



# Tarrant County Application for Tax Abatement/Reinvestment Zone

## I. APPLICANT INFORMATION

**Applicant/Property Owner:** DrinkPAK, LLC

**Company/Project Name:** DrinkPAK, LLC

**Mailing Address:** 21375 Needham Ranch Parkway, Santa Clarita, CA 91321

**Telephone:** 833-376-5725      **Fax:** N/A

**Applicant's Representative for contact regarding abatement request:**

**Name and Title:** Brian Aster, Chief Financial Officer

**Mailing Address:** 21375 Needham Ranch Parkway, Santa Clarita, CA 91321

**Telephone:** 833-376-5725      **Fax:** N/A      **E-mail:** brian.aster@drink-pak.com

## II. PROPERTY AND PROJECT DESCRIPTION

**Address and legal description of property to be considered for Tax Abatement/Reinvestment Zone:** 7601 Oak Grove Road, Fort Worth, Texas 76140

**Project Description:** Beverage manufacturing & warehousing operations to include Company offices.

**Description of activities, products, or services produced and/or provided at project location:** Beverage contract manufacturing services as well as warehousing.

**Current Assessed Value:**    **Real Property:** N/A      **Personal Property:** \$0

**Estimated start date of construction/site improvements:** Q4 2023

**Projected date of occupancy/commencement of operations at project site:** Q2 2024

**Please indicate dates for phases if applicable:** N/A

**Location of existing company facilities:** 21375 Needham Ranch Parkway, Santa Clarita, CA 91312

**Requested level of Tax Abatement:** 60% of eligible property for 10 years.

**Explain why tax abatement is necessary for the success of this project. Include business pro-formas or other information to substantiate your request.** DrinkPAK will be making a significant investment to source the most sophisticated beverage manufacturing equipment in the world. DrinkPAK will also be recruiting highly technical labor to manage and scale the Company's sophisticated operations. Local tax abatement incentives will be critical to the Company's ability to source this equipment and is a critical decision point for the Company.

## III. PROJECTED VALUE OF IMPROVEMENTS

**Estimated Value of Real Property Improvements** \$32,000,000

**Estimated Value of Personal Property Improvements** \$200,000,000

**Will any infrastructure improvements (roads, drainage, etc.) be requested of Tarrant County for this project?**

Yes  No

**If yes, describe requested infrastructure improvements:**

**Detail any direct benefits to Tarrant County as a result of this project (i.e., inventory tax, etc.):** Tarrant County as well as it's local businesses and residents will benefit significantly from this project as a result of local taxes, the leveraging of local businesses for ongoing development, as well as the creation of high paying and technical jobs.

#### **IV. EMPLOYMENT IMPACT AT PROJECT LOCATION**

##### **A. NEW EMPLOYMENT**

**Projected number of new jobs created as a result of the proposed improvements:**

Full-time 450 Part-Time 0

**Provide types of jobs created and average salary levels:** Job created will be within the following disciplines: technical manufacturing, technical quality control, electro-mechanical engineering, warehousing operations, IT, HR, finance and accounting, as well as business and project management.

**Start date and annual payroll of new permanent positions (if positions to be phased in, provide figures for each phase year):** Total number of new jobs will be phased over multiple years beginning in 2024 and growing to the anticipated total new jobs created in 2026.

**Percentage of new jobs to be filled by Tarrant County residents:** 25%

**Number of employees transferring from other company locations:** 5%

##### **B. CONSTRUCTION RELATED EMPLOYMENTS**

**Projected number of construction related jobs:** N/A

**Estimated total construction payroll:** N/A

**Commitment as to percentage of construction dollars to be spent with Tarrant County contractors or subcontractors:** 25%

**Commitment as to percentage & total dollars of construction contracts to be awarded to DBE:** 15%

##### **C. CURRENT COMPANY/PROJECT LOCATION EMPLOYMENT**

**Current Number of Employees:** 475 Full-time 470 Part-time 5

**Average annual payroll:**

**Detail on workforce diversity – percentage breakdown of current employees by gender and ethnicity:** N/A

##### **D. COMPANY SPONSORED HEALTH CARE BENEFITS ARE AVAILABLE**

Full-time Employees X Part-time Employees X Employee Dependents X Not Available

**Average monthly employee cost for health care benefits: Individual: Family:**

**Other employee benefits provided or offered:** DrinkPAK provides its employees with the following benefits: paid PTO and sick time, 401k matching, life insurance, branded apparel, unique schedule opportunities, and job training opportunities.

#### **V. LOCAL BUSINESS & DISADVANTAGED BUSINESS ENTERPRISES (DBE) IMPACT**

**Estimated amount of annual supply and services expenses:** N/A

**Detail any supply/services expenses that are sole source:** N/A

**Percentage of total supplier/services expenses committed to Tarrant County businesses:** 25%

**Percentage of total supplier and services expenses committed to DBE:** 15%

#### **VI. ENVIRONMENTAL IMPACT OF PROJECT**

Indicate if development, construction, equipment, distribution methods, and/or operational processes may impact the environment in the following areas, attach detail if necessary:

Air Quality  Water Quality  Solid Waste Disposal  Storm/Water Runoff   
Floodplain/Wetlands  Noise levels  Other (specify)  "[Response]"

**Provide detail on existing and new fleet vehicles, specifying types of vehicles, quantities and fuel used (gasoline, diesel, LP gas, CNG, etc.):** New fleet vehicles will include electric forklifts as well as electric laser guided vehicles associated with the Company's warehousing operations.

#### **VII. ADDITIONAL INFORMATION (TO BE ATTACHED)**

- Letter addressing Economic Qualifications and additional criteria for abatement, Section III (h) and (i) of Tarrant County Tax Abatement Policy
- Descriptive list and value of real and personal property improvements
- Plat/Map of Project Location
- Project Time Schedule
- Owner's policy regarding use of disadvantaged Business Enterprises
- Owner's policy addressing regional air quality/non-attainment status (use of alternative fuels, employee trip reduction, etc.) and plan for participation in regional Ozone Action Program
- Tax Certificate showing property taxes paid for most recent year

#### **VIII. CERTIFICATION**

Upon receipt of a completed application, Tarrant County may require such financial and other information as may be deemed appropriate for evaluating the financial capacity and other factors of the applicant.\*

**I certify the information contained in this application (including all attachments) to be true and correct to the**

best of my knowledge. I further certify that I have read the "Tarrant County Tax Abatement Policy" and agree to comply with the guidelines and criteria stated therein.



Signature

Chief Financial Officer

Title

Brian Aster

Printed Name

September 5, 2023

Date

Return completed application and attachments to:

Economic Development Manager  
Tarrant County Administrator's Office  
100 E. Weatherford Street, Suite 404  
Fort Worth, Texas 76196-0609

You may also forward an electronic copy of the completed report to:

[mpsouth@tarrantcountytexas.gov](mailto:mpsouth@tarrantcountytexas.gov)

Please note that if you do submit this form electronically, you must also submit an original hard copy of the report to the above stated physical address for proper filing and review.

For assistance call: (817) 884-1522

\* As per Section IV (f) of the Tarrant County Tax Abatement Policy Guidelines and Criteria, this application must be filed prior to commencement of construction or installation of improvements in order to be eligible for County tax abatement.