

# AGENDA



## TAYLOR ECONOMIC DEVELOPMENT CORPORATION SPECIAL CALLED JOINT WORKSHOP

TAYLOR ECONOMIC DEVELOPMENT CORPORATION BOARD  
AND  
TAYLOR CITY COUNCIL  
TAYLOR PUBLIC LIBRARY, 801 VANCE STREET, TAYLOR, TEXAS  
MONDAY, JUNE 27, 2022 @ 6:00 P.M.

### CALL TO ORDER AND DECLARE A QUORUM

### CITIZENS COMMUNICATION

### AGENDA-REVIEW/DISCUSS

1. Discuss Economic Development challenges and opportunities

### ADJOURN

**THIS WORKSHOP IS FOR DISCUSSION ONLY. NO ACTIONS WILL BE TAKEN BY THE TAYLOR ECONOMIC DEVELOPMENT CORPORATION OR THE TAYLOR CITY COUNCIL.**

I certify that the notice of workshop was posted at the office of the Taylor Economic Corporation office and website before 6:00 p.m. on June 23, 2022 and remained posted for at least 72 hours continuously before the scheduled time of said workshop.

Posted by:

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Regina Jo Carlson, Business Development Manager

Date & Time

I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on June 23, 2022 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

  
Dianna McLean, City Clerk

  
Date & Time



TAYLOR, TEXAS  
TAYLOR EDC/ CITY OF TAYLOR  
WORKSHOP  
6/27/2022

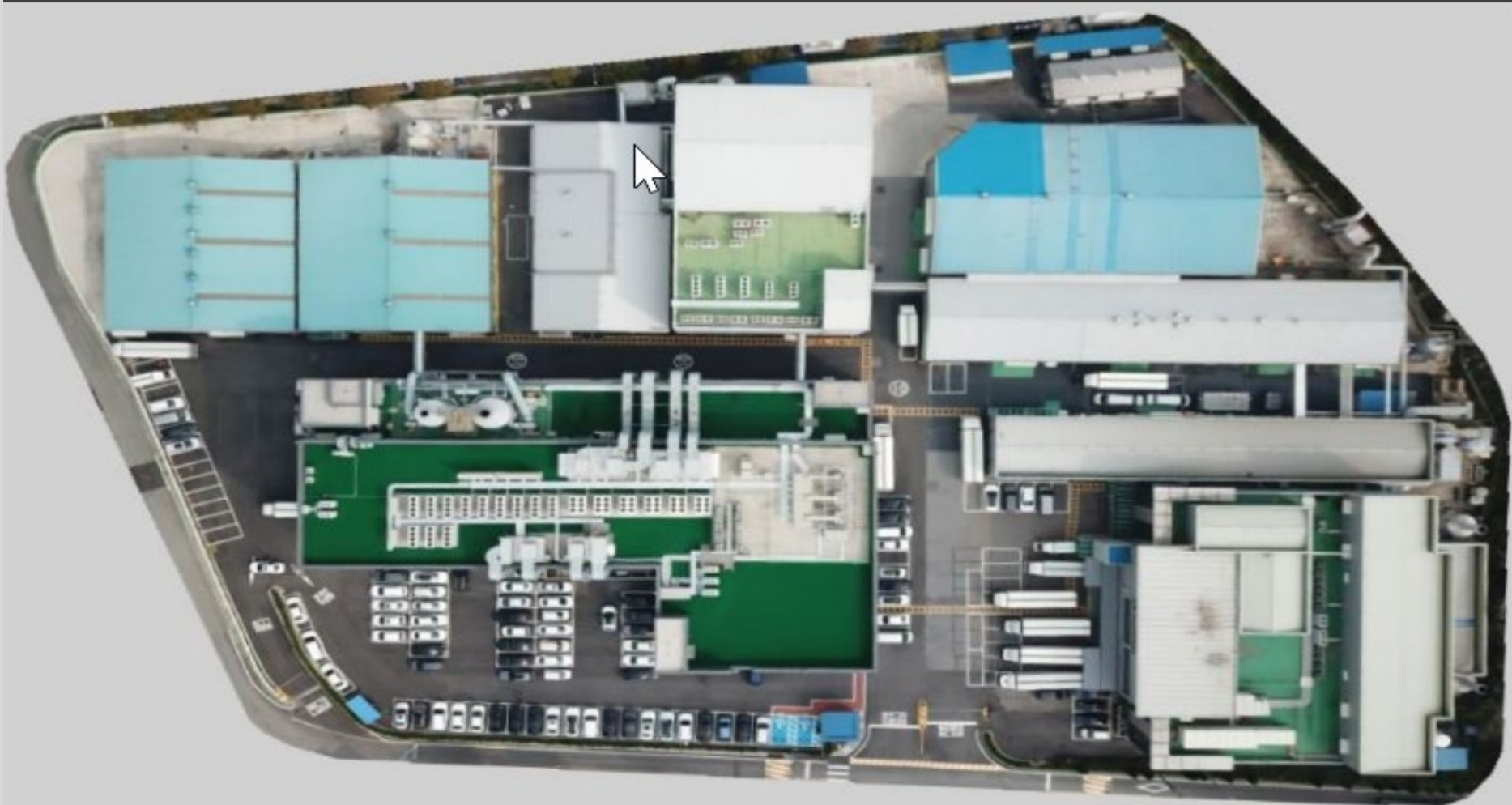
# Current state of Industrial Activity

- Samsung locating in Taylor has put Taylor “on the map” for additional industrial projects
- A number of the projects are suppliers to Samsung that would prefer to be located in Taylor
- Some of the projects are “just in time” projects that will supply Samsung as they ramp up manufacturing
- Timing is important. Most of the supplier projects want to be up and running before the Samsung facility is completed.
- Some of the projects have chemical processes but others do not

# Opportunity to Capitalize on the demand

- The location of Samsung in Taylor has created a once in a life time opportunity to capture additional industrial development
- Time is of the essence to find sites for these projects
- The size of the projects can be up to 600,000 sq. ft. or more and require large acreage sites. Some require rail.
- There are few industrial sites that have all infrastructure in place, are available for sale, and are development ready
- If infrastructure is to a site there are limitations within the system as to available water, water pressure and overall capacity within the current and future wastewater system

# Samsung Suppliers



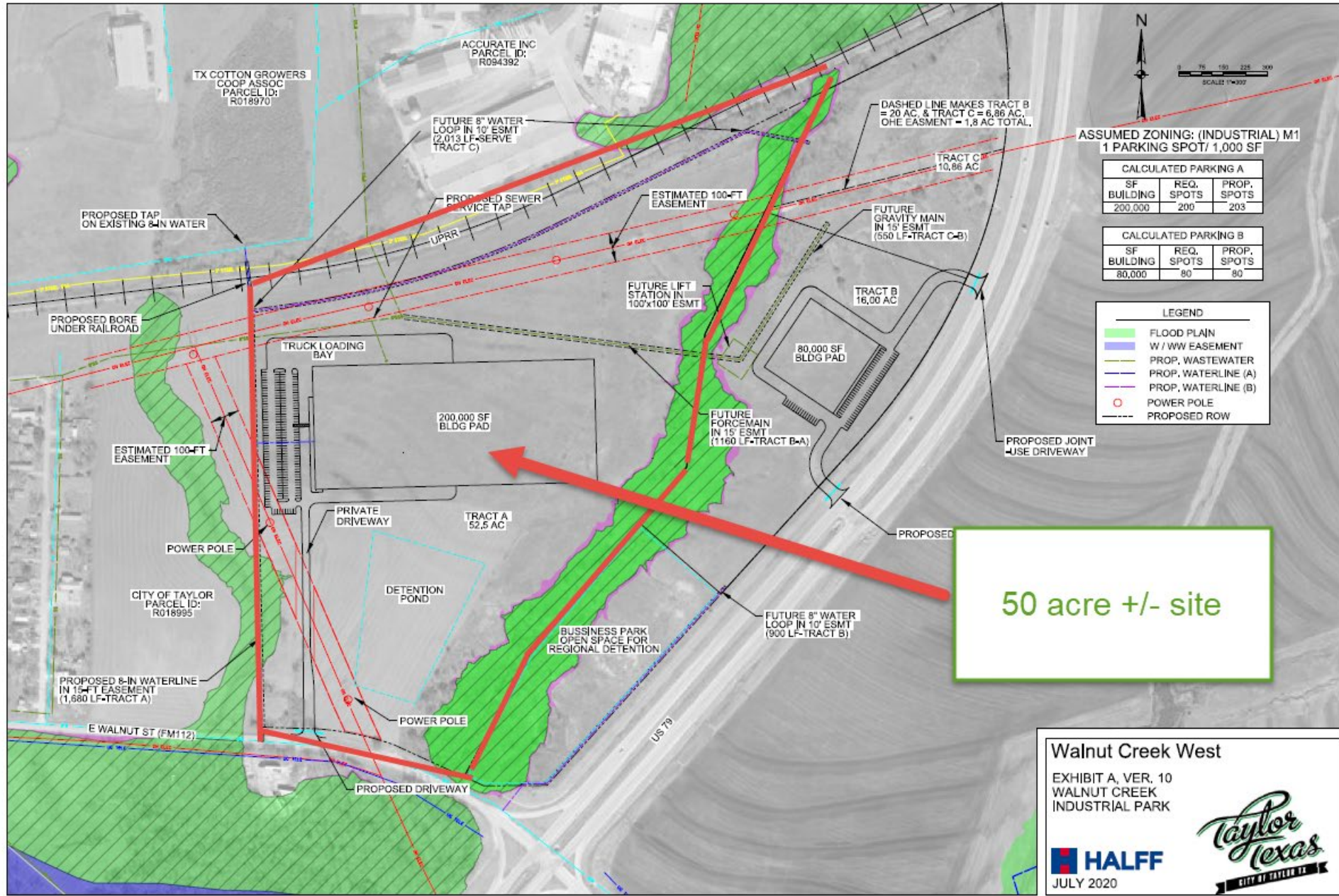
# Samsung Supplier



# Finding sites

- The EDC is working closely with the city to make sure sites that are identified meet the following criteria
  - Are currently in or near the city limits
  - Are zoned appropriately for industrial use and meet the future land use plan
  - Sites have sufficient water and wastewater on or near that site that can be easily extended (close to existing infrastructure as per the new masterplan)
  - Are relative low water and wastewater users so that the project fits within the current and future water and wastewater capacity limitations
  - Sites can meet the current fire flow requirements or an affordable strategy is available to allow the site and project to move forward





**Walnut Creek West**  
EXHIBIT A, VER. 10  
WALNUT CREEK  
INDUSTRIAL PARK

JULY 2020



The community does not have enough “ready to go sites” to meet the level of demand we are experiencing. What is the best strategy to address this? Is this a priority for the community? Sites need additional infrastructure investment to be ready to meet the market demand or projects will likely locate elsewhere.

The EDC is following the masterplan as the guide for where the city will support industrial/commercial/retail development. Can sites that are not infill projects or outside of the masterplan development areas be allowed to develop?

Will developers be supported who want to take down large tracts and make significant investments in infrastructure in areas that are outside the targeted development areas of the city?

It has been discussed that the EDC could be positioned to help address the infrastructure “gap” so that additional investment projects can be landed to increase revenues to the city. Would targeting developers pro-actively, who could partner in infrastructure investment, be supported?

Questions?