



Chapter 380 Agreement Summary
10.19.2020 – Skyline Commerce Center Owner, LP,
(Conor Commercial Real Estate)

The Entities

- Skyline Commerce Center Owner, LP, (Conor Commercial Real Estate).
- Conor Commercial Real Estate is a real estate development company headquartered in Chicago, Illinois. Conor has offices, logistics, and distribution centers throughout the United States.

The Project

- Construction of two new industrial buildings totaling 197,600 square foot in the Skyline Industrial District on approximately 12.38 acres at located at the southeast corner of Buckner Boulevard and Interstate Highway 30 (5351 Samuell Blvd.), Mesquite, Texas
- The location is to owned by the Company and will be leased out to future tenants.
- Term of agreement is effective date through February 28, 2024.

Company Covenants

- The Company will build two new industrial buildings totaling 197,600 square foot on or before December 31, 2023.
- The Company will make a capital investment of at least \$10.0 million on or before February 28, 2024.
- The Company will obtain a Certificate of Occupancy of the commercial building by December 31, 2023 for at least 98,800 square feet to be leased for one or both buildings.
- Payment of all the fees that are to be reimbursed.
- Standard City requirements for records, reports, inspection, timely payment of taxes, fees, maintenance obligations and compliance with applicable laws.

City Covenants

- The City will Reimburse water, wastewater impact fees up to \$100,000 upon issuance of first Certificate of Occupancy in a form of a grant.

Agreement Points

- For any year in which an Economic Covenant has not been satisfied, all grants will cease until the default is cured.
- Assignment of the agreement is at the sole discretion of the City.