



1441 Heritage Parkway  
Mansfield, Texas 76063  
Phone: 817-740-3900  
Fax: 817-740-3997

July 27, 2021

Richard Nevins, Director  
Mansfield Economic Development Corporation  
301 South Main Street  
Mansfield, TX 76063

Dear Mr. Nevins,

I appreciate the MEDC's interest in contributing to UAC's development of a new 123,000sf building on the northwest side of what we refer to as The Heritage Business Park.

As a resident of Mansfield since 1988, I have seen the incredible boom of our community. At that time, Walnut Creek Drive was a dirt road and my neighbors were empty grass lots where my kids played football and ran around freely. Since those days, UAC has worked with the MEDC to grow and attract business and employment. Being designated on the MEDC website as one of the Top Employers of Mansfield has been my privilege and one of my proudest achievements. Together, we have built 3 buildings, expanded UAC's global headquarters, and provided many good jobs. We have created a new technology focused distribution company and brought in high quality tenants from out of state, like CK Power.

On various occasions, UAC has contributed and supported the city of Mansfield. When the city discovered that on the north side of 1441 Heritage all the neighbors had encroached on our property, I was asked to donate this land to the city so that they could address the issue. I immediately cooperated; however, I did not consider future construction requirements such as north buffer areas that would be needed and the additional cost that it would create for me. I did it because I felt it was the correct act to take, support our city. I also recently donated all the Heritage frontage land on the south side of my property for the construction of the improved sidewalk. I support local banks (Frost), local construction teams (Bink's Construction and sub-contractors) and many other local businesses.

We realize that Mansfield has become an attractive destination and that many people are showing up now asking "what can Mansfield do for us?" This is not our approach. We have been here. This new construction project will be done on our land on a lot that is presently vacant which provides just a small tax revenue for our city. Our objective is to work with the MEDC to bring another great tenant that will provide good jobs and that will increase the city's revenues.

Based on the estimate that Bink's Construction provided, I request support from the MEDC in the amount of \$664,976.00 in order to make feasible this opportunity. We have provided with this letter the following documents:

- The Construction-MEDC potential reimbursement items.
- Bink's Construction Preliminary Project Estimate Letter.

Respectfully Submitted,

Carlos Coll, Founder & CEO