



Company Background:

- Founded in 1993
- Envases Group is a privately held, Mexico-based manufacturer of global packaging solutions.
- The company is family owned with 66 production facilities & 7 distribution centers operating on 4 continents.
- Envases has grown through both acquisition and organic growth.
- A diversified company offering products across different industries:
 - Steel & High-density plastic containers
 - Plastic bottles, jars & pre-forms
 - Aluminum beverage cans

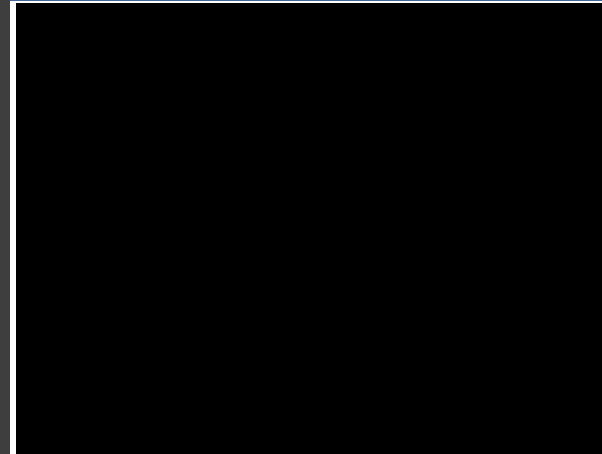
Envases – focused on sustainability

- Envases will utilize USA made aluminum in its production process, sourcing domestically reduces transit impacts.
- Aluminum is 100% recyclable, forever.
- Envases uses its R&D capabilities to optimize packaging designs for consumers while reducing material consumption.



Project Background:

- The Waco project represents the company's first US aluminum greenfield project.
- Waco became a community of consideration due to its proximity to I-35, education assets both university and technical.
- The company projects 121 new jobs created within 2 years.
- 60 acre tract in Texas Central Park, 450,000+ SF Facility





Future Home of Envases in Waco

- 60.8 acre tract
- Located in Texas Central Park
- Site provides space to accommodate future growth
- Waco Industrial Foundation provided incentivized land pricing
- Construction commence 1Q2021



Envases Commerce LLC, IZ Texas LLC, subsidiaries of Envases Group

Investment Overview:

- 450,000 SF New Construction
- \$100M Capital Investment
 - Real Property: \$35M
 - Personal Property: \$65M
- Jobs: 121 by end of year 2
(113 @ \$15+/hr., 8 @ min. \$12+/hr.)
- Avg. Wage: \$44,500, plus benefits at full employment

Incentive Overview:

- **WMCEDC Grant: \$4,000,000**
 - Joint agreement with IZ and Envases
 - Grant will support property acquisition cost offset up to \$2,000,000
 - \$2,000,000 for reimbursement of infrastructure improvements and extensions to site, job creation expenses
- **Business Grant:**
 - Joint agreement with IZ and Envases for 10 year Real and Personal Property Business Grant at 50%



Machining Mechanics
Machinists
Production
Management & Supervisory
Distribution
Finance
Administration
Generalists

A highly skilled workforce

- Envases' workforce will be comprised of professional and technical positions
- Avg. Salary \$44,500 at full employment



Envases Commerce LLC, IZ Texas LLC - continued

Local Incentive Analysis:

WMCEDC Grant:

\$4,000,000

Business Grant:

10 years @ 50% for real and personal property improvements

- Envases – BPP & Jobs
- IZ – Land and Building

TEZP Designation:

City of Waco nomination of company for state sales tax reimbursement on consumables

| VALUE OF PUBLIC SUPPORT UNDER CONSIDERATION | | | |
|---|--------------------|--------------------|--------------------|
| | BUSINESS GRANT | WMCEDC | TOTAL |
| City of Waco | \$2,900,159 | \$2,000,000 | \$4,900,159 |
| McLennan County | \$1,813,152 | \$2,000,000 | \$3,813,152 |
| Midway ISD | \$0 | \$0 | \$0 |
| McLennan Community College | \$0 | \$0 | \$0 |
| Total | \$4,713,311 | \$4,000,000 | \$8,713,311 |

| SUMMARY OF ECONOMIC IMPACT OVER 10 YEARS IN CITY OF WACO | | | |
|--|--------------|--------------|---------------------|
| IMPACT | DIRECT | SPIN-OFF | TOTAL |
| Jobs | 121.0 | 129.0 | 250.0 |
| Annual Salaries/Wages | \$5,384,500 | \$4,865,973 | \$10,250,473 |
| Salaries/Wages over 10 Years | \$58,958,773 | \$53,281,043 | \$112.24M |
| Taxable Sales/Purchases in City of Waco | \$35,565,143 | \$4,662,091 | \$40,227,234 |

Envases Commerce LLC, IZ Texas LLC - continued

Incentive Analysis:

WMCEDC Grant:

\$4,000,000 (Contract through 2026)

Business Grant:

10 years @ 50% for real and personal property improvements (Contract through 2023-2032)

TEZP Designation: state sales tax reimbursement on consumables

WMCEDC Recommendation:

WMCEDC recommends a grant of \$4M to property acquisition cost offset, reimbursement for infrastructure improvements and extensions to site, with any balance paid based on job creation expenses. Staff proposes a term of 6 years.

WMCEDC ROI & Payback Analysis

| | ALLOCATION AMOUNT | PER JOB | RATE OF RETURN | PAYBACK PERIOD |
|-----------------|--------------------|-----------------|----------------|----------------|
| City of Waco | \$2,000,000 | \$16,529 | 32.6% | 2.0 Yrs |
| McLennan County | \$2,000,000 | \$16,529 | 20.2% | 3.8 Yrs |
| Total | \$4,000,000 | \$33,058 | 26.4% | 2.7 Yrs |

JOBS



425.6 Total
206.0 Direct
219.6 Spin-off

RESIDENTIAL DEV.



11.9 Homes
79.6 Relocations

SALARIES



\$40,547 Avg
\$44,000 Direct
\$37,308 Spin-off