial development opportunities.
- Discussions with a real estate team considering new grocery store development

- Hosted fourth annual Research Park Summit. 100 Attendees.



Marketing Activity Updates

January 2024 – March 2024





Local Topics

-Assisted Dongjin and MGC Pure Chemicals with support letters for CHIPS ACT Funding

Marketing

- Attended real estate conference for Central Texas region.
- Plastec West trade show with Oncor in Anahein
- -Five Los Angeles area company meetings (Killeen & Temple) Continue follow up with the firms for future projects.

Marketing Activity Updates

January 2024 - March 2024

Marketing

- March 25-28 – Atlanta Marketing trip with Grand Central Texas partners

Site location consultants, construction firms, real estate firms

Met 18 company meetings with large groups each.

Added meetings in Greenville, SC

Leave behind gift of GCT tumbler





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