



CITY COUNCIL COMMUNICATION

August 13, 2013

SUBJECT: Authorize the City Manager to Negotiate and Execute a Development Agreement with Ruby 12 – Gladeretail, LLC

SUBMITTED BY: Gary McKamie, City Manager

REFERENCE NO:

ACTION REQUESTED:

Authorize the City Manager to negotiate and execute a Phase III and IV Development Agreement with Ruby 12 – Gladeretail, LLC. specifying the responsibilities of each party as it relates to public improvements approved in the TIRZ #3 Project and Financing Plan and obligations contained within the Glade Parks Planned Development.

ALTERNATIVES:

- Deny Request

SUMMARY OF SUBJECT:

The City of Euless approved Tax Increment Reinvestment Zone Number Three on November 9, 2010 and approved the related project and financing plan on November 23, 2010. The project and financing plan authorizes the City to undertake certain public improvements associated with the development of Glade Parks in an amount not to exceed approximately \$12.1M. This Development Agreement is intended to specify the extent to which the City will provide certain public improvements and provides the conditions under which those improvements will be constructed. The Agreement further defines the developer's obligation to meet all of the terms and conditions of the Glade Parks Planned Development including any public improvements not installed by the City of Euless.

In summary, the City of Euless, subject to certain conditions, will construct certain public streets and related utilities and sidewalks within Glade Parks, main entry and branding features, lighting, irrigation and landscaping as defined in the Agreement. The cost of the improvements when combined with previously completed eligible expenditures will not exceed the amount approved in the TIRZ Project and Financing Plan which is approximately \$12.1M. The developer will be responsible for all other obligations of the Glade Parks Planned Development.

Staff recommends that Council authorize the City Manager to negotiate and execute such Development Agreement.

FINANCIAL CONSIDERATIONS:

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

SUPPORTING DOCUMENTS:

- Draft Development Agreement
- Exhibit A
- Exhibit B

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office