

# Data Form Submitted Sep 13, 2020

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Template: Complete Data Form



## SUMMARY

### Welcome

- This Project represents **An EXISTING Business Currently Operating in your Community.**

### Current Operations

- The Project has a site at **2122 W Park Row Dr, Arlington, TX 76013, USA** that we **Lease**. Current lease ends at **June 2022**
- The Project occupies **150,000** square feet with uses including **Office and Warehouse**
- The primary NAICS code associated with the current operation is **561499 All Other Business Support Services**
- We currently employ **65** people in the community with an average salary of **\$60,000**
- The market value of the Project's current property is:
  - Land: **\$0**
  - Buildings: **\$1,500,000**
  - FF&E: **\$2,000,000**
  - Inventories: **\$4,000,000**
- The Project currently supports:
  - **\$75,000** in annual Taxable Purchases
  - **\$3,000,000** in annual Taxable Sales
  - **50** Local Hotel Nights

### Expansion

- The Project's Plans include **Lease space - build to suit** with an anticipated lease length of **10 Years** years
- The Project will break ground on **March 2021** and begin operation on **March 2022**
- The Project is considering a site at **2122 W Park Row Dr, Arlington, TX 76013, USA** and requires the following site requirements: **Highway Access and Loading Areas**
- The Project desires **250,000** total square feet of space with uses to include **Manufacturing**
- The primary NAICS code associated with this Project is **322121 Paper (except Newsprint) Mills**
- The Project will create **250** jobs in the community and pay salaries/earnings of **\$45,000**
- The Company **will** provide benefits for its workers. Benefits will be valued at **\$12,500** per year Eligibility requirements for benefits include **Must be employed 90 days before health insurance coverage begins.**
- Land acquisition and capital investment will total **\$45,000,000**
- This Project will support **\$8,000,000** in annual Inventories
- This Project will support **\$0** in annual Taxable Purchases or Sales
- This Project will support **0** Local Hotel Nights

### Supporting Details

- Additional background **was** provided.
- **0** document(s) uploaded.


### Company

- The Company's information is as follows:
  - **Dunder Mifflin**
  - **1345 6th Ave, New York, NY 10105, USA**
  - **Sabre, Inc**
  - **www.dundermifflin.com**
- The Company's background is as follows:
  - Year Established: **1949**
  - State of Formation: **New York**
  - Business Structure: **C Corp**
  - Ownership: **Public**
- Questions regarding the Project will be directed to:
  - **Michael Scott**
  - **Regional Manager**
  - **555-555-5555**
  - **Michael@DunderMifflin.com**

LET'S GET STARTED WITH THE BASICS

My name is Michael Scott

My email address is Michael@DunderMifflin.com

I am an employee of the business 

HELP US UNDERSTAND YOUR PROJECT

My project represents...

A **NEW** Business or  
Development to your  
Community

An **EXISTING** Business  
Currently Operating in  
your Community.

CURRENT OPERATIONS - SITE

CURRENT SITE ADDRESS  
2122 W Park Row Dr, Arlington, TX 76013, USA

- OWN
- LEASE
- OTHER

DATE CURRENT LEASE ENDS  
June 2022

CURRENT OPERATIONS - SQUARE FOOTAGE


How much space do you currently occupy?

USE	CURRENT SF
MANUFACTURING	0
OFFICE	50,000
RETAIL	0
WAREHOUSE	100,000
TOTAL	150,000

CURRENT OPERATIONS - PRODUCT & INDUSTRY

Tell us what the Company produces.

SERVICE OR PRODUCT PRODUCED AT LOCAL SITE  
paper sales

PRIMARY NAICS CODE   
561499 All Other Business Support Services

CURRENT OPERATIONS - JOBS & SALARIES

Tell us about your current employment level

NUMBER OF EXISTING EMPLOYEES WORKING AT THE COMPANY'S LOCAL FACILITY

65

AVERAGE ANNUAL SALARIES PAID TO EXISTING EMPLOYEES

\$60,000

CURRENT OPERATIONS - PROPERTY

Identify the market value of the Company's taxable property currently on the tax rolls.

PROPERTY TYPE	MARKET VALUE
LAND	\$0
BUILDINGS & OTHER REAL PROPERTY IMPROVEMENTS	\$1,500,000
FURNITURE, FIXTURES, & EQUIPMENT	\$2,000,000
TAXABLE INVENTORIES	\$4,000,000
<b>TOTAL</b>	<b>\$7,500,000</b>

CURRENT OPERATIONS - OTHER ACTIVITY

Tell us about other levels of current activity

CURRENT ANNUAL TAXABLE PURCHASES ⓘ

\$75,000

CURRENT ANNUAL TAXABLE SALES ⓘ

\$3,000,000

CURRENT ANNUAL HOTEL NIGHTS SUPPORTED

50

EXPANSION PLANS

Do you plan to hire more workers or make additional capital investments?

**YES**, an Expansion is planned

**NO**, an Expansion is not planned

PLANS

Does the Project involve leasing or owning property?

PROJECT PLANS

- LEASE SPACE WITH RENOVATIONS
- LEASE SPACE - BUILD TO SUIT
- LAND PURCHASE AND CONSTRUCTION OF A NEW BUILDING
- PURCHASE OF EXISTING BUILDING(S) WITH RENOVATIONS
- ADDITION TO EXISTING BUILDING(S) ALREADY OWNED
- OTHER

LEASE TERM IN YEARS (IF APPLICABLE)

10 Years

TIMELINE

Help us understand your timeline.

DATE YOU PLAN TO BREAK GROUND OR BEGIN RENOVATIONS

March 2021

DATE YOU PLAN TO BEGIN LOCAL OPERATIONS

March 2022

SITE

Tell us about the site under consideration.

SITE ADDRESS, IF KNOWN

2122 W Park Row Dr, Arlington, TX 76013, USA

DESCRIBE ANY SPECIAL SITE REQUIREMENTS

Highway Access and Loading Areas

SQUARE FOOTAGE

Help us understand the Project's space requirements.

USE	SQUARE FOOTAGE
MANUFACTURING	250,000
OFFICE	0
RETAIL	0
WAREHOUSE	0
TOTAL	250,000

PRODUCTS & INDUSTRY

Tell us what the Company produces.

SERVICE OR PRODUCT TO BE PRODUCED AT LOCAL SITE

MAIN SERVICE OR PRODUCT PRODUCED COMPANYWIDE

PRIMARY NAICS CODE 

322121 Paper (except Newsprint) Mills

JOBS

How many jobs will the Project create?

YEAR	NEW JOBS ADDED
1	100.0
2	100.0
3	50.0
4	0.0
5	0.0
<b>TOTAL</b>	<b>250.0</b>

SALARIES

How much will workers earn?

YEAR	AVG ANNUAL SALARY	PERCENT ANNUAL INCREASE
1	\$45,000	2.0%
2	\$45,900	
3	\$46,818	
4	\$47,754	
5	\$48,709	

**JOB & SALARY DETAIL**

Provide details about the positions you will add and the salaries to be paid.

**Employment Detail**

JOB POSITION	NUMBER OF EMPLOYEES	AVERAGE SALARY	TOTAL ANNUAL SALARY
Plant Managers	15	\$100,000	\$1,500,000
Laborers	185	\$40,000	\$7,400,000
Service Techs	50	\$47,000	\$2,350,000
	0	\$0	\$0
	0	\$0	\$0
	<b>250</b>		<b>\$11,250,000</b>

**Overall Average Annual Salary: \$45,000**

**BENEFITS**

Tell us about the benefits offered by the Company.

INDICATE WHICH BENEFITS ARE OFFERED BY THE COMPANY.

- PAID TIME OFF
- HEALTH INSURANCE
- OTHER INSURANCE (DENTAL, VISION, LIFE, OR DISABILITY)
- RETIREMENT
- TUITION REIMBURSEMENT
- OTHER

AVERAGE ANNUAL VALUE OF EMPLOYER-PROVIDED BENEFITS  
\$12,500

DESCRIBE ELIGIBILITY REQUIREMENTS FOR BENEFITS  
Must be employed 90 days before health insurance coverage begins.

**CAPITAL INVESTMENT**

How much will be invested in the community?

YEAR	LAND	BUILDINGS & OTHER		TOTAL
		REAL PROPERTY IMPROVEMENTS	FURNITURE, FIXTURES, & EQUIPMENT	
1	\$0	\$30,000,000	\$15,000,000	\$45,000,000
2	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$0</b>	<b>\$30,000,000</b>	<b>\$15,000,000</b>	<b>\$45,000,000</b>

**INVENTORIES**

Will the Project include taxable business inventories?

YEAR	INVENTORIES	PERCENT ANNUAL INCREASE
1	\$8,000,000	2.0%
2	\$8,160,000	
3	\$8,323,200	
4	\$8,489,664	
5	\$8,659,457	

**TAXABLE PURCHASES OR SALES**

Indicate the amount of taxable purchases or sales that will be subject to local sales tax, if any.

YEAR	TAXABLE PURCHASES	TAXABLE SALES
1	\$0	\$0
2	\$0	\$0
3	\$0	\$0
4	\$0	\$0
5	\$0	\$0
<b>% INCREASE</b>	2.0%	2.0%

**HOTEL NIGHTS & VISITORS**

Will the Project have an impact on local hotels?

YEAR	HOTEL NIGHTS	HOTEL DAILY RATE	GENERAL VISITOR SPENDING PER HOTEL NIGHT
1	0.0	\$125	\$50
2	0.0	\$128	\$51
3	0.0	\$130	\$52
4	0.0	\$133	\$53
5	0.0	\$135	\$54
<b>% INCREASE</b>	0.0%	2.0%	2.0%

**ADDITIONAL PROJECT BACKGROUND**

Please provide any additional background that would be helpful in reviewing the Project.

ADDITIONAL BACKGROUND  
 Applying for a property tax abatement.

## ATTACH DOCUMENTS

Please attach supporting documentation that may be helpful in reviewing your project.

### DOCUMENTS

No Documents  
Drag and drop files onto this area to upload them.

## COMPANY INFO

Tell us about the Company.

### COMPANY NAME

Dunder Mifflin

IS COMPANY NAME CONFIDENTIAL?

YES  NO

### COMPANY HEADQUARTERS ADDRESS

1345 6th Ave, New York, NY 10105, USA

### NAME OF PARENT COMPANY, IF APPLICABLE

Sabre, Inc

### COMPANY WEBSITE

www.dundermifflin.com

## COMPANY BACKGROUND

Tell us about the Company.

### YEAR ESTABLISHED

1949

### STATE OF FORMATION

New York

BUSINESS STRUCTURE

C Corp

OWNERSHIP

PUBLIC  PRIVATE



## EMPLOYMENT DISTRIBUTION

Help us understand the distribution of the Company's current worldwide employment.

WORKERS EMPLOYED IN THE STATE

100

WORKERS EMPLOYED IN THE USA

1,000

WORKERS EMPLOYED WORLDWIDE

1,000

## POINT OF CONTACT

Who should we contact regarding questions about the Project?

NAME

Michael Scott

TITLE

Regional Manager

PHONE NUMBER

555-555-5555

EMAIL

Michael@DunderMifflin.com