

We reached out to the Real Estate Manager to gauge interest in the market. We provided information on the available opportunities meeting their criteria as well as site specific demographic reports. The following feedback was provided: Thank you for sending over this information. Unfortunately, this town is not large enough for our company. We need to have a larger population to consider a site. At least 25,000 in 5 miles. We have followed up with information highlighting the projected growth rate.

- **Verizon**
Talked with their regional director to understand his interest on a location in Giddings. The first time we spoke with him was back in August and then with a follow up in December. Both times we were told there is no interest at this time. We have followed up again to let them know about the new opportunity and AT&T's move and will report back any new feedback we receive.
 - Follow Up – GEDC Director has been in communication with Verizon representatives for 2 ½ years about sites in Giddings. The company was originally interested in Walmart location but was unable to locate there due to AT & T's lease agreement with the shopping center. By the time AT & T moved out and built a stand-alone store, Verizon was focusing their efforts on expansions in East Texas.
- **Automotive Retailer(s)**
GEDC Director has provided outreach and demographic reports on the market to several automotive retailers, but none have expressed interest in following up.
 - One comment received - he plans on driving the market with his local broker out of Austin to see if a location in Giddings would make sense. His direct quote was "The numbers seem to work based off your research. I will have our team run reports and plan on touring the market in the next 3-5 weeks." Client decided not to follow up.
- **Hotel Developer**
We met with a Hotel developer who will build anywhere in the country. They specifically look for markets that have a tremendous need for hotels and usually require some type of incentives from the city to build, but if incentives are available, they will chase any deal down. We are working on a checklist of things they need to build a hotel and hope to send that to you once it is completed. They have great relationships with and develop for Hilton, Marriott, and La Quinta Inns & Suites.
 - Follow Up – GEDC Director has provided site tour to additional hotel developer site selector. No follow up from point of contact since meeting in October 2017
- **Developer looking to buy distressed shopping centers**
We had a great meeting with a developer who is specifically looking to purchase and redevelop distressed shopping centers of all sizes. We have built a great relationship with this developer and they will be meeting with us in our home office to discuss opportunities.
 - Discussions stalled. No reason given.
- **National Hair Salon Chain**
Retail Strategies ran several demographic reports for National Hair Salon Chain and provided the Giddings Plaza flyer for him to look over. After reviewing the site and reports, client has decided to move to the next step and take a tour of the market. Spoke with the group who handles the management and leasing of the center and they currently have a 2,400 square foot space where we are trying to get National Clothing Chain in and a 900 SF space that National Hair Salon will be looking at. The 900 SF space became available October 1st. There are no restrictions on a haircut concept. Followed up with National Hair Salon Chain at the Dallas ICSC show to give/get any more information that may be needed.
 - Project stalled. No reason given.

Other Retail & Restaurant Contacts, Outreach

Additional contact with the following retailers and restaurants:

5 Fast Food Restaurants

3 Fast Casual

1 Drug Store/ Pharmacy Chain
1 Auto Parts Store
4 Supermarkets, including H-E-B
1 fashion retailer
Multiple Motorcycle/ ATV Retailers

- **China Buffet Building** – Retail Strategies was able to connect with Ken Stevenson in regard to the former China Buffet. According to Ken, there is about 2,500 SF that needs to fill in that space. He did also mention that the Mexican restaurant is on a year to year lease but that they are great tenants, and he has no plans to sell the building.
With only 2,500 square feet available, this space will be a hard pitch to national retailers, given the configuration of the building (i.e.- the carwash on the end that is owned by Ken's brother.) The space, however, may be appealing to a local/regional restaurant possibly looking to add a 2nd store. From a national retailer standpoint, it will most likely not be conducive to the national brands requirements.

Follow Up: Property eventually filled by Hoa Son Chinese Food Restaurant



- **Capital One Bank Building** - Calls are not being returned by listing agent, who is with CBRE.
Follow Up – Property purchased by Giddings area buyer and building demolished for future use as office space



REQUEST MORE INFO 770-464-5446 | FACT SHEET

ABOUT US WHY HUDDLE HOUSE? FRANCHISE OPPORTUNITIES AVAILABLE MARKETS GET STARTED

Why Small Towns Are Chasing Us

Huddle House Franchise | January 11, 2018



Why Small Towns Are Chasing Us

Huddle House is the perfect small-town restaurant franchise because we boost the local economy and provide a community gathering place.

Our small-town restaurant franchise has always worked well in communities that other brands overlooked. Now, these undeserved communities are seeking out Huddle House and offering incentives to bring us in. This opens up possibilities for hometown entrepreneurs who might not have considered what a great fit Huddle House can be, as well as making it easier for larger investors to scale up quickly.

Huddle House stands out for several reasons. We have over 50 years in business and more than 400 locations across the U.S., and our experienced team is planning our growth strategically. We have a strong presence in the South, where our restaurant chain began, and we've been steadily introducing our brand of Southern-inspired comfort food to territories that are new to Huddle House.

At Huddle House, we grow smartly because we know where to go. Lately, we're the belle of the ball when it comes to economic development in communities that other brands neglect. Some franchises won't even consider locating in areas with populations less than 15,000 or 20,000. As smaller areas discover the benefits of adding a Huddle House franchise to their communities, they're starting to offer incentives such as free or reduced-cost land, financial grants for build-outs and tax breaks.

Those mean a great deal to the right investor.

"There are communities where we haven't signed any deals yet, but they are reaching out to us to see how to make that happen," says Jeff Hood, Director of Franchising. "These are areas that really believe Huddle House is what's missing. They may have a lot of QSR, but no sit-down family dining places. We're known as the community gathering place."

We add value to communities like Aberdeen

The closest Huddle House to Aberdeen, MS, is about 15 to 20 minutes away. Mayor Maurice Howard would like to change that, so Aberdeen is offering city-owned land and may potentially fund the build-out and lease the building to the right candidate.

"We think a Huddle House-Aberdeen partnership is a great opportunity," he says. "We don't have anything of that magnitude in our city for a sit-down breakfast, lunch and dinner restaurant. And they're open 24 hours. That's what interested us about Huddle House."

Aberdeen, which has about 6,500 people, is already excited at the prospect of welcoming a new Huddle House. "Huddle House is a family-oriented business, and there are already locations in this area that have been doing well for a number of years. I thought it would be right for Aberdeen," the mayor says.



The small-town franchise to help Giddings grow

We're the perfect small town franchise to locate in the Central Texas town of Giddings, which has a population of just over 5,000. With Huddle House adding an average of 25-35 jobs, that can make an impact on a small community's economic engine. Providing Giddings with a gathering place is a huge plus, says Tonya Britton, Executive Director of the Giddings Economic Development Corporation (EDC).

"A Huddle House restaurant here in Giddings will offer our residents, and the 20,000+ travelers who pass through our town daily, a casual yet quick dining experience that accommodates our busy and stress-filled schedules. But it's an experience that doesn't feel quick or casual at all, and that is exactly the kind of place we have been looking for."

Giddings EDC is offering up perks including commercially-zoned property in a high-growth area of town, already owned by the city so it can be sold at below-market rates to the right franchise candidate. Depending on the number of jobs that will be added, the EDC will also offer grant money to help cover the initial investment costs.

Huddle House works with site-selection consultants Buxton to determine market suitability for communities that approach us, and in the case of Aberdeen and Giddings, Hood says, "Buxton's analysis indicates that these are perfect communities for Huddle House."

Learn more

If you want to know more about the opportunities available in Aberdeen or Giddings, or if you'd like to talk to us about locating a Huddle House in your area, please [fill out the form](#). You'll receive a password to access our proprietary Franchise Information Center, where you can read interviews with longtime franchisees, review our financial information and more.



The ELEPHANT IN THE ROOM: H-E-B

Rumors abound when a city doesn't have an H-E-B. Some rumors are universal. Some hit close to home. Whose fault is it? What can the EDC do about it? Why doesn't the city have an H-E-B? Doesn't anyone care?

We care through action and we act within the scope of the laws that define our mission of generating wealth for the community. So yes, we have a mission, but what about the "social contract?" What are we DOING to bring an H-E-B to Giddings. The community NEEDS an H-E-B! The GEDC board and staff, as well as members of the community have had many conversations with H-E-B over the years. There is even a FB Page: "I Want an H-E-B in Giddings." We are on H-E-B's radar!

Unlike typical retailers seeking new franchisees, H-E-B doesn't promote their expansion plans or list on their website their expansion criteria, but by studying the company and through our many conversations with company representatives, we have developed a pretty good list of areas that we need to improve in order to attract new grocers to the region. H-E-B is not the only grocer who doesn't see Giddings as a viable option for expansion, as other grocers have indicated that our community doesn't meet their qualifications either (see following email correspondence).

So what do we DO about that? By developing the healthcare, commercial infrastructure and communications sectors, revitalizing downtown, improving property valuations, increasing the tax base, and supporting the airport's capacity to expand its customer base, the GEDC is developing the community and strengthening its economy. A strong economy contributes to local ownership and re-investment; increases business retention and resiliency; reduces food scarcity; increases the median wage, buffers consumers against price increases through the addition of replacement goods; and adds rooftops.

We aren't going to attract an H-E-B today; and maybe not another grocer either, but we are laying the groundwork so that that may not be the case someday in the near future.

SECRET DEALS & BACKROOM HANDSHAKES

When competitors conspire to keep us away from Sweet Leaf Tea™

HEB is moving up there. I work for transportation with HEB and can confirm that they're moving up there. It took ten years for HEB to finally pass Wal-Mart in Houston which is their biggest competitor there. They're growing the Killeen distribution warehouse. I think they're opening up 5 stores.

sadboipri 9 points · 1 year ago
Oh hell ya! What's the timeline for HEB in dallas?

PM_ 7 points · 1 year ago
Oh god I hope so. I want an actual HEB here, not more Central Markets. :(
[deleted] 3 points · 1 year ago
Temple distribution warehouse*

rayuu21 30 points · 1 year ago · edited 1 year ago
Because there is no Heb in southern Oklahoma

Iamnutzo 11 points · 1 year ago
Old school rumor was that there was a handshake agreement between The Butts and owners of Albertsons and Randall's that they would stay out of that area in exchange for them shifting out of S Texas... of course it's a rumor - HEB owns a buttload of land up there and their market in DFW is more the high end folks - hence there is only Central Markets up there.

https://www.reddit.com/r/texas/comments/8nw1fa/rant_why_is_there_no_heb_in_dallas/

But....

LaGrange is Smaller than Giddings AND THEY have an H-E-B

So far, the next best hope is an empty piece of land on Boat Club road in Fort Worth, which was recently bought by HEB. They bought another empty piece of land in Grand Prairie.

Meanwhile, at the Burleson store, the parking lot is often full and aisles are crowded with shoppers. Daniels says the demand is huge.

Because there's such a pent-up demand for HEB in this area – I mean, we're pulling people as far away as Denton, the mid-cities, Grapevine, Arlington. Every weekend, I see customers here driving 30, 40 or 50 miles to get here to HEB to see kind of, what all the hoopla is about," said Daniels.

Sample Population of Cities WITHOUT an H-E-B

Arlington – 396,000 Denton - 136,000 Grapevine – 54,000 Amarillo – 200,000 El Paso – 683,577

And then there's the MOST POWERFUL CITY COUNCIL.IN.THE.COUNTRY

I Want an HEB in Giddings, Texas
Public group

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We need a new city Council the manger of the Elgin HEB told me one of the members have been blocking HEB from coming to Giddings.

65 Comments 11 Shares

Like Comment Share

Giddings will flourish , economic development board put some pressure on !!?

HINT: IT'S A HEAVYWEIGHT KNOCKOUT

H-E-B is a privately-held company with annual revenue of \$25 BILLION, 100,000 employees at 340 locations in 150 communities and 55% of the Texas grocery market. H-E-B is #12 on Forbe's list of the country's largest private companies. H-E-B operates in a "free market" that values private development and that is not beholden to shareholders OR to members of the Giddings City Council.



What's the point of \$25 Billion If You Aren't Using It They should just BUY the local grocer

“H-E-B appreciates the enthusiasm of our customers across Texas, however, I can confirm we are not seeking to purchase another grocer at this time.””

Brookshire's spokesperson, Ellen Reynolds, said she had not heard about the rumor.

She sent CBS19 a statement:

“Thanks to the loyal support of our customers and communities, Brookshire's will be celebrating our 90th anniversary later this year. Our Company is not for sale.””

There are no other grocery store chains coming to East Texas at this time.

Reply Reply all Forward Archive Delete Set flag ...

ED RE: Confidential FW: Follow Up - H-E-B

EDC Director <edcdirector@giddingsdc.com>

7/12/2020 11:09 PM

To: EDCdirector@giddingsdc.com

From: [mailto:eric...@heb.com]
Sent: Wednesday, February 12, 2020 7:47 AM

To: EDC Director <edcdirector@giddingsdc.com>

Subject: RE: Follow Up - H-E-B

**CONTACT INFORMATION
REDACTED TO PROTECT
CLIENT CONFIDENTIALITY**

Tonya,
Thanks for your kind letter. I will remember your invitation.
Eric

From: EDC Director <edcdirector@giddingsdc.com>
Sent: Friday, February 7, 2020 5:13 PM
To: eric...@heb.com
Subject: Follow Up - H-E-B

Good afternoon,

I'm circling around regarding our phone call from earlier this week. I can't thank you enough for having followed up on my email inquiry. I'm pulling together some up-to-date information about Giddings' latest projects and will send a market cover to you next week. I realize from our phone conversation that our county is not currently under consideration for expansion; however, I think it may be helpful for us to keep the lines of communication open and appreciate that you are amenable to that. I'll provide updates to you as major developments occur and please keep in mind that the GEDC does own 150 acres of business park property that has direct access to Highway 290. While we don't meet H-E-B's requirements for a retail site, if an opportunity for a distribution center or other opportunity arises, please keep us in mind.

For our records, I'm including beneath my signature a summary of some of the criteria that are considered during the site selection process which you were generous enough to outline during our conversation. Also, I appreciate the recognition that we are on the right track in working with Retail Strategies. While they also outlined similar site selection criteria, it's always helpful when a member of the business community verifies that we are on the right track.

As I mentioned, if you find yourself driving through Giddings and have a little time on your hands, please stop by our office to say hello. We are located right on Highway 290 and across from Dairy Queen. I would love to be able to put a face with a name.

Best Regards,

Tonya Britton, IOM, PCED
Executive Director
Giddings Economic Development Corporation
Giddings, Texas 78942
Tel: 979.545.2067
Cell 979.777.7228
www.giddingsdc.com

Physical Address: 924 East Austin Street (Highway 290)
Mailing Address: c/o City of Giddings, 118 East Richmond Street
Business Park: Giddings 290 Business Park, 3799 East Austin Street (Highway 290)

ATTENTION PUBLIC OFFICIALS

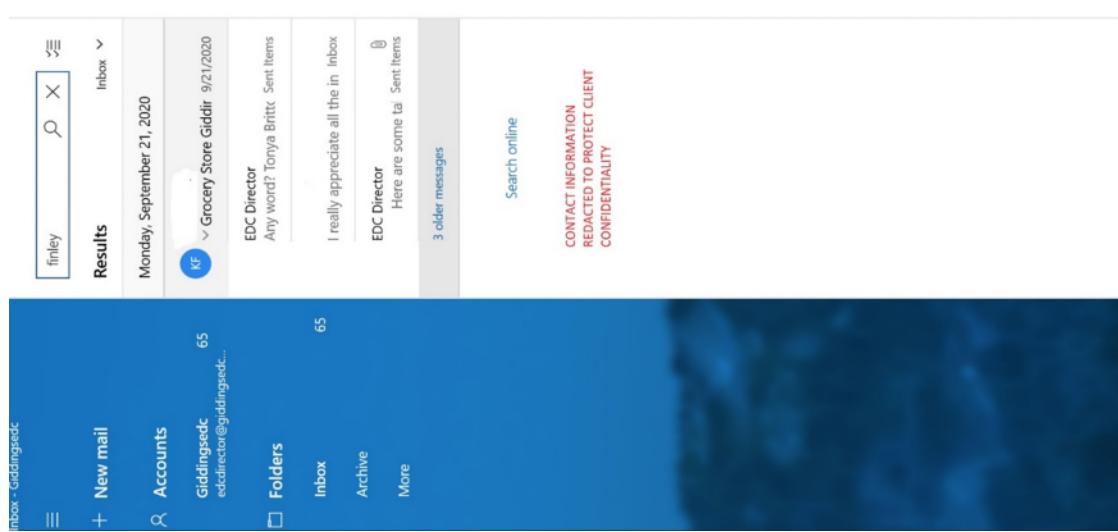
A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

-CONFIDENTIALITY NOTICE-

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Sample of Site Selection Considerations for H-E-B Expansion into New Markets

Site/Land – Access to utilities, roads, infrastructure, ingress/egress, zoning, parking
Location – Population demographics, potential for growth, existing footprints, new developments, school/ student population/growth
Primary/Secondary Trade Area – May be defined by county, also by ½ way point to next choice – pull factor
Population density – % of customers from within and outside of trade area (Primary and Secondary Customers) including residents, daytime employees or commuters, tourists and pass-through traffic
Ability to "load bank"
Retail sales & statistics
Income



We had an Hispanic grocery store looking at the old Beals space at Giddings Plaza. Demographics all fit, except the Hispanic population did not meet their threshold to move into Giddings.
Wondering if you had any info to help change their mind, and reconsider this center. The grocer , and they have locations in central Texas.

Austin, TX 78701
(cell)
(office)
[finley@\[giddingsedc.com\]\(#\)](#)

Let me know.
Thanks,

Pinnacle Property Company, Inc.
2150 S. Central Expressway, Ste. 140
McKinney, Texas 75072

Reply

**CONTACT INFORMATION
REDACTED TO PROTECT
CLIENT CONFIDENTIALITY**

Here is some writing I did for you, along with a retail market study (see attached). If I need to re-package this information and/or contact the broker directly, I would be happy to do so, in advance let me know.

Retail Strategies – Market Study – Retail Leaking (Grocer)
 Since my initial letter in Giddings almost 7 years ago, a value grocer has been identified as a need by both county/city residents and various studies that we've commissioned. I'm attaching a copy of the Retail Strategies market study commissioned a few years ago that shows the amount of retail leakage in the area of grocery stores (see attached).

Giddings Downtown Strategic Plan – Retail Leaking (Grocer)
 Additionally, the city is partnering with the Goodwill Corporation out of Houston who has just completed a Downtown Giddings Economic Development Plan. The plan identifies the opportunity to expand business downtown through small and convenient the need for an affordable and conveniently located grocery store (page 33). <http://goodwillcenterofthehighplains.org/2016/09/20/grocery-store-giddings-plans/>

Population Growth & Workforce Needs
 While we still don't know the actual population numbers until the new Census comes out, no matter what the census tells us, our population numbers are a little deceptive. Some items of consideration include the following:

Athman Parks, a large healthcare facility on the western outskirts of Giddings, annually hires between 50-100 via workers from South America. These workers are in country from 6 to 9 months at a time. The company is expanding and its workforce continues to increase.

Last year, the Giddings RV Travel Center opened on the west side of Giddings, with 52 pre-purchased sites. The company expanded this year and added an additional 40 RV spots and remains full. While the RV park and travel center has remained relatively steady over the downturn in 2005-2010, with additional housing, we could see another 150-200 residents just from the oil and gas workers, most of whom stop local for groceries. While oil and gas industry is cyclic, the demand for workforce housing is a cycle.

Housing Demand
 A small housing development – Buffalo Ridge Subdivision – is currently under development. This subdivision expects to add approximately 20 houses, for an increase in population of between 50-60 residents.

The GIDC has budgeted funds for a housing feasibility study and is considering allocating some of the 150 acres of business park property for use by a developer for affordable housing.

Additionally, a record number of home renovation permits have been secured by developers within the past two years. We've carried a vacancy rate of between 17%-20% since my arrival; however, with the improvements to so many properties within the region, I believe that we will see a decrease in vacancies and an increase in population over the next 1-2 years.

Federal EDA Grant and Infrastructure Expansion
 The GIDC and the City of Giddings are in the process of finalizing the documents to secure a \$2 million Federal Economic Development Administration infrastructure grant. This grant will help fund water lines and fiber optic down the north side of highway 290 toward the business park, and infrastructure upgrades to the aluminum. The 150 acre business park, which is located in the city limits, will then be better ready for development.

IF Infrastructure and Rehabilitation of Remote Workers
 During the past two years, the GIDC has been laser focused on improving the city's attractiveness and its ability to attract and support a growing population. We've recruited a dentist and a barbershop into two downtown historic buildings that are owned by the Giddings EDC, and we plan additional improvements to the downtown that include paving a large lot for use as a parking lot, adding a large mural to one of the buildings, and bringing in additional retailers to fill vacant spaces.

We've provided substantial incentives to our healthcare and social services sectors, which led to the successful recruitment of a new Urgent Care facility, the development of a \$2.5 million Anthology Living facility, and the expansion of two healthcare clinics. We also provided \$20,000 in retention grants to our healthcare providers during the month of March – May 2020 to assist with the purchase of PPE.

We've demonstrated a commitment to expanding access to safe, secure and reliable internet and are pleased to have provided a \$50,000 expansion grant to Zothet, a local provider of fiber optic, to bring fiber to remote workers throughout the city. The extension of water lines along the highway will also allow the company to lay lines along the highway through a shared trench arrangement.

Although we have been setting the stage for growth, COVID has changed the landscape. The short time to the pandemic is what has opened up opportunities to increase our residential population in ways that are not dependent on the attraction of a large company – urban density and commuting to an office can become less attractive requirements for people. Now that staff, secure and reliable internet access is available throughout the city and with "remote workers" becoming a more common construct, we expect to see increased interest in low cost homes seeking to relocate here to take advantage of a more affordable lifestyle.

Regional Growth
 Giddings and Lee County are located in the Rural Capital Area, which adds 14,839 jobs and has an unemployment rate of 4.6% prior to the pandemic. Lee County was one of the least impacted counties of the state during the pandemic – low number of infections, high barriers to infection.

TxDOT Highway Expansion
 In February 2019, TxDOT began highway expansion between Giddings and McAllen. The construction project – which is expected to cost \$34.4 million – will be completed in two phases. During the first phase, new eastbound lanes will be constructed between Sandy Creek Bridge and Duck Pond Road in McAllen. Phase 2 will consist of constructing the eastbound lanes for the remaining 1.6 miles east of Duck Pond Road. The project will also include a four-lane shoulder to the inside lane, a 10-foot shoulder to the outside lane and various turn lanes. Drivers will notice a minimal impact to traffic as most of the work will take place outside lanes of traffic. "We are constructing new eastbound lanes in right of way," a TxDOT spokesman said.

Two additional projects, slated to begin in summer and continue well into the fall, will connect the highway from Belton to Giddings. These phases will improve safety and mobility for both east and west travelers, but those traveling through from Belton to Giddings, Texas, there are switchbacks and curves. Becoming a more common construct, we expect to see increased interest in low cost homes seeking to relocate here to take advantage of a more affordable lifestyle.

If you need additional information, or would like for me to reach out to the broker, please let me know.

Bless of luck,

Tonya Brittney, IDA, PIED
 Executive Director
 Giddings Economic Development Corporation
 Giddings, Texas 78942
 Tel: 979.542.2087
 Cell 979.777.7228

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Industrial Development: Recruitment



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Texas

Giddings Economic Development Corporation

Tonya Britton
Executive Director

118 E Richmond St
Giddings, Texas 78942
Phone : 979-542-2067
Toll-free : N/A
Fax : N/A

Targeted Industries

WHY

MACON-BIBB COUNTY
INDUSTRIAL AUTHORITY

MEMBER CONTACT INFORMATION:
Member: Giddings Economic Development
Contact: Tonya Britton
Address: 924 East Austin Street Hwy 29, Giddings, Tx. 78942
Phone: (979) 542-2057
Email: edcdirector@giddings.net

SALES EXECUTIVE INFO:
Carol L. Harris
Project Development Manager- International & Regional

Terms of Agreement Small Town America - Trade Show Program - Site Selection Showcase

Small Town America Program-Nurture to 25,000 CEO's, automated with Landing Page,
Dedicated Website, Full Community Page built out with Link, Detailed Reporting
Results, Lead Follow-up with Project Coordinator, Webinar Series with Corporate Site
Locators and Active Projects.

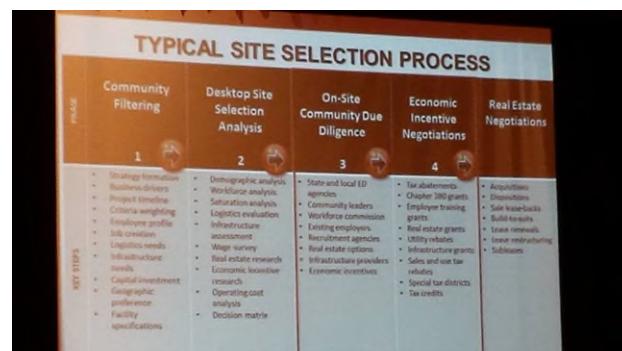
Trade Show Program - Attend or receive Leads from 3 Weds Shows

Site Selection Showcase Program- Exposure Digital for 12 months, 2 Full Pages

Giddings Showcase for Economic Incentives, Business Advantages, Logistics and
Lifestyle...Nationwide Circulation includes Digital and Print to U.S. Manufacturers and
Tech Companies, Live Link driving viewers to Giddings Website.

TERMS AND CONDITIONS:

- The company listed above is financially responsible for payment.
- Client acknowledges that a monthly periodic finance charge of 1.5% (18% annually) will be charged past due on all balances 30 days or more.
- Client agrees to pay all reasonable legal fees, court costs, and collection cost incurred for results of non-payment.





Brand | Attract | Retain

World Economic Development Alliance

relocating industrial/ manufacturing companies. The contract included receiving industry leads, meetings with site selectors, opportunities to attend industry trade shows at no or low cost and promotion on the WEDA website and in industry magazines.

Due to delays beyond the GEDC's control in developing the Giddings 290 Business Park and a lack of funding to complete the infrastructure necessary, the GEDC decided to take a hiatus from promoting the city for industrial development.

Now that the lift station installation is complete and once the EDA federal grant is formally announced, the GEDC and the city can move forward with soliciting bids for the installation of the water lines and fiber optic to the park, and will be able to begin once again aggressively recruiting industrial companies to the city.

All Projects							
Qualification Date	Project Code Name	Industry Served	# of New Jobs	Building Size	Time Frame	Initial Regions of Interest	Add to Pipeline
21 Sep 2020	Hempire	Agriculture	Not Identified	25000 to 50000	6 to 12 months	MOUNTAIN, WEST NORTH CENTRAL	
15 Sep 2020	Pink Power	Healthcare	50 to 100	200000 to 300000	6 to 12 months	NEW ENGLAND; MIDDLE ATLANTIC; SOUTH ATLANTIC REGION, ALL REGIONS	
14 Sep 2020	Grocery Greens	Agriculture	Not Identified	10000 to 25000	6 to 12 months	WEST NORTH CENTRAL; EAST NORTH CENTRAL REGION, ALL REGIONS	
04 Sep 2020	Pack USA	Packaging	100 to 200	200000 to 300000	6 to 12 months	PACIFIC, MOUNTAIN, WEST SOUTH CENTRAL	
01 Sep 2020	Leafy Green	Agriculture	10 to 20	5000 to 10000	6 to 12 months	PACIFIC, MOUNTAIN, WEST SOUTH CENTRAL, EAST SOUTH CENTRAL	
24 Aug 2020	Minerals Rock	Other	100 to 200	Over 500000	12 to 24 months	WEST NORTH CENTRAL, EAST NORTH CENTRAL REGION, ALL REGIONS	
18 Aug 2020	Cowabunga	Food & Beverage	200 to 500	Not Identified	6 to 12 months	PACIFIC, MOUNTAIN	
11 Aug 2020	Meat Eater	Manufacturing	Over 500	Not Identified	6 to 12 months	ALL REGIONS	
07 Aug 2020	Medical Cannibis	Consulting Misc (Not Site Selection)	10 to 20	5000 to 10000	6 to 12 months	MIDDLE ATLANTIC	
06 Aug 2020	Spark Attack (Landed September 2020)	Food & Beverage	20 to 50	50000 to 100000	6 to 12 months	ALL REGIONS	
27 Jul 2020	Project Just Keep Swimming	Food & Beverage	50 to 100	Not Identified	1 to 6 months	WEST NORTH CENTRAL, WEST SOUTH CENTRAL, EAST NORTH CENTRAL REGION, EAST SOUTH CENTRAL, SOUTH ATLANTIC	
20 Jul 2020	Project Plant	Healthcare	Not Identified	50000 to 100000	6 to 12 months	SOUTH ATLANTIC	

The GEDC signed a contract with site location consulting firm, WEDA to assist with connecting the GEDC to expanding or

relocating industrial/ manufacturing companies. The contract included receiving industry leads, meetings with site selectors, opportunities to attend industry trade shows at no or low cost and promotion on the WEDA website and in industry magazines.

The GlobalTrade website features a header with the logo, navigation links for Latest Issue, Site Selection, Banking, Departments, and Find a Partner, and a search bar. The main content area displays a news article titled "RELOCATION TEXAS: GIDDINGS, TX ATTRACTS BIG COMPANIES WITH AN UNMATCHED WORKFORCE".

The news article discusses Giddings, Texas, which has a population of over 5,000 and is surrounded by a population of more than 100,000. It highlights the town's proximity to highways 290 and 77, its oil boom history, and its proximity to Houston and Austin. The article quotes Tonya Britton, Executive Director of the Giddings Economic Development Corporation, who says the town is looking to diversify beyond oil and gas.

Another section of the website features a "TOP STORIES" sidebar with links to "U.S. CITIES WITH THE HIGHEST COST-OF-LIVING ADJUSTED SALARIES", "HOW TO EFFECTIVELY EXPAND YOUR BUSINESS GLOBALLY", "IS A SEASONAL BUSINESS A TIMELY FIT FOR YOU? 4 WAYS TO MAKE IT WORK.", "MINIMIZE FOREIGN TRADE RISKS WITH THESE 10 TIPS", and "ALL EYES ON THE HORIZON".

Inbox - Giddingsedc

Results Inbox

Monday, August 31, 2020

RE: [REDACTED] Corporation - big project

CE 8/31/2020 11:35 AM .com>
To: edcdirector@giddingsdc.com

----- Original Message -----
From: [REDACTED] .com
To: edcdirector@giddings.net
Sent: Mon, 31 Aug 2020 11:28:58 -0500
Subject: RE: [REDACTED]

re-emailing

----- Original Message -----
From:
To: edcdirector@giddings.net
Sent: Mon, 31 Aug 2020 11:28:58 -0500
Subject: Corporation - big project

Tonya,
We'd like to engage about finding raw land acreage for us. We prefer 3,000 acres in 1 land tract. If it's 2 or 3 separate tracts to total 3,000 acres we can also make that work.

Land needs to be in "highly distressed" new markets tax credit zone. We'll be creating 400 permanent blue collar jobs.

Land can be in:

- Lee County
- or adjacent county your EDC also services

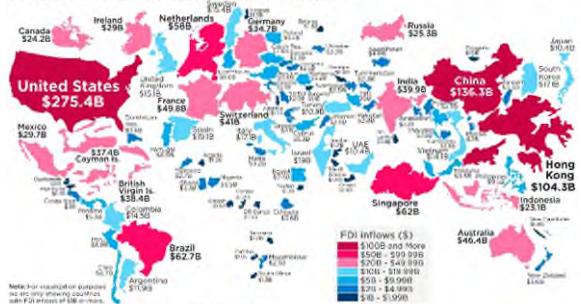
I'd be glad to jump on a phone call to provide further details, answer your questions.

Thank you,

E mail: [REDACTED] .com
Cell: [REDACTED] .com
Website: [REDACTED] .com

Countries Receiving the Most Investment from Abroad

Foreign Direct Investment: Inflows by Country





Taking Texas to the World:

Governor's Export Assistance Program Survey for Communities

Dear Economic Development Partners,

As we continue to work on recovery from the effects of COVID-19 on Texas' economy, the Governor's Economic Development & Tourism (EDT) staff is developing plans to promote our state and Texas products overseas in order to increase foreign direct investment (FDI) and trade opportunities for our communities and businesses.

EDT's mission is to promote Texas internationally as the best state for businesses large and small, as well as the premier destination for tourism and trade. To ensure we are as effective as possible in these efforts, we're asking for your input.

Our office is administering a statewide survey to Texas communities and economic development partners to gauge the current FDI and trade climate across the state. This brief survey will provide data and information on international trade and FDI markets of interest, so that our International Trade & Investment Advisors can develop the most effective international promotion programs for the upcoming year.

While we may not be traveling abroad in the near future, we can certainly take advantage of virtual events to continue to promote our Texas communities and products across the world.

Thank you in advance for your participation, and thank you for everything you do on the behalf of the great state of Texas!

[Start the Survey](#)

A handwritten signature in black ink, appearing to read "Greg Abbott".



ISSUES AND FACTORS AFFECTING NEW LOCATION PROJECTS



Other emerging issues and factors that are or will be affecting new location projects, according to additional survey input from the site selection consultants, include:

CONTINUING OR EMERGING WORKFORCE/TALENT DRIVERS:

- Workforce availability and training in the U.S. will have a big impact on our ability to sustain growth
- Talent and skill development are critical location issues and will become even more so
- The ability to develop, retain, and attract skilled and technical workers is becoming an ever greater factor. Technology continues to change at an ever-increasing pace; those areas that can develop and sustain evolving skill sets are poised for sustained growth; those that cannot will decline. Haves and have-nots will be determined by the ability to demonstrate abundant, quality, and sustainable skilled/technical workers.
- Increasing shortages of engineering and IT personnel will slow down growth in areas experiencing those shortages
- Companies will hire workers at all levels that are creative, problem solvers, and team oriented
- Success will gravitate to communities that support advanced training and offer lifestyles that attract and retain skilled and creative workers
- There will be an overall focus on improving quality of life to attract/retain talent, including vibrant downtowns attractive to young/millennial talent and accessible suburbs with good schools, housing for middle-age talent
- The US has to compete with technical skills across key industries that are less easy to outsource (e.g., 2-year degree for manufacturing PLC/CNC positions)
- Changes in skills driven by the impact on new technologies and disrupting industries will increase the demand for regional ecosystems that can address workforce training and support and provide dynamic and adaptive higher education programs with a focus on life-long learning

CONTINUING OR EMERGING ENERGY DRIVERS:

- Energy costs will continue to have a major impact on location projects in the US. Low oil prices may slow shale exploration which means petrochemical, chemical and plastics will not grow as quickly as they have, though longer-term low energy costs will continue to be a strength for the North American economy
- Within the US, the availability/cost of natural gas, the decision on whether the US will export more of its petroleum products, and the ability to ship/store petro products via rail/pipeline will have an effect on location project growth
- Sustained low energy prices in the US will make the country more competitive than it has been for years

CONTINUING OR EMERGING SUPPLY CHAIN/LOGISTICS DRIVERS:

- Transportation costs and time from foreign manufacturing sites to the US or Europe are a driver for continued US project growth
- E-commerce and "same day" delivery of goods and services will mean continued expansion of distribution centers in to major U.S. markets
- The expanding of the Panama Canal to accommodate much larger ships will affect location of projects, as more freight will ship directly to the east of the US
- Demands on suppliers and service providers will generate significant investment in new facilities and technologies (e.g., customized raw materials, more expedited delivery services)
- There will be an impact on supply chains and distribution locations from internet retailers and others who are hoping to shorten delivery times and to be able to respond more quickly to changes in consumer preferences
- While some companies are moving towards integrated regional supply chains to avoid the risk of disruption, the relatively low cost of oil (and hence transportation costs) still makes global supply chains feasible

CONTINUING OR EMERGING INFRASTRUCTURE DRIVERS:

- Highways, bridges, power lines, ports, rail, fiber, etc., are very stressed in the U.S. and need major investment
- Need to think about a 1930's/CCC-style national project focused on massive infrastructure improvement
- The availability of modern buildings will continue to be a driver
- Water availability and cost will continue to increase as a critical factor - water scarcity around the world will drive water sensitive projects to those areas that can demonstrate sustainable fresh water availability, long term. Likewise with energy availability and cost sustainability.

CONTINUING OR EMERGING STATE/REGIONAL/LOCAL ECONOMY DRIVERS:

- The financial condition of States and Cities will be evaluated more frequently
- The US needs stronger urban cores to sustain economic growth in cities
- Certified/Shovel Ready sites will help continue to spur further economic development
- Transportation funding for infrastructure improvement - especially in cities, will become a critical driver
- Economic development organizations will be spending more time promoting exports and trying to attract financial investment (growth capital, M&A, assistance in the sale of distressed assets, assistance in the identification or joint venture partners)
- Migration - immigration/outmigration patterns will be closely watched to track talent movement
- Communities with flexible incentives programs, and other business support services, including financing/capital to help start-up these operations will be very successful at business attraction and job creation in the long run
- Community Leadership Strength will be increasingly important selection factor

CONTINUING OR EMERGING NATIONAL ECONOMY DRIVERS:

- Location growth in the US looks to remain strong If oil continues to stay below ~\$60/barrel, If interest rates continue to be held at near-zero levels, If China manufacturing wages continue to escalate at 15-18% per annum, and If the Euro-zone continues to exhibit recession performance
- Increasing labor efficiency and automation in the US is a key driver of US growth
- The US federal tax climate will need to become more competitive to ease the overall tax burden on companies locating in the US
- Federal, state and local economic development policy needs to be better thought out, aligned, and streamlined for the public to see it as actually contributing to economic prosperity
- Change, or lack thereof, in environmental regulations is impacting where manufacturing companies can realistically permit and operate in the United States
- Many new operations are being formed or re-formed by entrepreneurs or new business owners who never had a plant in the US to begin with and are now less inclined to look for low labor costs or markets elsewhere
- National factors that will increasingly impact new site selection projects will include: Electric Power and Water Availability/Cost, Natural Disaster Risk, and GEO Socio/political Risk

CONTINUING OR EVOLVING BUSINESS AND TECHNOLOGY DRIVERS:

- Ongoing innovation and the evolution of manufacturing technologies will increasingly shape location choice to be less on low labor costs
- “The internet of Things”, “Big Data”, and the accessibility of information in the information age will have a growing impact on site selection projects

Expect increased behavioral modeling that allows precise forecasting of consumer preferences in advance of market demand, and enhanced capability for product customization for a broad spectrum of industries (such as consumer products, pharmaceuticals, and B-to-B OEM products), both of which will impact how companies operate and locate

- Companies will adopt more automation that will allow rapid change and customization (e.g., 3D printing)
- The evolution of shared services centers from merely transaction-oriented organizations to knowledge centers and revenue generators will spur new location perimeters for them
- The availability of accurate and reliable on-line data sources will allow companies to access data and do at least some of the upfront screening themselves
- There is a re-trending towards working in office
- Companies are developing internal location strategy aligning workforce planning for future skills with corporate real estate platform
- Companies will focus even more on low risk, in terms of natural disaster, social and political stability, and economic/fiscal stability

CONTINUING OR EVOLVING MACROECONOMIC AND GLOBAL DRIVERS:

- Currency exchange rates may make the US less competitive vis-a-vis Europe and Asia if the dollar continues to strengthen
- Further appreciation of the US dollar could reduce FDI to the US and result in an increase of overseas investment by US companies
- Continued low interest rates and financing costs are key
- The political and socioeconomic stability/activity within China will have an affect on FDI by Chinese companies to the US and the world
- Rising costs in China, which will continue to push investment to third tier markets in Asia
- Reshoring manufacturing back to the US from China will continue
- Political tensions and trade conflicts could lead to the re-emergence of economic blocs, countering the globalizing effects of free trade agreements
- The continuing rise of the middle class in the BRIC countries will drive investment there
- Slowdown of emerging markets could result in an increase of investment in developed countries (already being witnessed in the US)
- Incomes will need to grow more rapidly in the developed world in order to sustain economic growth rates, otherwise economic growth with lag globally and new investment will decline
- National energy policy and costs, Labor law flexibility, and Corporate tax rates will continue to be national level drivers
- Expect increased concern over expanding flood plain issues due to more extreme weather patterns
- Locations that can demonstrate relative stability, lower risk, and a positive trajectory with respect to growth and improving business climate will have large advantages over other locations

Anatomy of a Deal



C & J Energy Services/ Cased Hole Solutions

"Sometimes What Doesn't Happen is Where You Find the Win-Win" – Tonya Britton, GEDC Executive Director

Situation

It is typical that a city decides to purchase property for industrial/ business development when approached by an industrial client seeking to locate in an area and who has been unable to find suitable land. Land may be unsuitable because it is cost prohibitive, lacks utilities, or has issues with zoning, TXDOT or other regulatory, flooding or other issues. Such was the case with the GEDC and C & J Energy Services, the parent company of Cased Hole Solutions.

Cased Hole Solutions was operating out of a facility on Highway 77 North when the company was purchased by C & J Energy Services. C & J approached the GEDC in 2012-13 regarding a desire to purchase 20 acres of land in the city limits. The GEDC offered a \$275,000 incentive to assist the company with build-out of a facility. At a minimum, the company would have been required to create 23 new jobs.

Unable to help the company secure an appropriate location, by June 2014, the GEDC Board began to eye the purchase of a 150+ acre estate that had recently come on the market. The new GEDC executive director was hired with a June 1 start date and only one month later, the GEDC secured approval to purchase business park property. On September 30, 2014, the GEDC closed on the property, which is located on the north side of Highway 290 across from Highway 226, and paid approximately \$1.7 million via a \$2million, 15-year acquisition and development loan. The GEDC secured a loan through the four local banks. Classic Bank began as the lead bank, before transitioning over to First National Bank of Giddings. The GEDC Board voted to have the Executive Director serve as the Project Manager on the development of the park.

I served in this role until late 2016 when the GEDC's management of the park was placed on hold to allow the city to pursue funding for the lift station. The city awarded bids and the lift station installation was completed in Fall 2019. Since then, the city and the GEDC have been working to secure a federal Economic Development Administration grant to fund a water line extension to bring water lines and fire suppression to the park.

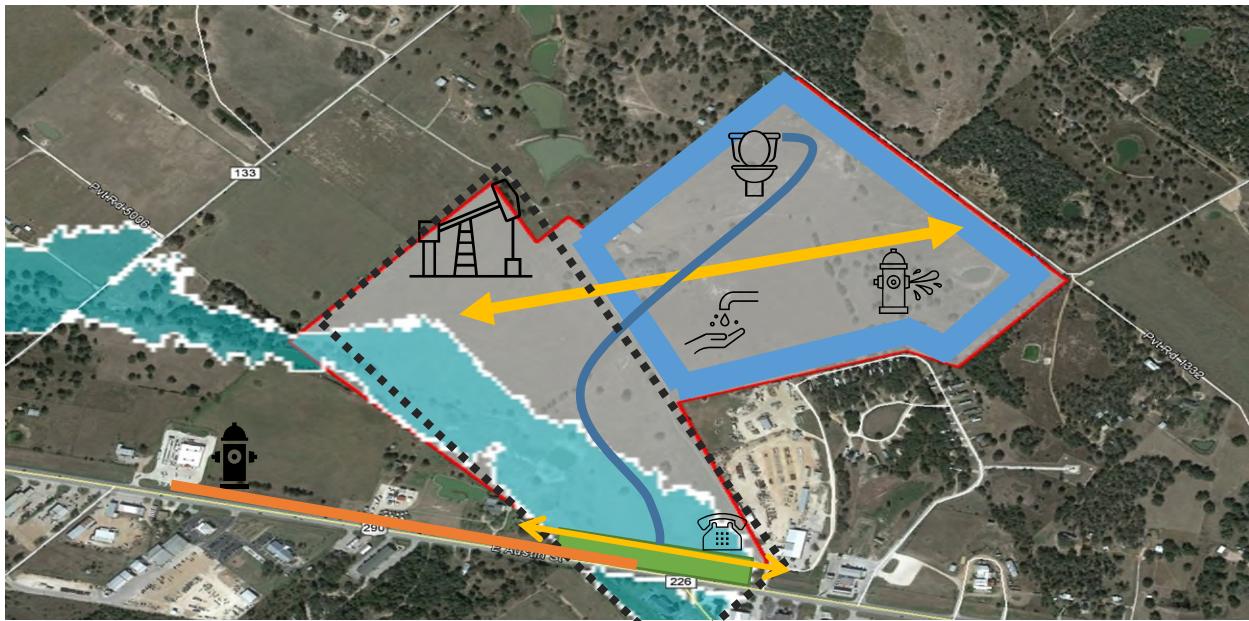
Let's take a look back to 2014 when the GEDC Board was still in pursuit of C & J Energy Services/ Cased Hole Solutions aka Project Brown: C & J/ Cased Hole Solutions

About the Applicant (As of August 2014)

C & J Spec-Rent Services, Inc. 3990 Rogerdale Road, Houston, TX 77042 Tel 713.325.6000

C&J Energy Services Ltd., formerly C&J Energy Services, Inc., is a provider of hydraulic fracturing, coiled tubing, wireline and other complementary services with a focus on well completions. The Company also manufactures, repairs and refurbishes equipment and provides oilfield parts and supplies. The Company operates in three segments: Stimulation and Well Intervention Services; Wireline Services; and Equipment Manufacturing.

Stimulation and Well Intervention Services segment provides hydraulic fracturing, coiled tubing, and other well stimulation services. Wireline Services segment provides cased-hole wireline and other complementary services, including logging, perforating, pipe recovery, pressure testing and pump down services. Equipment manufacturing segment constructs oilfield equipment, including hydraulic fracturing pumps, coiled tubing units and pressure pumping units. The Company operates in oil and natural gas producing regions of the continental United States.



Timeline for Conducting Due Diligence on Property

The property came under contract in July 2014. Prior to finalizing the purchase in September, I began conducting due diligence on the property. Major issues identified (most now resolved) included:

- **Green Box** -3 ½ acres of frontage still belonged to the Railroad. To gain commercial access to the property, I negotiated with railroad for purchase of land. Mittasch estate (seller) agreed to pay ½ cost of purchase
- **Blue Outline** – The thick blue outline shows the 80 acres C & J requested to purchase from the GEDC. This area comprises the roughly 75% of buildable land and at the time was in Lee County, and entirely outside of the city limits. The land has since been annexed and a flood plain mitigation plan developed to reclaim the frontage. Note: Unless this area were to be annexed, neither the city nor the GEDC would gain personal or real property taxes generated from development. Restrictive covenants would have to be negotiated into the sales contract. Property was eventually annexed.
- **Black Outline** – Park property within the city limits.
- **Yellow Lines**- Pipeline and AT & T easements existed across property. Our attorney, Charlie Crossfield, was able to negotiate the release of easements | 2015-2016
- **Orange Line** – Water access to the park for fire suppression remains limited until we can extend water on the north side of Highway 290 from Tractor Supply to the frontage. In 2016, the GEDC contracted with engineer to bore under Highway 290 to bring water from south Hwy 290. In 2020, GEDC and City were tentatively awarded a grant to cover cost of water line extension along north side to create “looped system.” This will provide redundancy for front of park with water accessible from north and south
- **Blue Curved Line** – Due to amount of acreage and slope, a lift station is required to provide appropriate access to sewer services to back of park. The GEDC Board agreed to install a 3-pump lift station to serve the park and residential once the Bon Ton lift station is taken offline. Project funded by City of Giddings and Community Development Block Grant.
- Lee County Water Supply – The GEDC & City petitioned for transition of the Certificate of Convenience and Necessity (CCN) so that the city will legally be allowed to provide water into the park. City received approval from TCEQ, LCWS and Public Utilities
- Flood Plain – GEDC engineer BEFCO coordinated with FEMA and TCEQ to develop a flood plain mitigation plan with detention ponds. GEDC can reclaim frontage east of the entrance; Land to the west will remain “unbuildable” and will be used as green space to buffer between development and surrounding properties

Client Negotiations

As the GEDC Executive Director, I managed the development of the business park, while GEDC Board Member Carl Rost (Classic Bank) and GEDC Board President John Simmang (Nitsche Group) managed the relationship with C & J Energy Services. These negotiations led to a client proposal to purchase 80 acres of property, all located in Lee County, for a price of approximately \$9,400 an acre. The company proposed erecting three buildings, creating a parking lot, and using a laydown yard on 40 acres. The remaining 40 acres would remain undeveloped. The company would create an access road to CR 133.

The company requested that the GEDC fund and complete the build-out – to the property line - within a time frame of 6 months to one year from client's purchase of property, and that the GEDC pay the 5 year taxes on the agriculture land roll-back.

Based on the company's request and our engineer's cost estimates, I assessed the initial costs to the GEDC to be:

\$275,000 - Client Incentive

\$1.7 million – Property Purchase (GEDC to be reimbursed \$752,000 by client for 80 acres)

\$1.5 million – Bring water lines along the north side of Highway 290 from Tractor Supply to the corner of property under consideration by developer (see pink line below)

\$1.2 million - Lift station, deceleration lane, signal light, release of pipeline easements, water lines from south side of Highway, electrical to park frontage, release of CCN from LCWS

\$750,000 – Develop concrete entrance and bring concrete road to corner of property

SUMMARY: Potential Costs to GEDC and Time Commitment Required

1. Estimated Initial Cost to GEDC for Property Purchase and Basic Infrastructure: In Excess of \$5,425,000
2. After \$1.7 million expenditure on property purchase, reserve funds remaining in GEDC account:
Approximately \$1.5 million with an annual debt service of \$200,000 per year on the \$2million loan (15 year commitment at prime plus one)
3. Potential revenue generated from sale of land to C & J Energy Services: \$725,000
4. Potential revenue generated from real and personal property taxes and sales tax (without annexation): \$0
5. Approximate build-out time: Minimum of 18 months
6. Number of new jobs created: Unknown
7. Other variables unknown at time of negotiation:
 - o Time and viability for release of Certificate of Convenience and Necessity from Lee County Water System/Public Utilities/ TCEQ
 - o Release of pipeline and AT & T easements
 - o Type/ Cost/ TXDOT Approval for Signal Light (Mast Arm 2x the cost of a Spanwire)
 - o Cost for installation of electric lines, gas lines, industrial lighting and fiber optic/ broadband into the park
 - o Cost for monument signage
 - o FEMA Flood Plain Mitigation costs and requirements for land in Cummins Creek watershed.

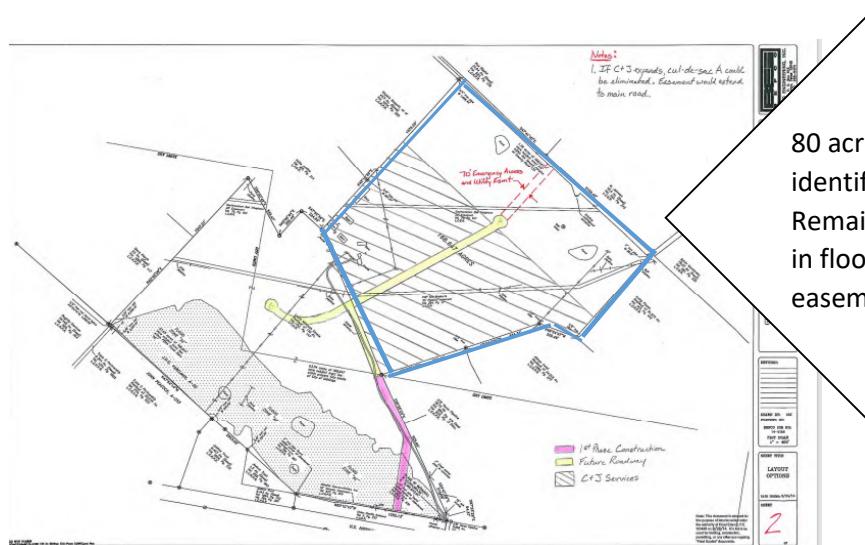
Additional issues

- (1) Annexation agreement
 - Is city willing to forego annexation for two years, conditioned upon C&J (i) acquiring the Property and (ii) continuing to operate the existing business (Cased Hole Solutions) without a material reduction in size, scope, or economic impact.
- (2) EDC real estate contract
 - Assignment must be consented to by City, unless to a subsidiary;

- Who bears responsibility for 5-year rollback taxes as ag property converts to commercial development GEDC required to fund build-out as outlined based o expenditures list above within a reduced time frame?

(3) Performance Agreement

- Will EDC be required to pay incentive up front or to make staggered payments to C&J based upon performance milestones, and minimum number of jobs created
- Will C & J sign performance agreement for job creation; capital investment; other



80 acres of county land in the park identified by C & J for purchase. Remaining land in city limits is mostly in flood plain with pipeline and AT & T easements



October 8, 2014

C&J Energy Services, Inc.
c/o Andrew Miller
3990 Rogerdale
Houston, TX 77042

Re: Service Availability – Project National Brown Company

Dear Developer:

We have determined that the location of your inquiry in Lee County is in the certificated service territory of Bluebonnet Electric Cooperative, Inc. and we are therefore willing to provide electric service. Bluebonnet's promise to provide service is contingent upon the applicant fulfilling all the requirements of our Tariff including our Line Extension Policy.

Should you have any questions or need additional information, please give me a call at

Outcomes

The GEDC, in consultation with City Council, chose to close on the business park property (aka Mitasch Estate) on September 30, 2014 with the understanding that, should negotiations with the client fall through, the property could be developed with assistance from state and federal grants. Leaders viewed the project as a long-term investment.

Justification for Purchase: The city and the GEDC board recognized the need to own commercial property to attract commercial/ light industrial projects, and potentially for affordable housing.

In December 2015, after months of discussions, the GEDC and C & J Energy Services terminated negotiations due to the prohibitive cost of build-out, the company's reticence to sign a performance agreement committing to create a minimum amount of job creation, the expense of rollback taxes, and the company's unwillingness to commit to allowing the property to be annexed into the city. The time the GEDC would need to secure additional financing to complete the infrastructure and the time for development conflicted with the company's timeline.

Without annexation or job creation, the City would have received few benefits from the project. The GEDC would have been in the position of committing substantial resources to a project that demonstrated extraordinarily little return on investment. Additionally, to meet the client's build-out requirements, the GEDC would have had to renegotiate and substantially increase its original loan, which would have impacted the organization's ability to support more lucrative projects in the future.

Prior to terminating negotiations, the following options with job creation and capital improvement performance agreement required were considered and rejected:

1. Sell the entire park property to C & J Energy Services for up to \$1 million "as is," thereby reducing the debt service on the loan by half and saving the GEDC several million in build-out costs
2. Reduce the amount of land to be sold to C & J and locate the company closer to the business park frontage, thereby reducing build-out time and costs
3. Sell C & J 80 acres of raw property "as is" for \$1 and with no obligation on the part of the GEDC to provide infrastructure

As negotiations stalled, C & J sought and secured 9.85 acres of property on Highway 290 east of the city, behind Bobbie Lehman Trucking, and erected a single metal building on land located in the county. Subsidiary CasedHole Solutions reduced its personal property inventory but maintained activity within the city limits until 2019 when its Giddings' operations were closed and the facility on Highway 77 north was sold. The property on Highway 77 is now a self-storage facility.



The city has since completed installation of the lift station and it is operational. The GEDC is moving forward with development of the property as funding allows. As co-applicants, the City and the GEDC are finalizing the acquisition of a \$1.8 million federal economic development administration grant to complete the installation of water lines along the north side of the highway. The GEDC has committed \$500,000 to that project and is considering refinancing its existing loan to fund additional development.

After Action Assessment

Occasionally, projects are easy and move forward to completion on schedule and under budget; however, more often than not, when the GEDC enters negotiations with a client, unforeseen complications arise, or are discovered at some point within the process. In this case, in addition to property development matters, the GEDC had reservations about the solvency of the company and was aware of extenuating factors that were likely impacting the company's hesitance to sign a performance agreement. Unfortunately, due to confidentiality of client negotiations and professional discretion, the GEDC is often unable to comment or "explain ourselves," at the point in which community stakeholders most want information.

At the time, I recommended that the GEDC move thoughtfully forward in a fiscally sound manner and make every effort to minimize risk. In hindsight, I believe that the company and the GEDC made the right decisions and each ended up exactly where they needed to be. Workers employed by C & J retained their jobs (at least until the industry downturn in 2016) and Lee County retained a valuable oilfield services company. C & J found developable land and the GEDC acquired land for future development. Most importantly, the GEDC remained financially solvent with the capacity to assist the 90+ projects that succeeded this one. Of all recommendations I've made to the board, this was the hardest, easiest decision. I knew that I personally and the board would carry the blame for the project not coming to fruition. This is the leadership that I learned serving in the military, and I own it.

We never received the rumored 200-300 jobs or spin-off businesses that some claimed would accompany this project; however, given the business' financial situation and its concurrent attempts to off-shore its assets, those were likely "pie in the sky" claims. In June 2014, just when I began as this job, C & J Energy Services announced plans to combine with Nabors Industries, a Bermuda-based company. Two years later, the company fell into bankruptcy. It's not unlikely that we could have ended up with property tied up in litigation as the company sought to restructure its debt and divest its assets. Sometimes success isn't what happens. It is what does not.

Avoiding Pitfalls

In June 2014, just as the GEDC began investigating the purchase of the Mittasch Estate and right after the Nabors deal was announced, C&J traded for more than \$33 a share. By 2016, after the oil crash hit, the struggling stock was selling for less than \$2 per share.

While all deals carry some risk – and not every one of our projects have survived – this particular project is a "case study" in why the GEDC and the City of Giddings should both embrace and be wary of investing resources in companies that are highly dependent upon the ebbs and flows of a cyclic industry. While some oilfield-related jobs – i.e., pipeline integrity – thrive even during downturns, those that are resource-dependent and driven more by the global operating environment than by agreements with the local municipality or economic development organization pose a considerable risk that should be thoroughly vetted before investments are committed or promises made.

As the fiscal agent for a substantial amount of the city's sales tax revenue, it is the GEDC Board's responsibility to understand which companies are good investments and to have the knowledge and strength of character to ensure that our limited resources are committed to sustainable projects that have the highest likelihood of providing a good return on our investment.

June 2014 C & J Energy Services Attempts Merger with Bermuda-Based Company

AC&J Energy Services, Inc. a Delaware corporation, attempts merger with Bermuda-based Nabors Industries, Ltd. C & J would survive as a wholly owned subsidiary of Red Lion, organized under the laws of Bermuda.

October 2014 Scuttled 'inversion' deals pile up in wake of Treasury rules

WASHINGTON (MarketWatch) — Tax "inversions" are imploding in the wake of rules issued last month by the Treasury Department, with four such deals canceled since the Obama administration unveiled the regulations...It was the latest such case of an inversion — in which a company moves its legal address abroad to avoid higher taxes — being scrapped. Texas-based C&J Energy Services Inc. US:CJES meanwhile, is going ahead with its combination with Nabors Industries, Ltd. NBR, +3.79% , which will allow it to move to Bermuda. That deal was announced in June 2014.

November 2014 C & J Energy Services Solicits Alternative Proposals to Purchase the Company; C & J Energy Services Announces Solicitation of Alternative Proposals HOUSTON, **Nov. 26, 2014** /PRNewswire/ -- C&J Energy Services, Inc. ("C&J" or the "Company") (NYSE: CJES) announced today that it has begun soliciting alternative proposals to purchase the Company, or a controlling stake in the Company, that are superior to its proposed combination with Nabors' completion and production services business (the "Proposed Nabors Transaction"). The Company has engaged Morgan Stanley to assist in the solicitation

March 2015 Obituary: CEO Josh Comstock Dies

CEOs since Josh Comstock died in March at age 46. The Houston company, which has had two other, will later sought Chapter 11 protection in an effort to shed crippling debt it took on to complete what proved to be an ill-timed acquisition. Comstock had hoped the company would grow into one of the world's top three or four onshore oil field services providers - but the crash in oil prices, followed by his death from acute bacterial pneumonia, kept that hope from being realized.

July 2016 C & J Energy Services to Seek Chapter 11 Protection C&J, together with certain affiliates, filed for Chapter 11 protection in the United States seeking to restructure US\$1.4 billion in secured debt. At the same time, C&J also sought the protection of the Bermuda and Canadian courts through provisional liquidation and CCAA procedures respectively.C&J Energy Services says it will file for bankruptcy by the end of the week as it struggles to recover from the industry's extended downturn and the sudden death earlier this year of the company's founder and chief executive.

December 2016 C & J Energy Services to Exit Chapter 11 Bankruptcy

C&J Energy Services, an oilfield services company with its operational headquarters in west Houston, announced that the bankruptcy court had approved its reorganization plan and that it expects to exit Chapter 11 in early 2017. C&J entered Chapter 11 in July 2016. The company provides onshore well construction and completion services. In addition to being hard hit by the downturn in oilfield activity in the past couple of years, it also suffered from the blow of the sudden death in March 2016 of its charismatic founder and Chief Executive Officer, Josh Comstock. In the reorganization plan, \$1.4 billion of debt will be converted to equity, \$200 million of new equity will be raised through a rights issue, and \$100 million bank facility will be put in place.

October 2019 C & J Energy Services and Keane Shareholders Approve Merger, Announce New Company Name

HOUSTON - C&J Energy Services and Keane Group announced that the shareholders of both companies approved all of the proposals necessary for the closing of the previously announced all-stock merger of equals between Keane and C&J. The merger of equals is anticipated to close on October 31, 2019, following the satisfaction of other customary closing conditions. Upon the closing of the merger, C&J and Keane will create a new leading well completion and production services company to be called NexTier Oilfield Solutions Inc. NexTier Oilfield Solutions' common stock will trade on the New York Stock Exchange under the ticker symbol "NEX".

2019- CasedHole Solutions Ceases Operations in Giddings and Sells Property

Industrial Development



GIDDINGS 209 BUSINESS PARK

GIDDINGS ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING & PUBLIC HEARING

July 14, 2014 – 11:00 AM
Giddings Municipal Building
118 East Richmond Street
Giddings, Texas 78942

AGENDA

1. Call to Order & Invocation
2. Citizen's Comments (limit 3 minutes each, 30 minutes maximum)
3. Oath of Office to be administered by City Secretary
4. Election of Officers; take action on same
5. Public Hearing
 - a. Public Hearing on the Giddings Economic Development Corporation spending up to \$2,000,000 for the purchase of approximately 155 acres of land to be developed by the Corporation as an industrial park. The funds will be used not only to purchase the land but also to install roads and other infrastructure. Payment of the loan will be made from the one-half cent sales tax levied for the benefit of the Corporation.
6. Open Meetings Act Training
7. Affidavit of Conflict of Interest
8. Discuss minutes of previous meeting(s); take action on same
9. Discuss financial statements; take action on same
10. Unfinished Business:
 - a. Discuss Chamber Contracts; take action on same
 - b. Discuss Budget Amendment for 2013/2014; take action on same
11. New Business
 - a. Discuss EDC Plan of Work; take action on same
 - b. Discuss EDC Budget; take action on same
 - c. Discuss EDC Website; take action on same
 - d. Discuss EDC Brand and Signage; take action on same
 - e. Discuss and Review Advisory Board; take action on same
 - f. Discuss Business Assistance Application(s); take action on same
12. Closed Session as authorized by the Texas Open Meetings Act, Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government; Chapter 551. Open Meetings, concerning purposes permitted including:
 - a. 551.087 – Deliberations regarding Economic Development Negotiations
 - b. 551.072 – Deliberations regarding Real Property
 - c. 551.071 – Consultation with Attorney
13. Action on CLOSED SESSION Items
 - a. 551.087 – Economic Development Negotiations
 - b. 551.072 – Deliberations regarding Real Property
 - c. 551.071 – Consultation with Attorney
14. Adjourn

Posted: July 9, 2014
Time: 11:40 a.m.

By: Tonya Britton
Executive Director
Giddings Economic Development Corporation

168 acres of Mittasch Estate

Hwy 290 & Hwy 226

\$10,000 acre

- 3.44 acres of U.P. Property Hwy 290 Frontage \$10,000 acre
- \$2 Million Bond \$200,000 annual debt service (approx.)
- Access to water –Lee Co Water Supply releases Certificate of Convenience and Necessity to City of Giddings
- Pipeline Easement Released and AT&T Easement Released
- Two Taxing Jurisdictions
- County Property annexed
- Site will become a Reinvestment Zone with Tax Abatements
- Multiple Agencies – TXDOT; U.P. GEDC; Other
- Water brought in under Hwy 290
- Sewer extended into the park
- Traffic Impact Analysis Complete
- Deceleration Lane on Hwy 290 with entrance to property
- Span Wire Signal Lights
- Lift Station – Community Development Block Grant
- Flood mitigation plan with detention ponds
- Cash Flow Analysis, Feasibility Studies and Build Out Schedule Evolve



Giddings Economic Development Corporation
Capital Budget Actual Expenditures-290 Industrial Park

Date	Check No.	Vendor	Description	Amount
06/27/2014	5797	Bott's Title	Land Purchase	20,000.00
08/28/2014	5818	Befco Engineering, Inc.		2,732.50
09/09/2014	5828	Holtkamp Realty Consultants	Invoice H14-144	2,500.00
09/15/2014	2005-105	Purchase of Mittasch Estate		1,652,427.24
09/18/2014	5839	Befco Engineering, Inc.		7,587.50
09/29/2014	5844	Befco Engineering, Inc.		2,432.50
10/03/2014	EFT	UPRC	Purchase 3.4 acres for easement to Mittasch Estate	67,460.00
10/03/2014		Mittasch Estate	reimbursement for 3.4 acre purchase	-33,730.00
10/30/2014	5858	Befco Engineering, Inc.		8,335.00
11/17/2014	5881	Texas Department of Transportation	Design/construction	9,788.00
11/17/2014	5882	Texas Department of Transportation	VOID: Design/construction	0.00
12/22/2014	5906	Befco Engineering, Inc.		11,360.00
01/19/2015	5918	Befco Engineering, Inc.		21,737.50
01/19/2015	5919	O'Malley Engineers	Invoices 0010534 and 0010577	2,625.00
03/06/2015	5939	Befco Engineering, Inc.		4,000.00
04/02/2015	5945	Befco Engineering, Inc.	Donation Agreement	4,000.00
05/26/2015	5961	Card Service Center	Signs in a Day	2,597.60
05/26/2015	5962	Befco Engineering, Inc.	Donation Agreement	9,317.50
06/11/2015	5966	Befco Engineering, Inc.	Invoice date April 7, 2015	9,322.50
06/11/2015	5967	Befco Engineering, Inc.	Befco Job 14-6168-10	2,825.00
06/23/2015	5969	Befco Engineering, Inc.	Befco Job 14-6168.12	4,377.50
06/24/2015	5974	O'Malley Strand Associates, Inc.	Utility improvements	2,494.80
07/17/2015	5981	Befco Engineering, Inc.	Befco Job 14-6247.5	560.00
07/17/2015	5982	Befco Engineering, Inc.	Befco Job 14-6168.13	2,932.50
08/06/2015	5991	O'Malley and Associates	Utility improvements	2,740.20
09/09/2015	6002	Befco Engineering, Inc.		2,922.50
09/29/2015	6011	O'Malley Strand Associates, Inc.	Utility improvements	4,355.35
10/31/2015	6018	Befco Engineering, Inc.		3,875.00
10/31/2015	6019	O'Malley Engineers		1,040.00
12/21/2015	6027	Befco Engineering, Inc.		10,052.50
12/31/2015	6029	O'Malley Strand Associates, Inc.	Utility improvements	2,647.19
12/31/2015	6030	Supak Construction	Water line improvements	80,313.75
02/04/2016	6037	O'Malley Engineers	Utility improvements	133.86
02/17/2016	6042	Texas Department of Transportation	Design/construction	2,500.00
02/22/2016	6043	Supak Construction	Water line improvements	8,923.75
02/22/2016	6044	Befco Engineering, Inc.		3,975.00
03/17/2016	6047	Befco Engineering, Inc.		3,682.50
04/07/2016	6050	Newman Keng		83,894.40
04/07/2016	6051	Alliance Geotechnical	Project Management	880.00
04/07/2016	6054	O'Malley Strand Associates, Inc.		961.25
05/05/2016	6058	Alliance Geotechnical	Project Management	240.00
05/05/2016	6059	Newman Keng		20,790.00
05/12/2016	6064	Befco Engineering, Inc.		1,155.00
08/22/2016	6079	Troy Behrends	Lawn Maintenance	850.00
08/22/2016	6081	Befco Engineering, Inc.		60,997.50
9/16/2016	6091	Befco Engineering, Inc.		3,202.50
9/16/2016	6094	Aaron Concrete		60,997.50
9/30/2016	6099	Newman Keng		63,103.50
9/30/2016	6100	Alliance Geotechnical	Project Management	280.00
9/30/2016	6105	Befco Engineering, Inc.		735.00
1/9/2017	6123	Befco Engineering, Inc.		551.25
1/23/2017	6125	Befco Engineering, Inc.		6,157.50
1/23/2017	6128	Troy Behrends	Lawn Maintenance	1,750.00
3/9/2017	6375	Befco Engineering, Inc.		2,100.00
3/17/2017	6136	Newman Keng		39,453.00
3/23/2017	6138	Aaron Concrete		16,775.00
3/23/2017	6139	Befco Engineering, Inc.		2,415.00
4/22/2017	6145	Horizon Environment		2,887.10
4/22/2017	6146	Befco Engineering, Inc.		1,045.00
4/22/2017	6149	Troy Behrends		500.00
5/12/2017	6152	Taylor and Associates	Environmental	5,000.00
5/12/2017	6154	Befco Engineering, Inc.		1,155.00
5/12/2017	6155	Alliance Engineering	Soil Testing	2,010.00
7/26/2017	6066	Alliance Engineering	Soil Testing	280.00
08/11/2017	6171	New Horizon Environmental		925.00
9/1/2017	6178	Jerry Sassman		400.00
9/27/2017	6183	Alliance Engineering	Soil Testing	870.00
12/8/2017	6194	Befco Engineering, Inc.		6,500.00
2/28/2018	6215	Befco Engineering, Inc.		1,522.50
10/5/2018	6267	Befco Engineering, Inc.	Topographic Survey	3,500.00
9/30/2019	JE	Journal Entry	Audit JE to roll EDC fund balance including correction related to back data	21,236.00
10/17/2019	6350	Business Processes	Work Order number 91395263	1,700.00
2/11/2020	6360	Bluebonnett Electric	Resolution 446-2020 installation of electric lines	14,781.00
		Total Expenditures		2,376,444

SUBJECT	TASK	DESIGNEE(S)	COMMENTS
Platting			
	Master Plan	BEFCO & GEDC Board with City Approval	Approved
	Preliminary Plan	BEFCO & GEDC Board with City Approval	Approved
	Final Plan	BEFCO & GEDC Board with City Approval	Approved

SUBJECT	TASK	DESIGNEE(S)	COMMENTS
Financing			
	Identify Land for Sale	Union Pacific Mittasch Estate	3.4 Acres - Complete 160+ Acres - Complete
	Approval for Funding	City of Giddings Four (4) Banks Attorney Generals Office	Complete
	Public Hearings, Resolutions, Etc.	GEDC, City of Giddings	Complete
	Appraisal	Holtcamp Consulting	Complete
	Survey	BEFCO Engineering	Complete
	Title Insurance, Commitment	Botts Title, et al	Complete

SUBJECT	TASK	DESIGNEE(S)	COMMENTS
Required Prior to Platting			
	Variances	BEFCO & City Board of Adjustments	Ongoing - Signage, Road Length and Cul De Sac width.
	Topographic Survey	BEFCO	Completed. City allowed LIDAR survey
	Zoning	GEDC & City Planning and Zoning	Approved. Conversion to General Commercial/ Light Industrial after 600 ft from Hwy 290
	Pipeline Easement Release	Duke Energy	Released and Filed with the Tax Office
	Telecom Easement Release	AT & T	Released and Filed with Tax Office
	Name Business Park	City & GEDC & 911	Giddings 290 Business Park
	Name Entrance Road	City & County & 911	Business Park Road (Road names in county must contain numbers. Name road after annexation to avoid this)

SUBJECT	TASK	DESIGNEE(S)	COMMENTS
Intergovernmental			
	CCN/ MOU Transfer to City	GEDC, City & LCWS	LCWS, Public Utilities & TCEQ Approved
	Tax Abatements	City & County	City under Revision. County Approved
	Deed Road to County	City & County	With Narrative - Completed
	Metes & Bounds Survey	GEDC & BEFCO	
	Ag Exemption Conversion	GEDC	Completed
	Annexation	City & County	Completed (Letters & Hearings)
Construction Mgmt			
	Public Infrastructure	BEFCO & O'Malley	Cost Estimates & Contracts Approved
	Private Utility Coordination	BEFCO	Fee for Service - Ongoing
	Entrance Feature/ Landscaping	BEFCO & Glasco Landscaping	Bids Approved. Landscaper Selected. Design under Review. Ongoing
	Construction Bids & Selection	O'Malley and BEFCO with input from GEDC	Fee for Service to manage bid & public notice process, assist with selection, pre- construction meeting, develop contract book, and provide oversight & inspectio

SUBJECT	TASK	DESIGNEE(S)	COMMENTS
Public Infrastructure			
	Topographic Survey	BEFCO	Approved
	Utility Design	BEFCO, O'Malley's, City	Approved
	Advanced Funding Agreement	BEFCO, TXDOT & GEDC	Approved & Funded
	Traffic Impact Analysis	BEFCO & TXDOT	Approved
	Driveway Permit	BEFCO & TXDOT	Approved
	Roadway Design	BEFCO & GEDC & TXDOT	Approved
	Construction Permit	BEFCO & City & TXDOT	Approved
	Bids for Construction	Supac Construction Aaron Concrete Newman & Keng Paving Alliance GeoTech	Water Bore Spanwire Signal Lights Etc. \$76,620 Decel Lane, Lift Station Pad & Entrance \$347,00 Floodplain Mitigation Plan (FEMA)

SUBJECT	TASK	DESIGNEE(S)	COMMENTS
OTHER			
	Establish Capital Projects Budget	GEDC	Completed
	City Council approval	GEDC & City	
	initiate 2nd round financing	(Funding if necessary)	
	Park Maintenance	GEDC – Flex Services	Ongoing
	Transfer Park Insurance, Water &	GEDC	Completed
	Electrical	GEDC	Ongoing
	Park Covenants & Deed Restrictions	GEDC	Ongoing
	Park Signage	GEDC	Ongoing
	Variance and Zoning	GEDC & City Planning &	Completed
	Ag Exemption	Zoning	Completed
	Sales Process & Marketing	GEDC	Ongoing

An Overview



GIDDINGS ECONOMY 2019-2020

Pre-Covid - <https://www.bestplaces.net/health/city/texas/giddings>

Giddings has an unemployment rate of **3.1%**. The US average is 3.7%.

Giddings has seen the job market increase by **0.4% over the last year**. Future job growth over the next ten years is predicted to be 33.9%, which is higher than the US average of 33.5%.

Tax Rates for Giddings

- The Sales Tax Rate for Giddings is 8.3%. The US average is 7.3%.
- The Income Tax Rate for Giddings is 0.0%. The US average is 4.6%.
- Tax Rates can have a big impact when [Comparing Cost of Living](#).

Demographics in Giddings

The population is 5,010. There are 949 people per square mile aka population density. The median age in Giddings is 33.2, the US median age is 37.4. The number of people per household in Giddings is 3.1, the US average of people per household is 2.6.

Income and Salaries for Giddings

- The average income of a Giddings resident is \$17,291 a year. The US average is \$28,555 a year.
- The Median household income of a Giddings resident is \$36,406 a year. The US average is \$53,482 a year.

Family in Giddings

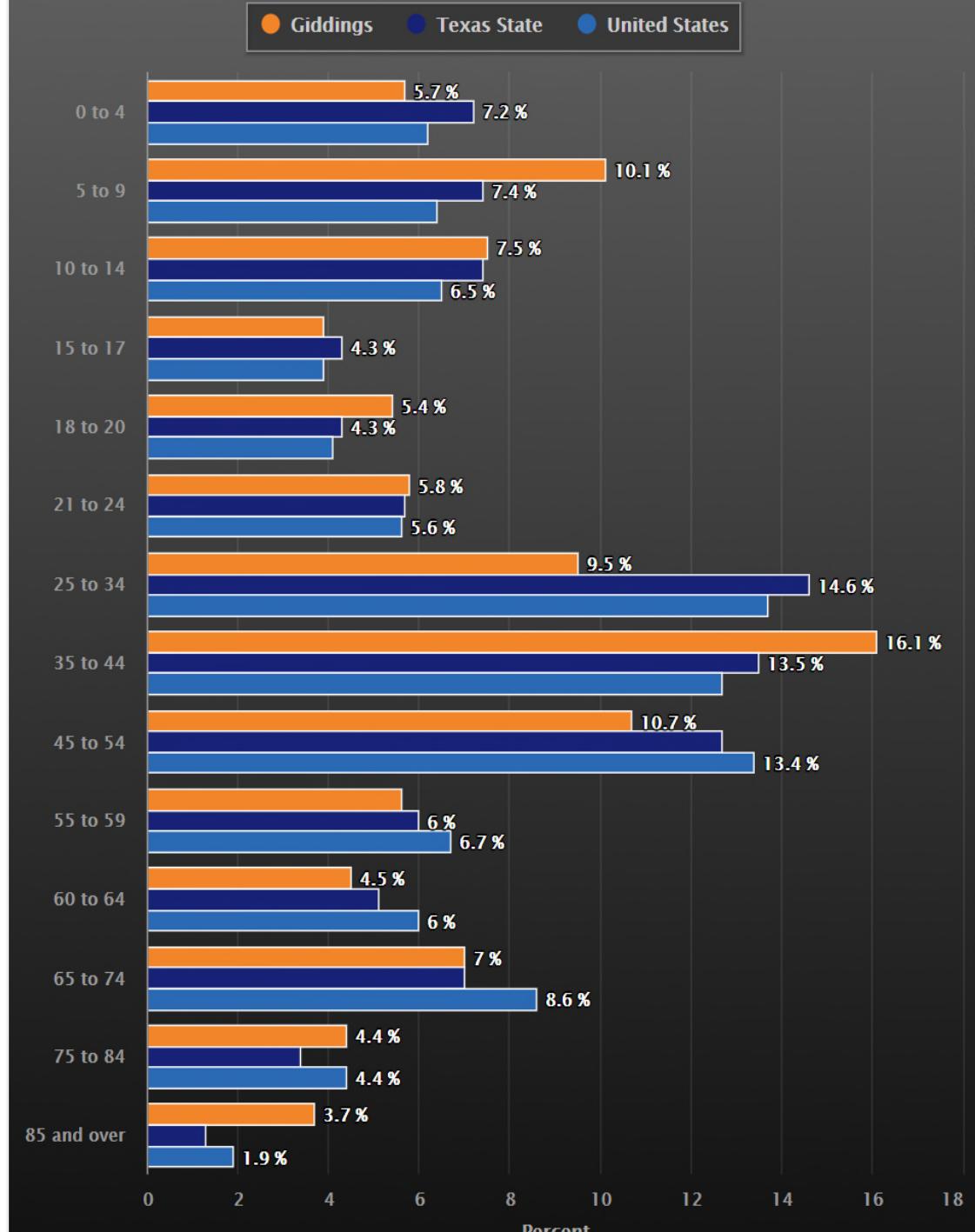
- 46.2% are married
- 10.2% are divorced
- 33.2% are married with children
- 17.8% have children, but are single

Race in Giddings

- 40.7% are white
- 18.0% are black
- 0.2% are asian
- 0.0% are native american
- 0.2% claim Other
- 39.2% claim Hispanic Ethnicity
- 1.7% Two or More Races

ECONOMY	Giddings, Texas	United States
Unemployment Rate	3.1%	3.7%
Recent Job Growth	0.4%	1.6%
Future Job Growth	33.9%	33.5%
Sales Taxes	8.3%	6.2%
Income Tax	0.0%	4.6%
Income per Cap.	\$20,581	\$31,177
Household Income	\$45,000	\$57,652
Family Median Income	\$53,816	\$70,850

ESTIMATED TOTAL POPULATION BY AGE



PEOPLE	Giddings, Texas	United States
Population	5,010	321,004,407
Female Population	54.1%	50.8%
Male Population	45.9%	49.2%
Median Age	37.3	37.8
Population - 2010	4,938	308,745,538
Population - 2000	5,105	285,036,114
Population - 1990	4,093	251,960,433
Pop. 2000 to Now	-1.9%	12.6%
Pop. 1990 to Now	22.4%	27.4%
Population Density	949.4	90.9
Land Area	5.3	3,531,905.4
Water Area	0.0	264,836.8
RACE		
White	40.7%	61.5%
Black	18.0%	12.3%
Asian	0.2%	5.3%
Native American	0.0%	0.7%
Hawaiian, Pacific Islander	0.0%	0.2%
Other Race	0.2%	0.2%
Two or More Races	1.7%	2.3%
Hispanic	39.2%	17.6%

MARRIAGE & FAMILY		
Married Population	40.9%	50.2%
Currently Married	40.7%	48.2%
Married but Separated	0.3%	2.0%
Single Population	59.1%	49.8%
Never Married	35.3%	33.1%
Divorced	15.7%	10.9%
Widowed	8.1%	5.8%
Household Size	2.82	2.63
Households	1,700	118,825,921
Family Households	1,232	78,298,703
Married couple, w/children	25.6%	31.1%
Married couple, no children	32.1%	42.3%
Non Family Households	468	40,527,218
Single householder, w/children	24.0%	16.3%
Single householder, no children	18.3%	10.3%

Politics & Voting in Giddings, Texas

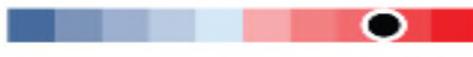
The Political Climate in Giddings, TX is Somewhat conservative. Lee County, TX is Moderately conservative. In Lee County, TX 20.9% of the people voted Democrat in the last presidential election, 76.2% voted Republican, and the remaining 2.9% voted Independent. Lee county vis Moderately conservative and voted Republican in the previous five Presidential elections. In the last Presidential election, Lee county remained overwhelmingly Republican, 76.2% to 20.9% Texas is Somewhat conservative.

The BestPlaces Liberal/Conservative Index

Giddings, TX is Somewhat conservative



Lee County, Texas is Moderately conservative.



Texas is Somewhat conservative.



Health in Giddings

The health of a city has many different factors. It can refer to air quality, water quality, risk of getting respiratory disease or cancer. The people you live around can also affect your health as some places have lower or higher rates of physical activity, increased alcohol intake, smoking, obesity, and cancer rates.

PHYSICIANS PER CAPITA

There are 30 physicians per 100,000 population in Giddings. The US average is 210 per 100,000 people.

HEALTH COST INDEX

The annual BestPlaces Health Cost Index for the Giddings area is 80.9 (lower=better). The US average is 100.

80.9 / 100

Example: $110 = 10\%$ more expensive than national average.

WATER QUALITY INDEX

The annual BestPlaces Water Quality Index for the Giddings area is 79 (100=best). The US average is 55.
79 / 100

Note that this is a measure of Watershed quality, not the water that comes from your faucet. The EPA has stated that a healthy watershed is closely related to drinking water quality. The EPA has a complex method of measuring watershed quality using 15 indicators such as pH, chemicals, metals, and bacteria.

SUPERFUND INDEX

The annual BestPlaces Superfund Index for the Giddings area is 98 (100=best). The US average is 87.
98 / 100

The EPA's Superfund program is responsible for cleaning up some of our nation's most contaminated land. Our index is based on the number of active Superfund sites (over 15,000 in the United States), with particular attention paid to those on the National Priorities List which pose the greatest health danger.

COMMUTE TIME

Commuting can effect your health. The average person in Giddings commutes 25.7 minutes one-way, which is shorter than the US average of 26.4 minutes.

The typical American commute has been getting longer each year since 2010. The average one-way commute in Giddings takes 25.7 minutes. That's shorter than the US average of 26.4 minutes.

How people in Giddings get to work:

- 77.6% drive their own car alone
- 14.3% carpool with others
- 7.2% work from home
- 0.0% take mass transit

AIR QUALITY INDEX

The annual BestPlaces Air Quality Index for the Giddings area is 70 (100=best). The US average is 58.
70 / 100

This is based on new measures of hazardous air pollutants from the EPA, called the National Air Toxics Assessment. This analysis models respiratory illness and cancer risk down to the zip code level, providing better detail and insight than the previous analysis based solely on results from air monitoring stations.

Housing in Giddings, Texas

The median home cost in Giddings is \$137,600. Home appreciation the last 10 years has been 35.1%. Home Appreciation in Giddings is up 6.4%.

Average Age of Homes

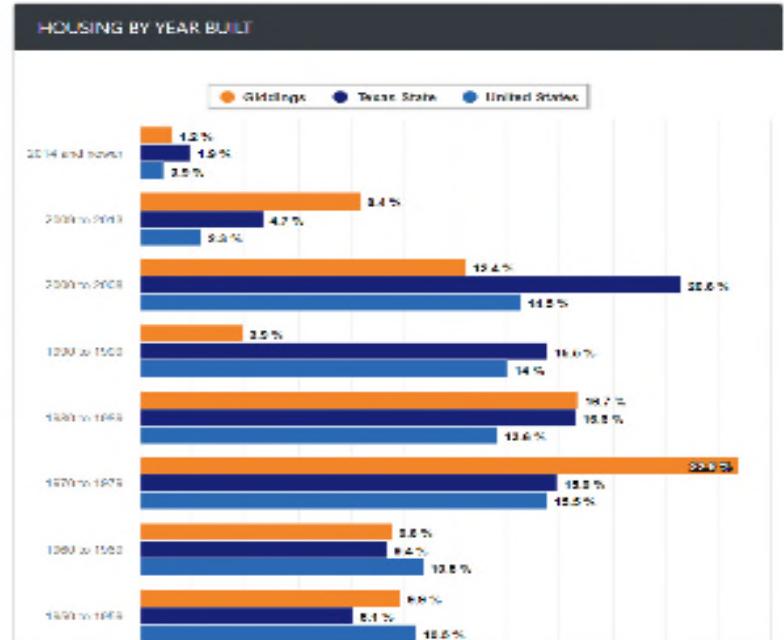
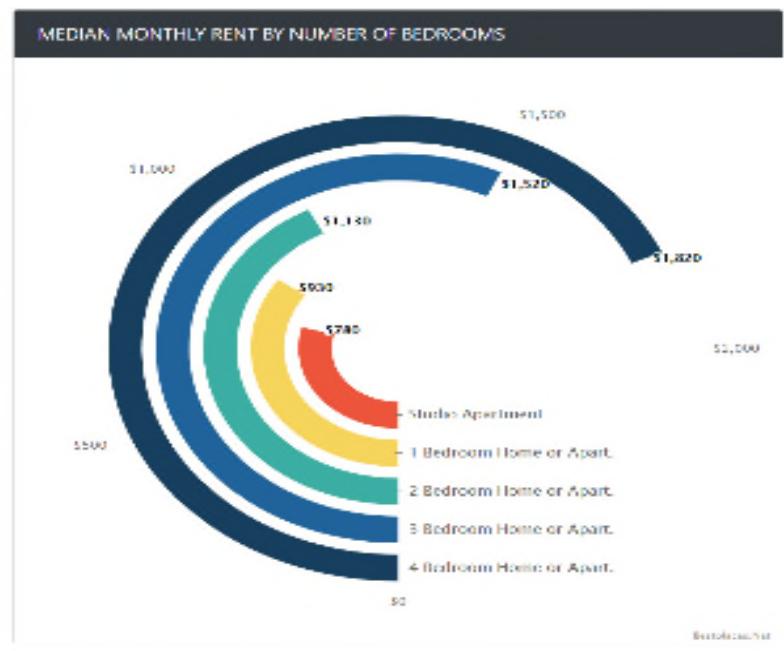
- The median age of Giddings real estate is 40 years old

The Rental Market in Giddings

- Renters make up 29.5% of the Giddings population
- 2.4% of houses and apartments in Giddings, are available to rent

Sales Tax Can Be Used To Fund Affordable Housing: Housing where the occupant is paying no more than 30 percent of gross income for housing costs – mortgage; taxes, insurance and utilities.

Housing (with or without rehabilitation) qualifies as affordable if it (1) is purchased by a low-income, first-time home buyer who will make the housing his or her principal residence; and (2) has a sale price that does not exceed the mortgages limit for type of single family housing for the area under HUD's single family insuring authority under the National Housing Act



HOUSING	Giddings, Texas	United States
Median Home Age	40	40
Median Home Cost	\$137,600	\$231,200
Home Appr. Last 12 months	6.4%	6.7%
Home Appr. Last 5 yrs.	33.9%	35.6%
Home Appr. Last 10 yrs.	35.1%	27.4%
Property Tax Rate	\$15.28	\$11.78
Property Taxes Paid	\$2,103	\$2,724
Homes Owned	46.1%	56.0%
Housing Vacant	16.7%	12.2%
Homes Rented	37.2%	31.8%
VACANT HOUSING		
Vacant For Rent	2.4%	2.1%
Vacant Rented	1.2%	0.5%
Vacant For Sale	3.0%	1.0%
Vacant Sold	1.4%	0.5%
Vacant Vacation	1.2%	4.0%
Vacant Other	7.5%	4.2%
VALUE OF OWNER-OCCUPIED HOUSING		
Less Than \$20,000	4.4%	3.5%
\$20,000 to \$39,999	3.5%	3.1%
\$40,000 to \$59,999	10.3%	3.9%
\$60,000 to \$79,999	5.6%	5.4%
\$80,000 to \$99,999	14.7%	6.3%
\$100,000 to \$149,999	36.8%	14.7%
\$150,000 to \$199,999	12.6%	14.6%
\$200,000 to \$299,999	11.5%	18.7%
\$300,000 to \$399,999	0.6%	11.0%
\$400,000 to \$499,999	0.0%	6.2%
\$500,000 to \$749,999	0.0%	7.0%
\$750,000 to \$999,999	0.0%	2.7%
\$1,000,000 to \$1,499,999	0.0%	1.5%
\$1,500,000 to \$1,999,999	0.0%	0.5%
\$2,000,000 and over	0.0%	0.7%