

# Mayor and Council Communication

DATE: 06/24/25

M&C FILE NUMBER: M&C 25-0583

LOG NAME: 17WISTRON\_TA

## **SUBJECT**

(CD 10) Conduct Public Hearing and Adopt Ordinance Designating Tax Abatement Reinvestment Zone No. 113 and Tax Abatement Reinvestment Zone No. 114. Authorize Execution of a Ten-Year Tax Abatement Agreement with Wistron InfoComm (USA) Corporation, its Parent Company, or an Affiliate, for Development of Two Electronics Manufacturing Facilities to be Located on Properties at 15200 Heritage Parkway, Fort Worth, Texas and at 14601 Mobility Way, Fort Worth, Texas, Both in Denton County, in Tax Abatement Reinvestment Zones 113 and 114, Respectively

(PUBLIC HEARING - a. Staff Available for Questions: Cherie Gordon; b. Public Presentations; c. Council Action: Close Public Hearing and Act on M&C)

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## **RECOMMENDATION:**

It is recommended that the City Council:

1. Conduct a public hearing concerning the designation of Tax Abatement Reinvestment Zone No. 113 and Tax Abatement Reinvestment Zone No. 114, City of Fort Worth, Texas, Denton County, for properties located at 15200 Heritage Parkway and 14601 Mobility Way, respectively, for the development and operation of electronics manufacturing facilities for Wistron InfoComm (USA) Corporation, Parent Company, or an Affiliate;
2. Authorize the execution of a ten-year tax abatement agreement with Wistron InfoComm (USA) Corporation, parent company, or affiliate for the development and operation of two electronics manufacturing facilities to be located on properties at 15200 Heritage Parkway, Fort Worth, Texas and at 14601 Mobility Way, Fort Worth, Texas both in Denton County, in Tax Abatement Reinvestment Zones 113 and 114, respectively; and
3. Find that the terms of, and the property subject to, the Tax Abatement Agreement meet the criteria and guidelines set forth in the City of Fort Worth's General Tax Abatement Policy (Resolution No. 5709-02-2023).
4. Find that the intended improvements, which are set forth in more detail below, are feasible and practical and would be a benefit to the land to be included in Tax Abatement Reinvestment Zone No. 113 and Tax Abatement Reinvestment Zone No. 114 and to the City after the expiration of any tax abatement agreements; and
5. Adopt the attached ordinance designating Tax Abatement Reinvestment Zone No. 113 and Tax Abatement Reinvestment Zone No. 114, City of Fort Worth, Texas, pursuant to and in accordance with Chapter 312 of the Texas Tax Code.

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## **DISCUSSION:**

The purpose of this Mayor and Council Communication is to approve a tax abatement for the development of two electronics manufacturing facilities.

Wistron InfoComm (USA) Corporation (Company), is a wholly owned subsidiary of Wistron Corp, a Taiwanese company specializing in manufacturing and designing electronics, with U.S. headquarters in San Jose, California. Company is proposing to develop two new facilities in Fort Worth. Site 1 at 15200 Heritage Parkway, Fort Worth, Texas is approximately 19.56 acres with a building of at least 324,400 square feet (Project Site 1). Site 2 at 14601 Mobility Way, Fort Worth, Texas is approximately 42.94 acres with an approximately 766,994 square foot building (Project Site 2).

In order to facilitate investment in the Company's facilities at Project Site 1 and Project Site 2, the City proposes to enter into a Tax Abatement Agreement with Wistron InfoComm (USA) Corporation, its parent company, or an affiliate. The tax abatement will be tied to the amount of investment made by the Company and satisfaction of other project and spending requirements, as follows:

### **Investment and Company Commitments at Project Site 1:**

1. Company must expend a minimum of \$80,000,000.00 in total construction costs for real property improvements at the Project Site on or before June 30, 2026;
2. Company must install taxable business personal property (BPP) that is new to the City at the Project Site having a minimum taxable appraised value of \$411,000,000.00 by January 1, 2027;
3. Company will forfeit abatement if the total investment for real property improvements and BPP is not timely met. The agreement will permit up to a 12-month extension of the completion deadline by administrative approval; and
4. Company must provide a minimum of 634 additional full-time jobs at Project Site 1 on or before December 31, 2026, and maintain that level for the duration of the agreement, with average salary of at least \$63,000.00. The annual abatement will be forfeited for any year in which the minimum number of 634 full-time jobs or in which a \$63,000.00 average salary minimum is not met.

### **Investment and Company Commitments at Project Site 2:**

1. Company must expend a minimum of \$32,000,000.00 in total construction costs for real property improvements at the Project Site on or

**Additional Information Contact:** Cherie Gordon 6053