



Volume 1, Issue 1

Spring 2009

President's Message, Artis Johnson

Growth in Hutchins continues.

I get calls almost daily from developers who are interested in locating in Hutchins. Currently, ten development projects are either underway or in the planning stages. One indicator of growth - sales tax revenue, is up for the second month in a row. All of this activity is being achieved in a sluggish economy as our neighboring cities are experiencing stagnant growth and declining sales tax revenue.

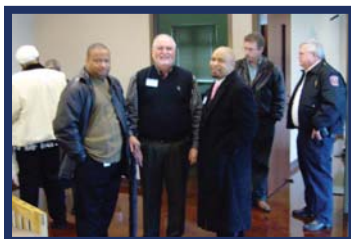
Inside this issue:

| | |
|--|---|
| HEDC and ADESA to have job fair | 2 |
| Sales Tax Revenue Climbs | 2 |
| City Clears Way for Multi-Family Development | 3 |
| Road Construction to begin | 3 |



Mayor Artis Johnson cuts the ribbon to open Fire Station #2

Fire Station #2 grand opening



I was pleased to celebrate with the citizens of Hutchins and the Fire Department the opening of our new fire station on March 13th. What really makes this occasion so remarkable to me is that the \$2.1 million facility was built without any debt. We shredded the mortgage prior to the ribbon cutting to open the facility. This station is critical in keeping up with the growth of the City and keeping our residents safe. Because the station was built with no debt, fire fighters can concentrate on saving lives.

The facility, located at 1525 E. Wintergreen Road is 7,100 square feet and houses Engine 2, Medic 702 and Booster 2. It has enough room to sleep 9 including the shift officer. The station will service the growing area east of the IH-45, the Union Pacific Intermodal area as well as being a back-up for the main fire station at city hall.

(Continued on page 2)

HEDC and ADESA to have job fair

The Hutchins Economic Development Corporation has partnered with ADESA to sponsor a job fair this spring. No date or venue has been finalized but it is anticipated that the event will take place in June. It is anticipated that other Hutchins area businesses will join in the job fair as well. Notification of the job fair will be placed in water bills as well as posted on the Hutchins Economic Development Corporation's website (www.HutchinsEDC.org).

ADESA is one of the country's largest wholesale auto auctions. The company's newest car auction campus is under construction at the intersection of Wintergreen Road and Lancaster-Hutchins Road in Hutchins and is scheduled to open in early August 2009. The facility will include three buildings totaling 200,000 square feet and sits on 175 acres. ADESA anticipates that it will employ more than 300 people. At least half of those employees will be full time when it is fully operational.

Sales Tax Revenue Climbs

Texas Comptroller Susan Coombs reported that sales tax revenue collected on behalf of the City of Hutchins for the first quarter of 2009 was up 38.62 percent. The City received \$425,476 for the first three months of 2009 compared to \$306,918 for the same period last year. Much of the increase in sales tax collected can be attributed to sales tax collected on construction materials at the ADESA auto auction facility and the approval alcohol sales by Hutchins residents last May.

March sales tax revenue was up almost 35 percent over March 2008 with \$132,473 collected. The City of Wilmer reported an 117 percent increase in sales tax collected with \$17,684 received. The drastic increase in Wilmer sales tax collection is a result of the City assessing an additional 1 percent in sales tax to be used for property reduction and economic development beginning in October 2008. Sales tax collections for other neighboring cities include Dallas reporting a 10.91 decrease in sales tax collections; DeSoto's and Duncanville's reporting sales tax collections were down 13.01 percent and 6.01 percent, respectively; and Lancaster realizing a 7.15 percent decrease for March.

In Hutchins, revenue from sales tax is used for property tax reduction; public infrastructure projects such as road improvements, water and sewer lines improvements; economic development; and goes to the City's general fund to help pay for the day-to-day operation of the City.

(Continued from page 1)

The construction of the facility without debt was a good example of community leadership working together to develop a public-private partnership that will benefit everyone. The Allen Group, developers of the Dallas Logistics Hub donated 1.7 acres of land to the City of Hutchins for the development of the fire station. In addition to the donation of land by The Allen Group, the fire station received a cash grant from the Hutchins Economic Development Corporation and the City used existing funds reserved for the station instead of issuing debt.



Fire Station #2

Many people from the community joined us in the celebration. As always, a large group from the Senior Center was present. Also joining us in the ribbon cutting was Leslie Jutzi of The Allen Group, Michael Williams - President and CEO of 3i Construction that built the facility, Mayor Pro Tem Raymond Elmore, P&Z Chairman Harry Gross and Carl Sherman who is DeSoto Mayor Pro Tem and minister at the Church of Christ in Hutchins.

All in all it was a great day for the citizens of Hutchins.

City Clears Way for Multi-Family Development

The Hutchins City Council approved changing the zoning of approximately 16 acres owned by Hutchins Sunrise, LP from Planned Development Residential (PD) to Multifamily (MF).

The measure clears the way for the NRP group to construct an 128 unit multifamily affordable housing complex on the property. Before construction can begin however, the NRP Group must get approval from the Texas Department of Housing and Community Affairs (TDHCA) HOME Investments Partnership Program for 2009 Housing Tax Credits to help finance the project.

The complex, named Mariposa Pointe, will have 1, 2, 3 & 4 bedroom apartments and include amenities such as a community center, playgrounds with picnic areas and a pool. The complex will also be gated and have on-premise security. The estimated cost of the project is \$17.3 million. Pending approval of the project by TDHCA in June, the NRP Group will start construction in March 2010.



The NRP Group has experienced continual growth in the fields of single-family, multi-family and senior housing, as well as commercial and retail properties. In all, the NRP Group has built more than 12,000 multi-family and single-family housing units, with another 500+ planned in 2009. The NRP Group has over 275 years of collective development, construction and property management experience and has been named one of the top 25 Multifamily Developers in the United States.

Road Construction to Begin

Road work on Wintergreen Road and Lancaster-Hutchins Road is scheduled to begin in April.

Wintergreen Road Expansion

The expansion of Wintergreen Road will connect with the overpass project currently under construction at Miller's Ferry Road. The expanded Wintergreen Road begins at the western boundary of the overpass and extends west approximately 3,300 linear feet along the current alignment of Wintergreen Road. The Wintergreen Road Expansion will consist of a four (4) lane concrete divided thoroughfare, curbed, guttered and lighted on a six (6) lane right of way.

Wintergreen Road Extension

Work on the Wintergreen Road Extension will begin at the conclusion the Wintergreen Road Expansion and proceed west approximately 7,000 feet to Lancaster-Hutchins Road. The Wintergreen Road Extension will include the elimination of the "dog leg" near Talco Road. Due to the City's desire to construct a more durable, longer lasting roadway section than an asphalt overlay could yield, the project scope has been modified to include a full reclamation and realignment of the existing road with a five (5) inch pavement surface.

Lancaster-Hutchins Road

Improvements to Lancaster-Hutchins Road include approximately 2,000 linear feet of full depth repair and reclamation of the existing road and the construction of one (1) left turn lane and one (1) deceleration lane at Wintergreen Road and asphalt overlay and spot repair along remaining portions of Lancaster-Hutchins Road south of JJ Lemmon Road.

Water and Sewer Line Improvements

Water and sewer line improvements are also planned in conjunction with the road improvements. A 12-inch water line will be extended from the existing elevated storage tank approximately 2,000 feet along Lancaster-Hutchins Road to Wintergreen Road.

A 15-inch sanitary sewer transmission line will be extended approximately 1,300 feet from an existing sanitary sewer main at the intersection of Lancaster-Hutchins Road and J.J. Lemmon Road. Additionally, a 12-inch sewer line will be extended approximately 8,000 feet from that point south along Lancaster-Hutchins Road from Cleveland Road to Witt Road.

The cost of the projects is about \$5 million and will be completed by the time the ADESA facility opens in August 2009. Funding for the projects will be provided from sales tax revenue and new property taxes generated from the Allen Group and will not impact the City's general fund.