



CITY COUNCIL COMMUNICATION

August 17, 2010

SUBJECT: Tax Increment Reinvestment Zone – Glade Parks

SUBMITTED BY: Gary McKamie, City Manager

REFERENCE NO:

ACTION REQUESTED:

Authorize the City Manager to execute Phase II of the Agreement with Gideon Toal relating to the creation of a Tax Increment Reinvestment Zone (TIRZ) at Glade Parks and provide 60 day notice to other taxing entities of the intent to create a TIRZ.

ALTERNATIVES:

1. Approve the request – *simple majority*
2. Approve the request with modifications – *simple majority*
3. Deny the request – *simple majority*

SUMMARY OF SUBJECT:

On May 11, 2010, City Council approved an agreement between the City of Euless and Gideon Toal to provide consulting services related to the future Glade Parks development.

Based on the results of the feasibility study provided in Phase I, staff recommends City Council authorize the City Manager to proceed with Phase II of the agreement related to creation of a Tax Increment Reinvestment Zone (TIRZ). Phase II will include the preparation of a preliminary reinvestment zone project and financing plan as well as implementation of the process required by the Texas Tax Increment Financing Act. Staff recommends the issuance of the required 60 day notice of the intent to designate a reinvestment zone and of the hearing on the proposed zone to the other taxing units that levy property taxes within the area. This notice would be issued on or about September 1, 2010.

Phase II fees are proposed to be \$40,000 plus reimbursable expenses, not to exceed \$2,500. Any additional, unexpected, costs require prior approval of the City Manager. All costs incurred by the City related to this service will be reimbursed to the City by the Developer, Rubloff Development Group.

FINANCIAL CONSIDERATIONS:

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

SUPPORTING DOCUMENTS:

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **SC** _____

City Secretary's Office