



**CITY COUNCIL
WORKSHOP SESSION MINUTES
APRIL 17, 2024**

PRESENT:

Dr. Christopher Harvey, Mayor

COUNCIL MEMBERS:

Emily Hill, Mayor Pro Tem, Place 1
Anne Weir, Place 2
Maria Amezcua, Place 3
Sonia Wallace, Place 4
Aaron Moreno, Place 5
Deja Hill, Place 6

CITY STAFF:

Scott Moore, City Manager
Scott Dunlop, Development Services Director
Ryan Phipps, Chief of Police
Yalondra Valderrama-Santana, Heritage and Tourism Manager
Chasem Creed, IT Specialist

WORKSHOP SESSION – 5:30 P.M.

With a quorum of the Council Members present, the workshop session of the Manor City Council was called to order by Mayor Harvey at 5:39 p.m. on Wednesday, April 17, 2024, in the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

A. Dalfen Industrial - Manor Downs Industrial Park Annexation and Development

Tyler McElroy with Dalfen Industrial introduced himself and gave a brief summary of Dalfen Industrial's history. He presented the attached PowerPoint presentation.

Topic of discussion:

- Site Plan
- City of Manor Boundaries
- Proposed Howard Lane Extension

- Proposed Future Community Area
- Annexation LOI Terms
- Dalfen Industrial Overview
- Dalfen's History
- Dalfen's Executive Team
- Dalfen's Competitive Advantage

A discussion was held regarding the development of different phases.

A discussion was held regarding the name of the site development.


There was no further discussion, and no action was taken.

ADJOURNMENT

The Manor City Council Workshop Session Adjourned at 6:00 p.m. on Wednesday, May 1, 2024.

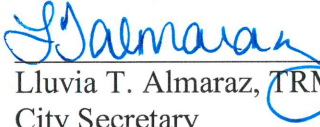
The Manor City Council approved these minutes on May 1, 2024.

APPROVED:



Dr. Christopher Harvey
Mayor

ATTEST:



Lluvia T. Almaraz, TRMC
City Secretary



Manor Downs Industrial Park Annexation into the City of Manor

Dalfen
INDUSTRIAL



April 2024

Site Plan

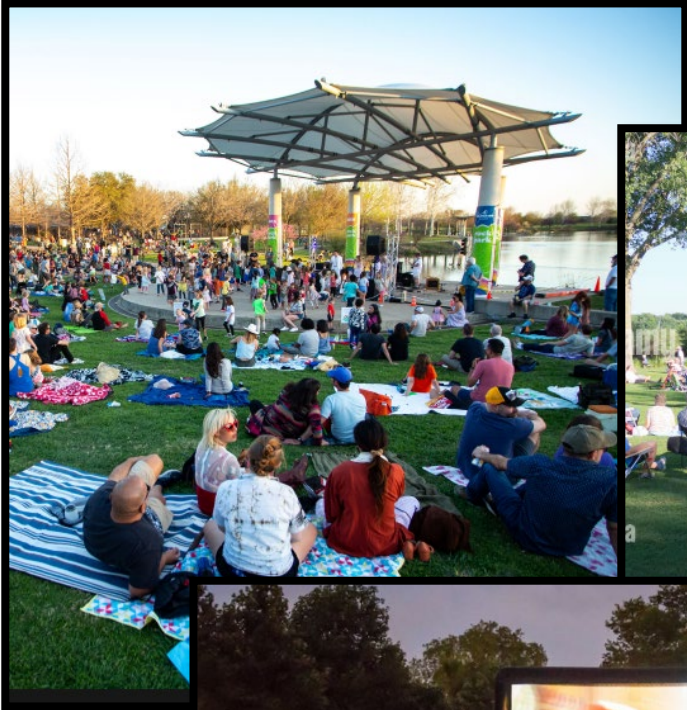
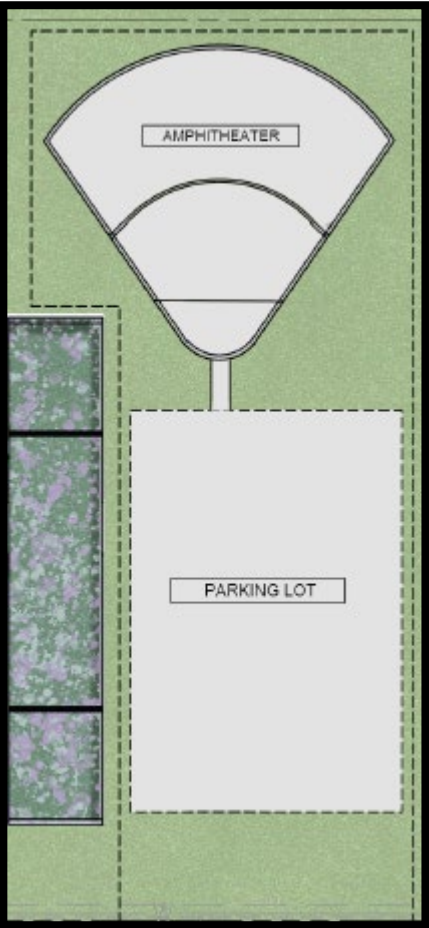
Dalfen Industrial is proposing the annexation of 1,247,560 SF of industrial space, across 6 buildings, into the City of Manor



City of Manor Boundaries



Proposed Future Community Area (to be developed by City of Manor)



Annexation LOI Terms

1. **Taxes Abatement** – The City will review a tax abatement for the property once the results of the Economic Impact Study are available.
2. **Wetland/Environmental Features** – The City will acknowledge that it has reviewed the environmental report (the “Bowman Report”) provided by Bowman Consultants and accepts the findings of The Bowman Report. The City will acknowledge there are no other environmental features that will affect permitting or the development other than those defined in the Bowman Report.
3. **Cut/Fill** – The City will acknowledge there are no restrictions to the amount of cut/fill required to develop the site.
4. **Floodplain** – The City will acknowledge that there is no active floodplain on the property as defined in the FEMA flood maps.
5. **TIA** – The City will acknowledge that a TIA is not necessary given the amount of road improvements included by the Property. The City agrees to allow the Owner to dedicate the North-South connector road to the city after completion and acceptance of the road.
6. **Sewer** – The City will, in the event that the Property is released/removed from the City of Austin wastewater service area, provide wastewater through the City as defined in the feasibility study (the “Feasibility Study”).
7. **Permit Review** – The City will expedite permit review for the project and agree to provide approval to begin grading no later than 90 days after approval of the Annexation.

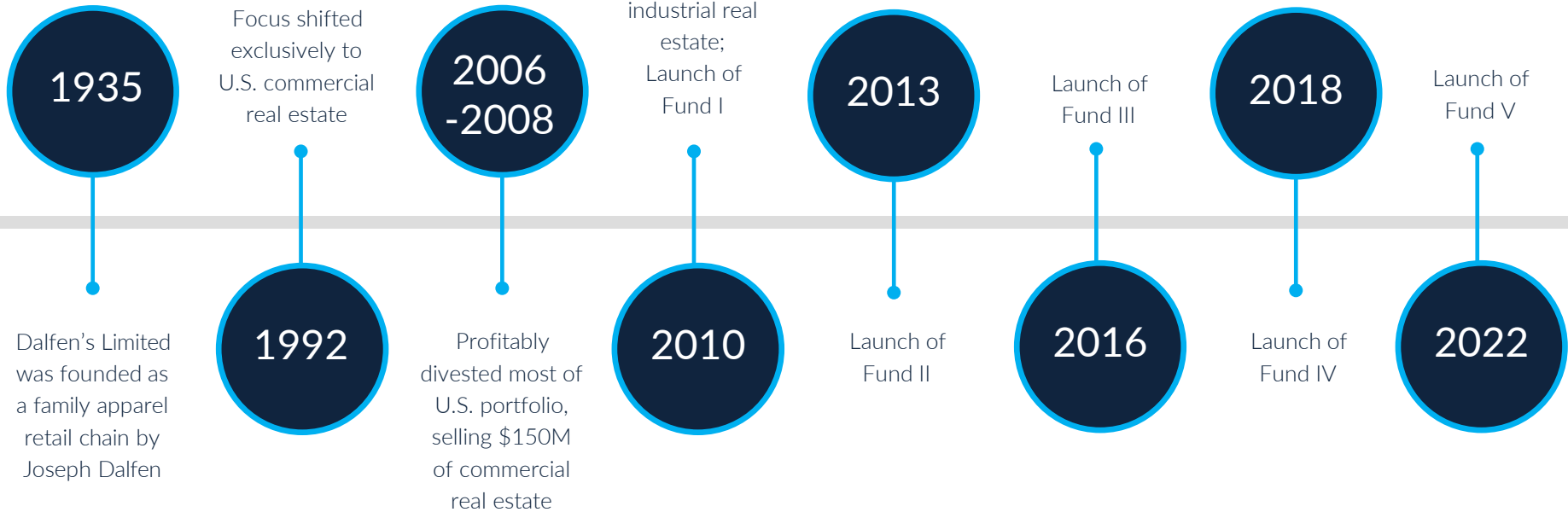


Dalfen Industrial Overview



Dalfen's History

Founded as a family apparel retail chain in the 1930s and has been exclusively focused on industrial real estate since 2010



Seasoned Management Team

Fully Vertically Integrated Platform with 85+ Employees Nationwide

Dalfen's Executive Team¹



Murray Dalfen
Chairman



Sean Dalfen
CEO



Fred Tkalec
CFO



Max Gagliardi
CIO



Mariam Ghoul
MD, HR
& Operations



Joseph Walker
General Counsel
& CCO



Shelly Drakes
EVP, Property
Management



Mike Cohen
Head of
Acquisitions



Christine Moore
Head of
Leasing



Alex Steele
SMD,
Sales

Overseeing dedicated in-house teams across disciplines¹



23
Accounting /
Finance
Professionals



15
Asset / Property
Management
Professionals



5
Capital Markets
Professionals



17
Acquisition/
Development
Professionals



8
Administrative
and HR
Professionals



2
Legal
Professionals

11 Offices Across
North America

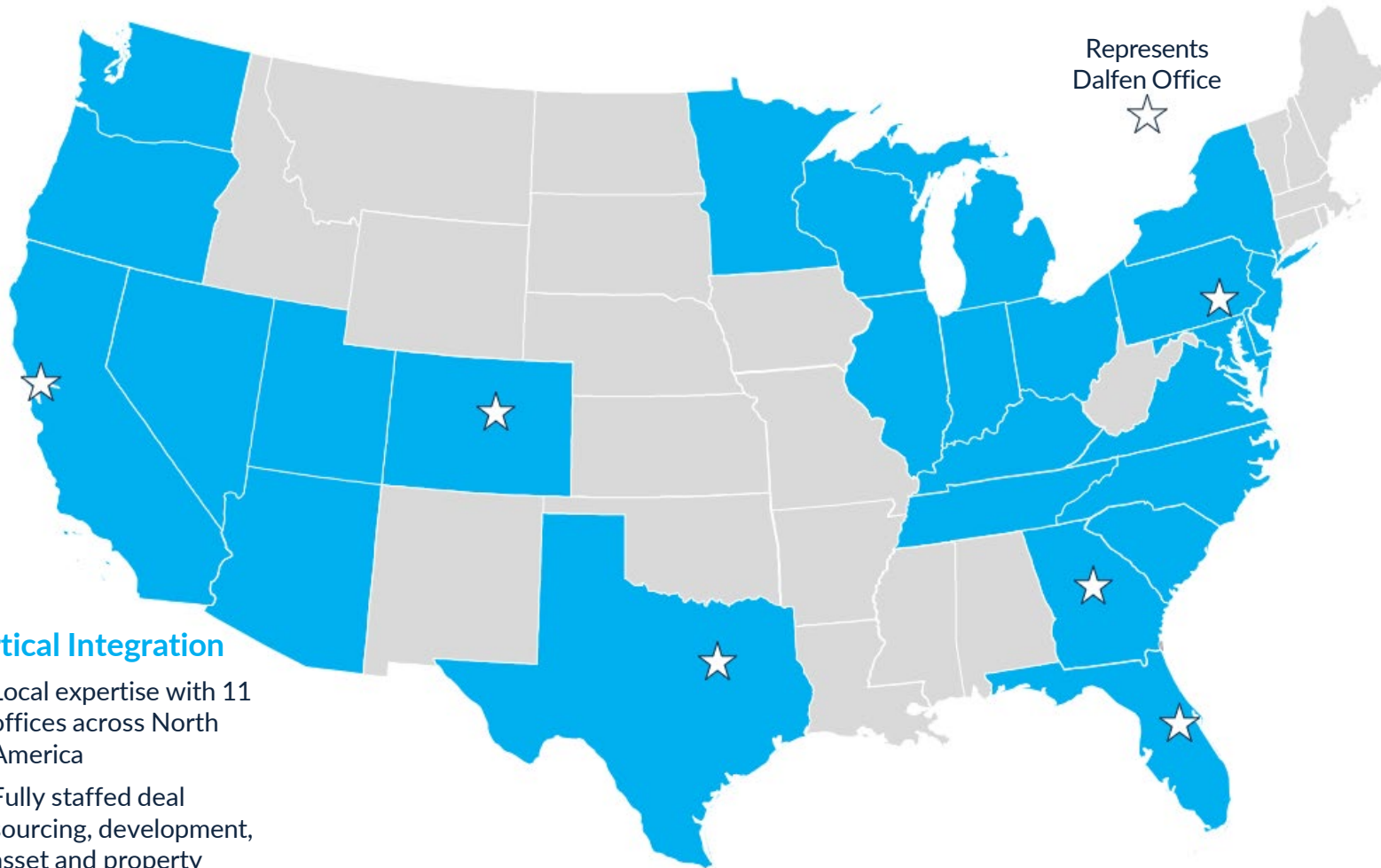
87+
Employees

~Exec. Tenure
12 Years²

~\$4 Billion
AUM³

~55M SF
Invested Across
Dalfen Platform⁴

Dalfen's Competitive Advantage



Vertical Integration

- ✓ Local expertise with 11 offices across North America
- ✓ Fully staffed deal sourcing, development, asset and property management capabilities across the country

The Following Tenants are Clients of Dalfen Industrial





DALLAS | MONTREAL | DENVER | ORLANDO | ATLANTA | BAY AREA
AUSTIN | CHICAGO | CINCINNATI | PHILADELPHIA

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