TEDC 2026 CEDA APPLICATION

All Applications Must Be Received by August 28, 2026

The 2026 CEDA nominations will be judged in each of the five categories that have made the most significant contribution to economic development in their community and the State of Texas.

AWARD CATEGORIES

The CEDA will be awarded to one community from each of the following five population categories: (as currently marketed). Mark the population category for which you are applying. In addition to CEDA by population, applicants will be considered for five criteria awards such as: Innovativeness, Transferability, Community Commitment & Leverage, Measured Objectives and Secondary Benefits.

- Population less than 10,000 ☐
- Population 10,001 to 20,000 ☐
- Population 20,001 to 50,000 ☑
- Population 50,001 to 100,000 ☐
- Population 100,001 to 250,000 ☐
- Population 250,001 and above ☐

NOMINATION:

Name of Community: City of Greenville

TEDC Member Name: John Dickson - Greenville Board (individual member, organization)

Telephone #: (903) 455-1197

Email Address: jdickson@greenvilletx.gov or gsims@g

Community Population (as currently marketed): 37,000

Community/Organization Linked-In Profile: _____

Application Submitted By: John Dickson

Email Address: jdickson@greenvilletx.gov

Media Contacts: [optional]

Organization: _____ Contact Name: _____

Email Address: _____

Organization: _____ Contact Name: _____

Email Address: _____

TEDC Community Economic Development Award Nomination

SPR Flexible Solutions Manufacturing Facility

Project Overview

The Greenville Board of Development proudly nominates SPR Flexible Solutions', headquartered in Spain, new state of the art agricultural plastics manufacturing facility, one of only two in the world with the first plant located in Cantabria, Spain, for the Texas Economic Development Council's Community Economic Development Award. SPR commenced manufacturing operations in February of 2026 after a 4-year recruitment effort.

SPR Flexible Solutions invested more than $85 million, increasing to $100M, and created 65 new primary jobs through the development of its 100,000 SF Greenville manufacturing facility. The facility produces flexible packaging for the agricultural market, adds significant taxable value to all jurisdictions, and creates additional demand for local suppliers and services.

The project was made possible through a coordinated partnership among SPR Flexible Solutions, the Greenville Board of Development, Hunt County, the City of Greenville, Greenville ISD, and Hunt Regional Hospital District. Together, these entities addressed the project's infrastructure, transportation, municipal-service, and financial requirements through a combination of tax abatements, a Chapter 381 Freeport rebate agreement, a Payment in Lieu of Taxes agreement, Freeport and Goods in Transit Exemption, and an infrastructure grant supporting construction of a rail spur and a 150ft extrusion tower, the tallest manufacturing building in Hunt County.

I. Innovativeness

The SPR Flexible Solutions project demonstrates an innovative approach by integrating economic development incentives, municipal services, infrastructure improvements, and transportation access into a comprehensive project structure.

The first step of the recruitment process involved the EDC staff identifying a 77-acre farmland tract that was privately owned and not for sale. The EDC staff worked with the SPR team to contact the property owner and began discussions that culminated in the purchase of the entire property by SPR.

Because the facility is located outside Greenville's municipal limits, the City of Greenville developed a Payment in Lieu of Taxes, or PILOT agreement allowing the company to receive City services including municipal water, sanitary sewer, fire service, polices service, and City trash service under an agreed-upon payment structure. This arrangement created a mutually beneficial way for the City to support a major industrial project beyond its municipal boundary while ensuring that the facility had access to essential services.

The Greenville Board of Development addressed a critical transportation need by providing a matching funds infrastructure grant to facilitate construction of a new $800K short-line rail spur serving the facility. The rail connection enhances the company's ability to efficiently receive materials and transport products while adding permanent industrial infrastructure to the site.

Hunt County complemented these efforts through tax abatements for eligible real property and equipment and a Chapter 381 agreement providing a rebate associated with the Freeport tax exemption.

Greenville ISD and Hunt Regional Hospital District participated with Freeport tax exemption.

Together, these components created a coordinated package tailored to the company's operational and financial needs. The project's innovation came from combining multiple economic development tools across different jurisdictions to overcome location, service, infrastructure, and logistics challenges.

II. Transferability

The SPR Flexible Solutions project offers a practical model for other Texas communities pursuing capital-intensive manufacturing projects, particularly those located outside municipal boundaries or requiring specialized infrastructure.

The project demonstrates several transferable practices:

- *Establish a lead economic development organization to coordinate communication among the company and participating public entities and private farming landowners willing to sell in the area.*
- *Engage city, county, utility, infrastructure, and transportation partners early in the site-selection process.*
- *Align incentives with measurable commitments for capital investment and primary job creation.*
- *Use Chapter 381 agreements, tax abatements, PILOT agreements, infrastructure grants, and other available tools in a coordinated manner.*
- *Develop service agreements that allow municipalities to support projects located outside their boundaries when legally and operationally feasible.*
- *Direct economic development resources toward infrastructure that improves both project feasibility and the long-term competitiveness of the site.*
- *Maintain an ongoing business-retention relationship after the facility begins operating.*

These practices can be adapted to communities of different sizes. The model depends on cooperation, clearly defined responsibilities, responsive decision-making, and the strategic use of available resources rather than any single incentive program.

The project illustrates how cities, counties, and economic development corporations can combine their respective authorities to support a shared economic development objective while protecting public interests through performance-based agreements.

III. Community Commitment and Leverage

SPR Flexible Solutions' commitment of more than $85 million, which eventually surpassed $100M, and 65 new primary jobs provided the foundation for a significant public-private partnership.

Hunt County supported the project through tax abatements for eligible real property and equipment. The County also entered into a Chapter 381 agreement providing a rebate associated with the Freeport tax exemption. These incentives helped support the project's financial feasibility and encouraged substantial investment in the facility and its manufacturing equipment.

The City of Greenville participated through a PILOT agreement. Although the facility is located outside the city limits, the agreement enables SPR Flexible Solutions to receive City services (water, sanitary sewer, fire, police, trash) while providing an agreed-upon payment structure that benefits the company and the community.

The Greenville Board of Development provided a matching funds infrastructure grant to facilitate construction of a $800K rail spur serving the facility. The rail spur was an important part of the company's transportation and logistics requirements and improves the site's long-term industrial capabilities.

The project leveraged several existing community assets, including:

- *Proximity to Interstate 30 and the Dallas–Fort Worth market;*
- *Industrial property and supporting infrastructure;*
- *Rail access;*
- *Municipal and utility services;*
- *A regional manufacturing workforce; and*
- *Workforce-development and educational partnerships.*

Each participating entity addressed a different project requirement. Hunt County contributed tax-related assistance, the City of Greenville provided a mechanism for municipal services, and the Greenville Board of Development supported essential rail infrastructure. These commitments helped leverage more than $85 million, increasing to $100M, in private investment and created 65 new primary jobs.

The partnership continues through business-retention, workforce, and training support intended to help SPR Flexible Solutions remain competitive and pursue future growth in Greenville.

IV. Measured Objectives

The project produced clear and measurable economic development results.

Objective	*Result*
Capital investment	*More than $85 million*
New primary jobs	*65*
Transportation infrastructure	*New rail spur*
Tax-base impact	*Significant new real and business-personal property*
Industry impact	*Expansion of flexible packaging and advanced manufacturing*

SPR Flexible Solutions created 65 new primary jobs, increasing employment opportunities and household income within Greenville and Hunt County.

The company's investment of more than $85 million represents the capital-intensive nature of the manufacturing operation and the long-term value of the facility and production equipment.

The project also adds substantial real and business-personal property to the local tax base. This new value will support local public services and diversify the region's sources of tax revenue.

Construction of the rail spur achieved an additional project objective by providing SPR Flexible Solutions with transportation infrastructure suited to its operational needs.

Overall, the project achieved its primary objectives of securing private investment, creating primary employment, expanding the industrial tax base, and strengthening Greenville's manufacturing sector.

V. Secondary Benefits

The benefits of the SPR Flexible Solutions project extend beyond the company's direct investment and employment.

The facility generates demand for transportation, logistics, maintenance, industrial equipment, raw materials, professional services, and other business-to-business activities. These expenditures support existing companies and create opportunities for suppliers serving the packaging and manufacturing industries.

Development of the facility and rail spur also generated activity for contractors, engineers, construction workers, equipment providers, and professional-service firms. The completed project demonstrates that Greenville and Hunt County can support complex, capital-intensive industrial development.

The project creates additional demand for manufacturing, maintenance, logistics, technical, and supervisory skills. This demand supports continued collaboration among employers, the Greenville Board of Development, Greenville Independent School District, Paris Junior College, East Texas A&M, and regional workforce organizations. These partnerships help align training opportunities with industry needs and create career pathways for area residents.

Payroll associated with the 65 new primary jobs produces additional consumer spending that benefits housing, retail, restaurants, healthcare, and service businesses throughout the area.

The project also improves Greenville's ability to recruit other manufacturers. SPR Flexible Solutions' investment provides tangible evidence that the community can deliver the infrastructure, transportation access, municipal services, workforce resources, and coordinated public-sector support required by a major industrial operation.

Conclusion

SPR Flexible Solutions' new manufacturing facility exemplifies the objectives of the TEDC Community Economic Development Award. The project secured more than $85 million in capital investment, created 65 new primary jobs, expanded the industrial tax base, and strengthened Greenville's flexible-packaging and advanced-manufacturing sectors.

The project's success resulted from a coordinated public-private partnership. Hunt County provided real-property and equipment tax abatements and a Chapter 381 Freeport rebate agreement. The City of Greenville developed a PILOT agreement allowing the company to receive City services outside the municipal limits. The Greenville Board of Development provided an infrastructure grant to facilitate construction of a rail spur serving the facility.

Together, these efforts created a transferable model for communities seeking to support major manufacturing projects through collaboration, targeted incentives, infrastructure investment, and responsive public service.

For these reasons, the Greenville Board of Development respectfully nominates the SPR Flexible Solutions manufacturing facility for the Texas Economic Development Council's Community Economic Development Award.




SPR





