

2008 Announced Projects in Waco



L-3 Integrated Systems broke ground on December 3 for a new 87,000 sq ft, \$10 million hangar. The company, located in the Waco International Aviation Park, is Waco's largest industrial employer. The expansion will create 100 new jobs in Waco and be complete late spring 2009.



White Plains, N.Y.-based Seavest has broken ground for the construction of two medical office buildings on the campus of Hillcrest Baptist Medical Center in Waco. Hillcrest Community Medical Office Building, is a three-story, 107,000-square-foot facility that will serve the adjacent Hillcrest Community Hospital. Hillcrest Women's & Children's Medical Office building is a two-story, 59,000-square-foot medical office building that will serve the adjacent Hillcrest Women's & Children's Hospital. Seavest is partnering with Lillibridge Health Care Services for the project, and will develop and own both properties. Completion is scheduled for summer 2009.



Environmental Quality Management Associates (EQMA) in Waco, TX, received a pre-seed award of \$250,000 from the Texas Emerging Technology Fund (ETF). EQMA received the award for the commercialization of its proprietary processes that transform waste from agriculture and other industry operations to fermentable sugars, which may be used to generate a variety of products, including alternative fuels. Baylor University is creating the business plan and Texas A&M and Tarleton State Universities will be responsible for assessing the efficacy of the program. EQMA is currently building their first research and pilot production plant in McGregor.



PK Capital and Clearview, a data management firm, announced plans to locate a data center in downtown Waco. Renovation of a 42,000 sq. ft. building will include approximately 20,000 sq. ft. of raised floor space. The project brings an estimated \$28 million in new investment to downtown Waco. The project anticipates creating half a dozen technology jobs and providing a new resource for businesses.



SC2, a supply chain company, opened in Waco in August. The company located in approximately 60,000 sq. ft. at 600 General Parkway. Initial operations include painting and woodworking capabilities, with the ability to expand into other supply chain services.



Sandy Creek Energy Associates LP began construction in August that it would begin construction of a 900-megawatt Sandy Creek Power Plant in Riesel at a cost of over \$1 billion. The plant is expected to begin operation in 2012 and will generate electricity for over 100,000 Texas homes and businesses. Sandy Creek Energy is a joint venture between Houston-based Dynergy Inc. and New Jersey-based LS Power group.



RTL broke ground August 15 on a wind tower plant in McGregor, Texas. Expected to open in January, the factory will start with 75 employees and could expand to 250. The company plans to make towers used to support the turbines and blades in West Texas wind farms. By shipping in raw steel by rail and transporting the towers by truck to West Texas via Highway 84, company officials believe they can compete with products produced in the Asia. The plant will manufacture one 225-ton tower a day.



Associated Hygienic Products LLC (AHP) announced in August plans to build and operate a new 250,000 sq. ft disposable baby diaper manufacturing and distribution facility in Waco. The facility, to be located in Texas Central Park, represents at \$41 million investment and will begin operations with 115 employees.



ALLERGAN

Allergan announced in April plans to spend \$50 million to \$200 million on technological improvements at its Waco plant over the next three to five years. Allergan is an international maker of health-care products that employs more than 500 at its Mars Drive facility. Locally, the company produces an array of eye- and skin-care products for prescription and over-the-counter sales. The new technology improvements will not create many new jobs. The company may need to enlarge the plant to make room for the new equipment.



Texas Machine-Tool International broke ground March 2008 on a new 24,000 square foot manufacturing facility in the Bellmead Industrial Park in the Town of Bellmead. TMI designs, manufactures and refurbishes machine tool equipment. The company will invest \$1.83 million and hire ten new employees in addition to the current twelve.



Dakota Hardwoods

Dakota Hardwoods established a new 20,000 square foot office and distribution facility in Waco in March. The company will sell and distribute premium hardwood products to fabricators and builders. The company invested over \$500,000 and expects to employ 8 people in the operation.



Austin Avenue Flats broke ground March 5 in Waco Town Square. The Austin Avenue Flats at Waco Town Square will consist of 45 single-story loft residences. Waco Town Square is a 17-acre, \$60 million mixed-use development to help revitalize downtown at Heritage Square.



Tractor Supply Company broke ground February 6 on the expansion of its distribution center on Interstate 35, more than doubling the size of its current facility. The \$10.2-million project will substantially increase their workforce and bring the size of the center at 2801 Corporation Parkway from 305,000 square feet to 654,221 square feet. The Tractor Supply Distribution Center has been located in Waco for 10 years and relocated to its current center in 2003.



Geochemical Technologies Corporation relocated to Waco from Denver, Colorado in January 2008. GTC is a technical consulting firm that specializes in projects requiring expertise in aqueous and isotopic geochemistry. Geochemical focus areas include environmental chemistry, contamination impacts of the minerals and energy industries, surface water recharge, ground water migration, solute transport, and water source investigations. The principal, R.L. Bassett, Ph.D., has research and project consulting experience with clients in industry; federal, state, and county governments; universities and national laboratories. The firm has its office and isotope laboratory in Waco, Texas.



Caterpillar Logistics Services, Inc. (Cat Logistics), a wholly owned subsidiary of Caterpillar Inc., announced plans January 28 to open a new parts distribution center in Waco, Texas. The new facility marks the beginning of a multiyear expansion and enhancement of the Caterpillar service parts distribution network throughout North America. The more than 750,000-square-foot facility will employ between 140 and 180 people, increase network capacity and provide primary aftermarket parts support to six Caterpillar dealers in North America. Once operational, the new facility will replace the smaller regional distribution centers in Dallas, Texas, and Kansas City, Missouri, while increasing total warehouse capacity.

2007 Announced Projects in Waco



Cincinnati-based Convergys announced plans in 2007 to locate a call center in the anchor 52,000 square foot building in McGregor Industrial Park in McGregor, Texas. Convergys **opened in spring 2008** with plans to employ up to 400 people by year-end.



Caterpillar Inc. announced Feb. 2 that it will establish a logistics center in Waco. From this location, the company will distribute its machine work tools and related attachments. The 975,000-square-foot facility will provide Caterpillar additional capacity to serve a growing business segment. The facility is expected to create 40 jobs and generate \$7.9 million in capital investments by 2010.



In spring 2007, CenTex Aerospace, Inc. expanded to a 10,000 sqft hanger at Waco Regional Airport. The company offers STC (supplemental type certificate) modifications to improve the performance and utility of many popular personal and business aircraft as well as certification and engineering services to individuals, FBO's, the FAA, OEM's, and other aircraft modification companies. In addition, specialized services ranging from aircraft modifications and flight testing to airplane flight manuals and consulting work are provided.

Wardlaw Claims Service

In April 2007, Wardlaw Claims Service, one of the largest vendors of independent adjusters nationwide, broke ground on a new 42,000 sqft headquarters and training center campus on Texas Central Pkwy. The campus will include Wardlaw's corporate office, a 24,000 sqft training center, and an automotive training facility. **Wardlaw Claims Service opened its new facility in May 2008.**



Wells Fargo Institutional Trust Services, a national leader in investment solutions, expanded its Institutional Trust Services center in June. The group relocated to a 12,000 sqft building to allow for additions to the ITS professional services team. The new location will accommodate 70 new team members and future growth.



The Texas Farm Bureau broke ground on its \$8.5 million conference center in September. The three-story reinforced concrete structure is located on 60 acres. The facility is designed to serve as a base of operations in the event of major disaster. It also will have a state-of-the-art data center and disaster recovery space with stand-alone operation of power, cooling, and battery backup equipment.



TriVan Truck Body, a subsidiary of Intercontinental Truck Body, announced December 5 the establishment of a Texas location in Waco. The multi-million dollar project will create up to 50 jobs and retrofit 35,000-square-feet of manufacturing and office at 3120 Gholson Road. TriVan will produce custom made trailers, truck bodies and enclosures supplying a diverse range of markets including mobile movie, oil well servicing, municipalities, and regular freight hauling.



L-3 Communications Integrated Systems announced December 19 the expansion of its Waco operation to include a wing refurbishment facility. The facility will be used to structurally refurbish wings for P-3 Maritime Patrol and Reconnaissance aircraft. The new wing facility, located on Old Hewitt Road in Texas Central Park, will receive the wings transported via truck from the L-3 plant at Waco's Texas State Technical College Airport. The new facility will employ 40 people initially ramping up to 100 at full capacity.









Coca-Cola Enterprises

Coca-Cola Bottling Company of Waco announced December 20 it will build a new sales and distribution center in Waco, Texas. The approximately 60,000-square-foot facility represents a multi-million dollar investment in the market place and the retention of valued jobs. **Coca-Cola Enterprises broke ground February 13 on its new Waco sales and distribution center.** The Waco-McLennan County Economic Development Corporation, the City of Waco, McLennan County, Waco Industrial Foundation and the Greater Waco Chamber collaborated to support Waco Coca-Cola in securing the new location after the company sustained damages in a 2006 tornado that caused them to seek new facility options.

CATERPILLAR®

Caterpillar Work Tools, Inc. announced in December that the company will launch a multi-million dollar expansion at their Waco production facility, increasing its workforce by nearly 50-percent. Caterpillar Work Tools Waco is a highly-specialized manufacturing operation. The operation has grown to more than 80 employees over the past 2 years. Caterpillar plans to begin hiring 34 new positions in January 2008.

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Company	Project Type	Industry	New Jobs	Investment
 100% Chicken. Naturally™	New	Manufacturing/ Food production	1,300	\$70,000,000
	New	Aviation/ Research		\$600,000
	New/Expansion	Research	20	\$5,000,000
	New	Manufacturing – Home Supplies	60	
	New/Expansion	Product Development	14	
	Expansion	Medical Center	300	\$184,000,000
	Expansion	Senior Retirement Community		\$65,000,000
	New	Logistics Space		