Community Economic Development Awards (CEDA)

2013 Winners
Winner- Population Category 15,001 to 40,000
Belton, Texas
In October 2011, the Office of the Governor announced a TEF investment of $1.8 million for CGI Group Inc., for the creation of the company’s U.S. Onshore delivery center in Belton, Texas. CGI has committed to investing $7 million in capital investment and creating 350 jobs. The company provides world-class IT systems development, maintenance and integration services to U.S. federal, state and local governments, as well as commercial enterprises. Services include application development; maintenance and delivery; testing and quality assurance; network engineering and design; data center support; and back-office business functions.

The lead came to Belton EDC in February 2011 from the Governor’s Office of Economic Development and Tourism. CGI, then known as Project Upstream, was seeking sites in a smaller, rural community for their third US Onshore Delivery Center and wanted to be within a 45-minute drive from a military installation. As we began dialogue directly with the company, we learned they were in search of two facilities - a temporary facility which would allow them to begin their operation immediately, and ultimately a permanent facility. In the beginning, CGI wanted a permanent facility that could be renovated and leased back to them. CGI was considering several communities in the Central Texas area, as well as Ohio and Alabama.

This project took a great deal of coordination among neighboring communities, allies, and key community leaders, as CGI was also conducting site visits in neighboring communities. Several communities were utilizing the same resources such as the Workforce, Colleges and military liaisons, and this quickly became redundant for the company and could have been confusing. Once this was recognized, our communities worked together to coordinate meetings with the Workforce to address all of the Workforce opportunities and concerns for the entire region. Efforts were also coordinated with the Heart of Texas Defense Military Alliance.

To streamline the process in Belton, we invited several members of the community to one of the site visits to help address criteria that had been identified as important to CGI. Community members included: City of Belton, University of Mary Hardin-Baylor, Belton Independent School District, Belton Area Chamber of Commerce, Heart of Texas Defense Alliance and Central Texas Workforce Solutions. This meeting proved to be quite productive, and displayed how our community works together to make good things happen.

In addressing the sites, the BEDC had identified a temporary facility with multiple suites and a build-to-suit option for their permanent facility, as CGI did not intend to own the building. As we moved forward in negotiating with the company (as did neighboring communities), CGI did not feel that our temporary facility would meet their needs. Furthermore, they were quite interested in the Texas Enterprise Fund, but because the proposed capital investment was small, this project was not a good candidate for the program.

If Belton was going to be home to the next CGI facility, it was evident that we were going to have to think outside the box, or more specifically outside of our community. After a long and productive meeting of the Belton Economic Development Corporation Board of Directors, there were two key recommendations made to meet the needs of CGI, and keep Belton in the running. After all, it is not very often that a community of 18,000 is in the running for 350-400 new jobs. The first recommendation was related to the temporary facility. Belton presented CGI with a temporary facility in Temple, a neighboring community, which had been formally occupied by a company very similar to CGI’s operation. The infrastructure was in place and there was adequate space for a quick ramp up. BEDC would help offset some of their costs in renovating this space, and although the building was in a
neighboring community, it was minutes to the proposed permanent site and was within proximity to the amenities they deemed important. The second recommendation was in response to their desire to access the TEF. BEDC gave the company the option of a build-to-suit, or land in the Belton Business Park. We were able to show CGI how their investment in building and owning their facility could make them strong candidates for the TEF program, along with all the other benefits of owning the facility long term. This option also opened up eligibility for other incentives such as a land grant, waiving permit fees, and tax abatements, both at the City and County level.

The company was pleased with the BEDC’s proposal and had to take some time to consider this alternative, as they had not initially intended to build or own the facility. We negotiated our incentive package to meet the needs of CGI. They proposed an investment of $7 million for a $40,000 sq. ft. facility and the creation of 400 jobs in Belton. We committed to incentives to help offset their cost of training, temporary office space renovations, a land grant, and an employee hire/retention incentive. All incentives are performance based and are not awarded until CGI meets the commitment.

In June 2011, CGI announced that their site selection efforts in Texas had been narrowed to Belton. At this time we facilitated the application to the State for the Texas Enterprise Fund. Upon the Governor’s announcement of $1.8 million from the TEF, CGI announced that Belton was to be the home of their third Onshore Delivery Center. CGI’s commitment to hire 350 professionals by 2016, and 400 at full capacity was monumental in a community of 18,000.

In line with all of the collaborative efforts within the City, County and State, to make this project a reality, Temple College worked with CGI to apply for the Skills Development Fund. In April 2012, CGI broke ground on a 40,000 sq. ft. facility in the Belton Business Park. Governor Perry attended this grand celebration along with Congressman John Carter, Representative Ralph Sheffield, Texas Workforce Commissioner Andres Alcantar, CGI President George Schindler, and many other City, County and State dignitaries. During this event, Commissioner Alcantar presented Temple College with a check for $180,924 from the Skills Development Fund to be applied to a training grant for CGI.

The construction in the Belton Business Park, specifically with the number of jobs to be created, has generated quite a bit of interest in our community, and more specifically in the Belton Business Park. This project is already contributing to the synergy in this community that will enhance the quality of place and ensure talent retention.

To date, the company has hired 70 employees and is on target to meet their 126 employee commitment in the first year. Furthermore, construction of the 40,000 sq. ft. building is well underway. The company has worked closely with various colleges and universities in Central Texas in its recruiting efforts. CGI is also very focused on hiring veterans and works closely with Fort Hood.

Belton has embraced CGI, and this company has very quickly made Belton home. Within their first year of operation, they have displayed that they are good community partners. CGI was one of the largest sponsors at our signature event, the Belton 4th of July Celebration and Rodeo. In addition, they have recently notified the City of Belton of their intent to contribute $50,000 to the Nolan Creek Improvement Project, which will allow enhancements to the creek for recreational use, contingent upon a grant award from the Texas Parks and Wildlife Department. Furthermore, the company has participated in various Chamber of Commerce events and fundraisers. CGI’s members or employees, are seeking community projects to support through volunteer and monetary effort.
Winner- Population Category 15,001 to 40,000
Dublin/Laurens County, Georgia

Project Dinex was brought to the attention of the Dublin-Laurens County Development Authority by David R. Barber, Senior Vice President, Binswanger, Bill Dobbs and Andrew Neumann of the Georgia Department of Economic Development in early December 2011. Mr. Barber, Mr. Dobbs, Mr. Neumann and Project Dinex company officials made a visit to Dublin-Laurens County on December 13, 2011 to look at two existing buildings the Development Authority had available. The two buildings were the New Holland Agricultural building and the Eldorado Stone building, which each consisting of ~60,000 sq. ft.

The company showed interest in the Eldorado Stone building and company requested additional information to be obtained on the building. On December 14, 2011 an RFI was sent to the Development Authority office with a deadline of December 22nd for an official response.

The Eldorado Stone building is located at 2020 Waldrep Industrial Blvd. in Dublin, GA and was previously occupied by Eldorado Stone, which manufactured artificial stone from concrete for the residential and commercial building industry. Due to the turn in the economy, the company shut down several locations within the organization which included the Dublin facility. At one time, the plant employed up to 180 employees. For a rural area, this was yet another hard blow to the job market in the area. Knowing the area was hurting for jobs and knowing a boost of 250 jobs would greatly help those displaced by Eldorado Stone closing, we were aggressive with our proposal to the company.

On January 31, 2012, the company visited again for its second trip to Dublin including the owner of the Company Torben Dinesen. At this point, there were seven other sites the company was considering (company had actually visited 48 buildings at this point in time). After this visit, the company asked for a final proposal on the facility for a 5 year lease with renovation included, option to purchase, and a first right of refusal on an additional 30 acres of land.

By mid-February 2012, the company had made their decision and selected the Eldorado Stone building as their new plant location for their first US facility. An MOU and lease was submitted and negotiations started on the deal. After a deal was reached, a formal announcement was made on March 15, 2012 for the new Denmark based Dinex Emission, Inc. plant to open by September 2012 and produce automotive emissions control and exhaust systems.

This was a great day for the citizens of Dublin-Laurens County to see the first step of many that would need to be made to bring the jobs back into the community. The announcement was also a met goal for the Development Authority in its mission to create jobs for the citizens of Dublin-Laurens County and a renewed focus on attracting mid-
sized companies to bring back a more diversified industrial base to the area. This deal not only created needed jobs for the community but it re-energized a major investment by the Development Authority in the Eldorado Stone Facility and the replacement of 180 jobs lost in the economic downturn.

The Dublin-Laurens County Development Authority was very innovative and aggressive locating Dinex Emission, Inc. which will bring 250 jobs and $15 million of capital investment to the community. This location will help to offset some of the losses experienced over the previous years for the community, which have include 800 jobs lost with Mohawk Industries, 155 jobs lost with Rockwell Automation, 75 jobs lost with Case New Holland, and 180 jobs lost with Eldorado Stone.

The community was able to offer a tax abatement of 10 years with the following schedule: In Years 1-10, the company would receive 100% abatement and in Year 11 the company would be responsible for paying all taxes. The abatement covers the building owned by the Authority which is tax exempt by the Authority’s ownership and company owned equipment and machinery for the manufacturing process.

Second, the Development Authority agreed to contribute $450,000 to improvements to the building which included the following:

- Clean manufacturing floor area, prep floor and coat floor with an epoxy sealant ($241,025)
- Re-lamp the entire manufacturing floor with T-5 fixtures ($63,450)
- Install 10 new windows ($86,174)
- Install two new gas fired area ceiling hung heaters ($18,873)
- Sign on current monument in front of building ($7,549)
- Rework a few walls in the upstairs conference room to create two storage areas (9,235)
- Repaint all office walls and replace any damaged ceiling tiles ($25,843)
- Replace all existing carpet and repair damaged VCT tile ($26,203)
- Remove existing structure remaining on the manufacturing floor ($69,791)
- Install a larger overhead door in place of existing overhead door ($22,519)
- Paint walls, ceiling and columns in manufacturing area ($78,950)
- Paint the two pre-cast exterior walls of the building ($16,683)
- Upgrade landscaping ($15,549)
- Remove concrete blocks from side of building and re-landscape area ($12,582)
- Install a new guard rail at the truck ramp area ($3,175)
- Install chain link fencing on two side of the property ($15 per linear foot)

The State of Georgia also contributed $150,000 of OneGeorgia Edge funds to complete this deal. In the process of renovations, other items were added to the list such as A/C for IT room, prep and paint existing building windows to match those added, signage for facility including large mount sign and monument signs for Dinex, gas value upgrades, cantina flooring upgrades, fire protection upgrades, et. al. These were all covered up to $600,000 with state ($150,000) and local ($450,000). You will find attached before and
after photographs showing the level of renovation which make this building a brand new facility except for the original four walls.

Third, the Development Authority provided a lease payment schedule with option to purchase the building and land at the end of 5 years that is significantly lower than the asking price of $2,300,000. The DLCDA lease term would start on August 1, 2012 and end on March 31, 2017 with the following in place:

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease Term</td>
<td>5 years</td>
</tr>
<tr>
<td>Lease price</td>
<td>$1.75 per sq. ft.</td>
</tr>
<tr>
<td>Monthly Lease Payment</td>
<td>$8,750</td>
</tr>
<tr>
<td>Annual Lease Rate</td>
<td>$105,000</td>
</tr>
<tr>
<td>First 18 Months Rent</td>
<td>$0</td>
</tr>
<tr>
<td>Months 19 - 24 Rent</td>
<td>$52,500 annual rent ($4,375 month rent)</td>
</tr>
<tr>
<td>3rd Year Rent</td>
<td>Full Rent Due ($105,000)</td>
</tr>
<tr>
<td>4th Year Rent</td>
<td>Full Rent Due ($105,000)</td>
</tr>
<tr>
<td>5th Year Rent</td>
<td>Full Rent Due ($105,000)</td>
</tr>
<tr>
<td>Purchase Option</td>
<td>At the End of 5th Year Building May be Purchased</td>
</tr>
<tr>
<td>Purchase Price</td>
<td>$2,200,000</td>
</tr>
<tr>
<td></td>
<td>• All rent payments would count against the purchase price</td>
</tr>
<tr>
<td></td>
<td>• i.e. years 1-5, $367,500 in rental payments</td>
</tr>
<tr>
<td></td>
<td>• Purchase price would be $1,832,500</td>
</tr>
<tr>
<td></td>
<td>• Additionally, we will reduce the price of the facility by $2,500 per job created in the facility over the initial 5 years.</td>
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<td>• i.e. on March 31, 2017, the company has created 120 jobs</td>
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<td></td>
<td>• Purchase price would be $1,532,500</td>
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<td></td>
<td>• i.e. on March 31, 2017, the company has created 200 jobs</td>
</tr>
<tr>
<td></td>
<td>• Purchase price would be $1,332,500</td>
</tr>
</tbody>
</table>

Finally, the Development Authority will provide Memorandum of Understanding Fees of $10,000 to the project.

This deal was a great example of how local communities can invest in an old, abandon building and make it a show place for an incoming company and an example of what can be done for other existing facilities. The local contractor that performed the renovation was a great partner for us in helping to make the companies visions a reality and allowed them to see the potential in the vacant building. We often take prospects on a tour of the building and let them see the before and after pictures in order for them to see how we can transform an older building into a beautiful facility for their company at a fraction of the cost of a new facility.

Overall, this deal was a huge impact for our community. First, it meant the return of 180 jobs lost at the facility and an additional 70 jobs to be created at the facility. It is always a pleasure to return jobs to the community, but over 5 years the unemployment rate in
Laurens County has risen from 4.6% to 13.1%. This is a good step in lowering our unemployment rate and putting our citizens back to work.

Second, this project was the cooperation of the Dublin-Laurens County Development Authority, the City of Dublin officials and Laurens County officials working together to get a deal done for the betterment of the community as a whole. The City, County and Development Authority all helped to make this deal possible and allowed for the aggressive nature of this deal.

The relationship development with Binswanger was also a vital part of the deal and one that is an ongoing partnership. These great relationships are shown from the moment a prospect arrives for a site visit because all are available to make sure questions get answered and a deal can come together. Binswanger is a vital partner for Laurens County and have listed the Mohawk facility mentioned in relation to 800 jobs lost at Mohawk. We hope to find a solution to the vacant 884,000 facility with their help.

Even though this deal was short in comparison to others, there were several obstacles that had to be overcome even before talks began with Dinex. When Eldorado Stone announced the closure of its Dublin facility, the first thought as an Economic Developer is what can we do to save these jobs. When reality hit that the plant would officially shut down December 31, 2011, the next thought is what about this asset (building) the company will be leaving behind. During an initial walk-through after the plant closed, it was clear the building had been neglected and was in dyer need of repairs. Cal Wray, President of the Dublin-Laurens County Development Authority, and the Development Authority building committee fought to get the building back up to a decent state so the building could be put on the market. After many discussions on needed repairs to the building, the Development Authority group was able to obtain $250,000 in improvements to the facility funded by Eldorado Stone before their departure. While this did not correct every problem at the facility it did bring the building up to standards that allowed for the location of Dinex. Without the negotiated repairs, we have no doubt that this facility would still be unoccupied.

This deal was a team effort and there were several that played a role in making this deal happen and seeing that everything fell into place. First, the Dublin-Laurens County Development Authority was responsible for many aspects of this project and played a key role in bringing all the players together when needed. The Development Authority was instrumental in the negotiations, coordinated the many site visits, handling of the exit of Eldorado Stone and working closely with Dinex to make sure they have a smooth transition into their new home. Fortunately, the Development Authority and the volunteers mentioned below were able to successfully locate this project and bring much needed job growth to the community.

Our seven (7) Development Authority board members spent countless hours reviewing contracts, leases, incentives, et al., to help ensure that we could meet all of the companies needs without sacrificing the needs of our community. They are unpaid volunteers that give selflessly of their time to help their community succeed and grow. Their attendance
at site visits, conference calls, and negotiations was essential for the success of this project. In particular, Jimmy Allgood, current Chairman for the Development Authority and owner of Allgood Pest Solutions was vital in this effort. He and Cal Wray worked through every detail of the contracts, MOUs, and negotiations to make sure that all met the needs of both parties. Mr. Allgood spent 15-20 hours per week during the process to make sure that all was completed and acceptable for the Development Authority. His dedication was extremely important during the quick location of the project.

The City of Dublin and Laurens County also played a major role as they provided key financial contributions to the Authority and to the work needed on site. These two entities gave the resources needed for our Development Authority to win this project. Both entities provided needed equipment for landscaping and site work for the project. The City of Dublin ran needed telecommunications fiber to the building (at no cost to the company) to ensure Dinex had the proper direct connection back to Denmark. County employees helped to clear outside areas of concrete debris and earth moving as well as needed landscaping and maintenance during the site visits. The County Board of Commissioners provided a temporary $513,000 contribution for capital improvements and commissions needed to close the deal with Dinex and Binswanger. These funds were essential in the effort by the Development Authority, the City of Dublin, and the Laurens County Board of Commissioners to close this deal.

The Dinex location will create an impactful amount of jobs, investment, and taxes for the area. A total of 250 jobs will be created, $15,000,000 of capital will be invested by the company and at full employment the average annual payroll will be in excess of $7,200,000. Total Direct and Indirect earnings stimulated by the project over 5 years will be in excess of $19,231,000. Direct local retail sales impact from the project will be in excess of $7,100,000 over six years which will generate in excess of $600,000 in retail sales tax revenue for the community.

BEFORE (LEFT) AND AFTER (RIGHT) PICTURES OF DINEX BUILDING
Winner - Population Category over 100,000
Fort Worth, Texas
INTRODUCTION
In May 2011, GE Manufacturing Solutions, the world’s leading manufacturer of rail and transportation products, selected north Fort Worth as the site of its state-of-the-art locomotive manufacturing facility – its first facility outside of Pennsylvania in over 100 years. The company purchased an existing 670,000-square-foot building and is expanding the size to approximately 900,000 square feet in order to accommodate production of 250 – 300 locomotives each year. These locomotives will be part of GE’s Evolution Series, an energy-efficient product that reduces fuel consumption by five percent while reducing emissions by 40 percent over the lifetime of the locomotive. Ground was broken on the site in Fall 2011, and the plant will be operational at the end of 2012.

Fort Worth was selected because of its central location within the United States, its plentiful and highly qualified manufacturing workforce, and the presence of a rail line that will enable GE to test and deliver equipment. The company was also attracted to Fort Worth due to the presence of BNSF Railway Company, a longtime customer of GE’s transportation products.

The locomotive plant project represents a $100 million capital investment in Fort Worth and Denton County, with the State of Texas providing up to $4.35 million from the Texas Enterprise Fund to support its expansion efforts. Fort Worth is also supporting the project with up to $3.3 million in tax abatements.

As a result of GE Transportation’s selection of Fort Worth for the locomotive manufacturing plant, the company announced a second facility adjacent to the locomotive plant. This plant will produce electric-drive wheel systems for large off-road vehicles that perform heavy hauling work, such as moving ore extracted from mines. The 236,000-square-foot facility will create 130 jobs and represents a $95 million capital investment.

By securing the GE Manufacturing Solutions locomotive facility, North Texas has added the presence of yet another worldwide leader to our region. The implications of this project go beyond creating jobs and making capital investments in the community. This deal demonstrates to the world that North Texas, and Fort Worth in particular, is continuing to build on its strong tradition of manufacturing by attracting widely recognized, global brands that are producing a wide range of products customers know and trust.

INNOVATIVENESS
In order to accommodate the company’s accelerated timeframe, the Fort Worth site selection team had to establish innovative planning strategies. After the initial site analysis, GE determined additional work was also required to address infrastructure and operational concerns, which also required innovative solutions. GE’s requests included the following:

- Securing the required acreage adjacent to the selected 670,000-square-foot facility from a third party, allowing the existing facility to almost double in size
- Confirmation from the Texas Department of Transportation (TxDOT) that improvements on SH 114 from I-35 west to FM 156 would occur within a specific timeframe
- Installation of a traffic signal at Double Eagle Road and SH 114
- Completion of construction funds for the extension of Double Eagle Road to Three Wide Road
- Confirmation of a “No Impact” designation to existing rail from SH 114 north to the site
- Completion of bridge rehabilitation work for FM 156 near the site
Ownership/leasing availability for a rail spur immediately south of the site

Because there were a number of issues that required immediate attention and resolution, the project team initiated weekly Monday morning meetings. The team consisted of staff from the City of Fort Worth, Denton County, TxDOT and the Fort Worth Chamber; on occasion, General Electric employees would join in the meetings via conference call. Additionally, there was daily communication among all the project partners in order to generate the documentation required from TxDOT, the City of Fort Worth, Denton County, and the State of Texas economic development department.

One of the most innovative solutions was how the Fort Worth team addressed the challenges involved with a rail spur that was critical to GE’s ability to test and deliver its locomotives to customers nationwide. When GE expressed interest in the site in north Fort Worth due to its access to a rail spur, plans were already in place to remove the track in order to expand the runway at nearby Fort Worth Alliance Airport, a component of Hillwood’s 17,000-acre master-planned AllianceTexas development. The runway extension was part of a larger airport infrastructure expansion project, and the agreement enabling Hillwood to remove the track was negotiated 20 years ago between BNSF, Hillwood, the City of Fort Worth and TxDOT. The airport expansion project also included moving BNSF’s main line and the relocation of a nearby highway.

Each party involved in the original agreement understood the significance and long-term impact of GE’s presence in the region, and they all worked together to develop a new agreement though which Hillwood relinquished its options on the land to GE. By doing so, the rail spur would remain in place.

In addition to the rail line negotiations, each of the parties worked with the TxDOT to revise plans for a new highway interchange in order to accommodate the existing rail track. The team also negotiated with Denton County and TxDOT to successfully secure a rail grade crossing for the test track.

TRANSFERABILITY
The level of collaboration between public and private entities conducted during this project is transferable to any other project in the state, as is the level of service and response that the Fort Worth site selection team demonstrated throughout the process of working with GE.

As one of the best states in which to conduct business (according to Site Selection, CEO Magazine and CNBC), several factors available to any Texas community were leveraged by Fort Worth in order to secure this deal. Among them are the state’s central geographic location, expansive infrastructure, high quality of life, low cost of living, plentiful and highly-skilled workforce, lack of state income taxes, business-friendly policies and diverse economy. Texas is one of 22 “Right to Work” states, which gave us a clear advantage over the other states considered. In addition, the low cost of doing business in the State of Texas (compared to more expensive climates such as Pennsylvania and Massachusetts) aided our efforts. The availability of financial incentives through the Texas Enterprise Fund was also a critical factor - ultimately, $4.35 million was awarded to General Electric for this project.

COMMUNITY COMMITMENT AND LEVERAGE
Prior to the May 11th announcement, there was tremendous collaboration on the part of public and private sector partners to address key factors that would drive GE’s decision-making process as the company conducted a nationwide search for its locomotive manufacturing facility.

The City of Fort Worth demonstrated strong commitment to the project by providing a ten-year, 80 percent tax abatement on new investment. Additionally, the City of Fort Worth designated the GE
project as an Enterprise Zone project, which cleared the way for the State of Texas to provide $4.35 million from the Texas Enterprise Fund in order to secure the deal. Since the site is technically located in Denton County, the county offered a ten-year, 50 percent tax abatement. Additionally, all sites inside the city limits of Fort Worth are designated Triple Freeport locations and subsequently receive an automatic Triple Freeport Exemption.

The community’s efforts to work with GE to identify and, as necessary, train qualified job candidates has also been instrumental to the project. From the very beginning, representatives from Workforce Solutions for Tarrant County, Workforce Solutions for North Central Texas and Workforce Solutions for Dallas County have worked with the site selection team to determine the types of workers needed and strategies necessary to recruit qualified candidates. In partnership with Tarrant County College and North Central Texas College, these organizations are providing numerous workforce services to GE at no charge. These services include facilitation and promotion of hiring fairs and the posting of available positions with other organizations. The workforce boards also completed a wage analysis and cost comparison for GE to help the company determine competitive salaries.

Special emphasis has been placed on recruitment of Veterans, and hiring fairs are taking place quarterly at strategic locations such as Fort Hood, Fort Bliss and Naval Air Station Fort Worth Joint Reserve Base.

GE is particularly in need of welders and machinists – two positions that are in the greatest demand in the North Texas region. The workforce boards are using two strategies to help GE fill these positions:

**Candidate Screening**
In order to get GE’s first phase of hiring up and running, representatives from all three workforce boards are working with GE to narrow down the candidate list to the most qualified applicants. The workforce boards are conducting pre-screening assessments for GE to help the company identify applicants who already possess the necessary skills for the position, or to identify candidates with soft skills, such as leadership and a strong work ethic, who could likely succeed in the position with specific job training. The workforce boards also provide facilities for GE to conduct interviews with the selected candidates.

**Skills Training**
The State of Texas has awarded a $785,000 grant to train workers for the machinist and welding positions offered by GE. Training programs are administered through Tarrant County College and North Central Texas College.

In addition to the grant, Workforce Solutions for Tarrant County and Tarrant County College recently re-established a consortium of business leaders, including representatives from GE, to provide feedback on their common workforce needs. The workforce board and college respond to those needs by developing training courses. Curriculum is developed by Tarrant County College in conjunction with representatives from the business community to ensure participants are adequately trained. Feedback from a previous consortia resulted in the development of a successful CNC Machinist training program designed to create a pool of qualified machinists to fill vacant positions and keep up with increasing demand for employees with these skills.
MEASURED OBJECTIVES
When it opens at the end of 2012, the GE Manufacturing Solutions locomotive manufacturing facility will create more than 500 high-tech positions with annual salaries over $40,000 for managers and production workers such as welders, assemblers, painters, and other related skilled labor. It may create an additional 250 positions through 2016. It represents a $100 million capital investment.

An Economic Impact Analysis conducted by Impact Data Source for the GE project concluded the following:

- $133 million in annual payroll associated from the direct and indirect employment resulting from the GE facility
- 2,968 jobs created
- $44 million in annual retail sales as a result of the project
- $5.1 million in annual state revenue derived from the project
- $25.9 million of franchise tax collection for the years 2011-2020

In addition, GE’s selection of a site adjacent to the locomotive manufacturing plant for the facility to produce electric-drive wheel systems for use in vehicles associated with mining ore resulted in an additional 130 jobs and $95 million capital investment.

SECONDARY BENEFITS
The GE Manufacturing Solutions locomotive facility project received worldwide press coverage including an article in the *London Times*. The prestige associated with the production and manufacturing of a locomotive engine by an internationally recognized industry leader is significant. As a result of this project, Fort Worth and North Texas can extend its rich history of manufacturing that includes military fighter aircraft and helicopters and General Motors’ Suburbans, Tahoes, and Escalades.

Fort Worth’s ability to retain and recruit additional manufacturing operations improved greatly on May 11th when GE chose Fort Worth over Pennsylvania, Florida, and Massachusetts. GE anticipates a significant supplier network to follow the location in Fort Worth in order to complete the production process of their locomotive engines. This will obviously add additional jobs and capital investment in the North Texas region over and above the initial GE footprint.