



**Economic Development Corporation  
(Type A) Agenda**

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**Monday, July 18, 2022  
5:00 PM**

**City Hall - 141 W. Renfro  
Burleson, TX 76028**

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**1. Call to Order**

**2. General**

- A.** Consider approval of minutes from the June 20, 2022 Economic Development Corp. Type A meeting. *(Staff Contact: Amanda Campos, City Secretary)*
- B.** Consider approval of a resolution amending the 4A Economic Development Corporation budget for fiscal year 2021-2022 by increasing appropriations in the 4A Economic Development fund in the amount of \$5,000,000. *(Staff Presenter: Martin Avila, Director of Finance)*
- C.** Consider approval of a resolution authorizing an unimproved property contract with James W. Crouch and Katherine Crouch Halwes purchasing approximately 30 acres in Johnson County, Texas. *(Staff Contact: Alex Philips, Economic Development Director)*

**3. RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the 4A Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

- A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071**
  - Land use, design standards, and density in the City of Burleson's transit-oriented development district
- B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**
- C. Deliberation Regarding Commercial or Financial Information Received from or the Offer of a Financial or Other Incentive made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is conducting Economic Development Negotiations Pursuant to Section 551.087**

**CERTIFICATE**

I hereby certify that the above agenda was posted on this the **13th of July 2022, by 5:00 p.m.**, on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.

Amanda Campos  
City Secretary

**ACCESSIBILITY STATEMENT**

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretive services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.

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## Economic Development Corporation (Type A)

**DEPARTMENT:** City Secretary's Office  
**FROM:** Amanda Campos, City Secretary  
**MEETING:** July 18, 2022

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**SUBJECT:**

Consider approval of minutes from the June 20, 2022 Economic Development Corp. Type A meeting. *(Staff Contact: Amanda Campos, City Secretary)*

**SUMMARY:**

The Burleson 4A Economic Development Corporation Board duly and legally met on June 20, 2022.

**OPTIONS:**

Board may approve the minutes as presented or approve with amendments.

**RECOMMENDATION:**

Approval

**PRIOR ACTION/INPUT (Council, Boards, Citizens):**

N/A

**FISCAL IMPACT:**

N/A

**STAFF CONTACT:**

Name: Amanda Campos, TRMC  
Department: City Secretary's Office  
Email: [acampos@bulresontx.com](mailto:acampos@bulresontx.com)  
Phone: 817-429-9665

**BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION**

**June 20, 2022**  
**DRAFT MINUTES**

**COUNCIL PRESENT:**

Rick Green  
Jimmy Stanford  
Tamara Payne  
Dan McClendon (President)  
Ronnie Johnson

**COUNCIL ABSENT:**

**Staff present:**

Bryan Langley, City Manager  
Amanda Campos, City Secretary  
Monica Solko, Deputy City Secretary  
Tommy Ludwig, Deputy City Manager  
Matt Ribitzki, Deputy City Attorney

**1. CALL TO ORDER – Time: 5:03 p.m.**

**2. GENERAL**

**A. Approval of minutes from the October 18, 2021, December 13, 2021, March 21, 2022, April 18, 2022 and June 6, 2022 Economic Development Corp. Type A meetings. (*Staff Contact: Amanda Campos, City Secretary*)**

Amanda Campos, City Secretary presented board minutes for consideration to the board.

Motion by Ronnie Johnson and seconded by Rick Green to approve.

Motion passed 5-0.

**B. Approval of a resolution 4A062022IV3 authorizing an amendment to the land sale contract with Pisces Highpoint Commerce Center LP as successor-in-interest to IV3 Logistics Acquisition, LLC, to sell 5.79 acres of land situated in Lot 1R1, Block 7 Highpoint Business Park of Burleson, an addition in the City of Burleson, Johnson County, Texas near the intersection of Vantage Drive and Cirrus Drive for a contract Extension (*Staff Presenter: Alex Philips, Economic Development Director*)**

Alex Phillips, Director of Economic Development presented a resolution authorizing an amendment to the land sale contract to the board.

Motion by Tamara Payne and seconded by Jimmy Stanford to approve.

Motion passed 5-0.

### **3. RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the 4A Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

- A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071**
- B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072**
- C. Deliberation Regarding Commercial or Financial Information Received from or the Offer of a Financial or Other Incentive made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is conducting Economic Development Negotiations Pursuant to Section 551.087**

No need for executive session at this time.

### **ADJOURNMENT:**

There being no further discussion Dan McClendon adjourned the meeting.

**Time: 5:06 p.m.**

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Monica Solko  
Deputy City Secretary

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## DEPARTMENT MEMO

**DEPARTMENT:** Finance

**FROM:** Martin Avila, Finance Director

**MEETING:** July 18, 2022

**SUBJECT:**

Consider approval of a resolution amending the 4A Economic Development Corporation budget for fiscal year 2021-2022 by increasing appropriations in the 4A Economic Development fund in the amount of \$5,000,000. *(Staff Presenter: Martin Avila, Director of Finance)*

**SUMMARY:**

The City's policy is to ensure appropriations are within the approved budgets at the fund level. The 4A budget amendment is for purchase of land in fiscal year 2021-2022

**OPTIONS:**

Approve or Not approve the amended budget ordinance

**RECOMMENDATION:**

Staff recommends approval of amended budget ordinance

**FISCAL IMPACT:**

Budgeted Y/N: Budget amendment ordinance – 4A Economic Development Fund

Account number:

110-1014-415.70-01 \$5,000,000

**PRIOR ACTION/INPUT (Council, Boards, Citizens):**

NA

**STAFF CONTACT:**

Martin Avila

Finance Director

[mavila@burlesontx.com](mailto:mavila@burlesontx.com)

817-426-9651

# Budget Amendment

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# Budget Amendment Summary

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- 4A Economic Development Corporation
  - \$5,000,000



# Options

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- Approve or Not Approve resolution amending budget
- Staff recommends approval of budget amendment

# QUESTIONS / COMMENTS

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## Economic Development Corporation (Type A)

**DEPARTMENT:** Economic Development

**FROM:** Alex Philips, Economic Development Director

**MEETING:** July 18, 2022

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**SUBJECT:**

Consider approval of a resolution authorizing an unimproved property contract with James W. Crouch and Katherine Crouch Halwes purchasing approximately 30 acres in Johnson County, Texas. *(Staff Contact: Alex Philips, Economic Development Director)*

**SUMMARY:**

The Economic Development Strategic Plan includes shifting the direction of economic development to include recruiting medical, national, and regional office headquarters. With this direction staff has identified this unimproved property on the west side of the community for new corporate and regional company offices.

The Burleson 4A Economic Development Corporation is under contract on approximately 30 acres in Johnson County, Texas with James W. Crouch and Katherine Crouch Halwes.

The future site is located off Alsbury Boulevard near Hulen Street and adjoins city owned property to a total acreage of approximately 45 acres. This area is envisioned to have opportunities for corporate and regional offices as well as uses that will support the new employment center.

**OPTIONS:**

- 1) Approve the Resolution as presented
- 2) Deny the Resolution

**RECOMMENDATION:**

Staff recommends approving the contract

**PRIOR ACTION/INPUT (Council, Boards, Citizens):**

**FISCAL IMPACT:**

This will be purchased utilizing the 4A Economic Development Fund

**STAFF CONTACT:**

Alex Philips  
Economic Development Director  
[aphilips@burlesontx.com](mailto:aphilips@burlesontx.com)  
817-426-9613



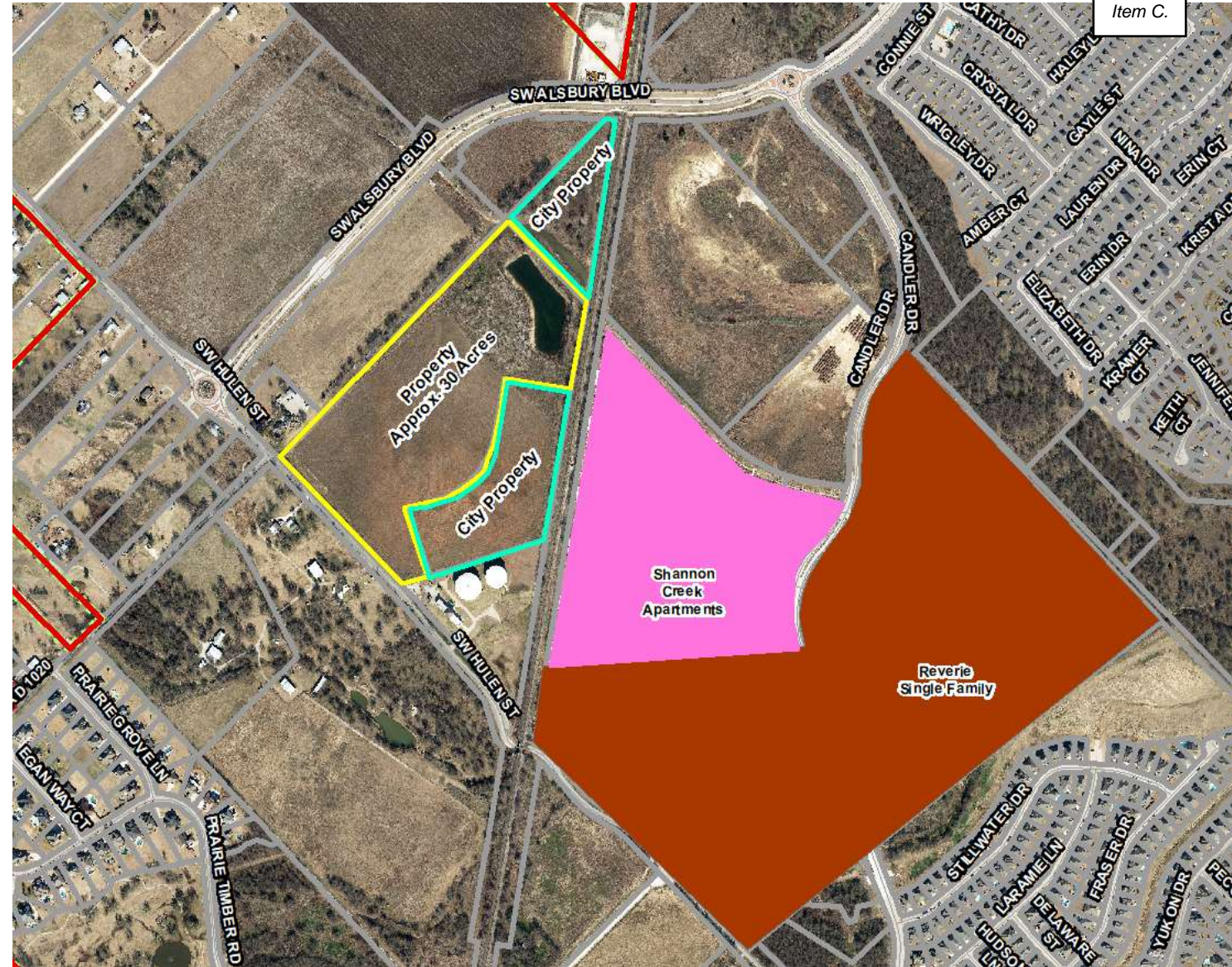
# Land Acquisition

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# Contract Details

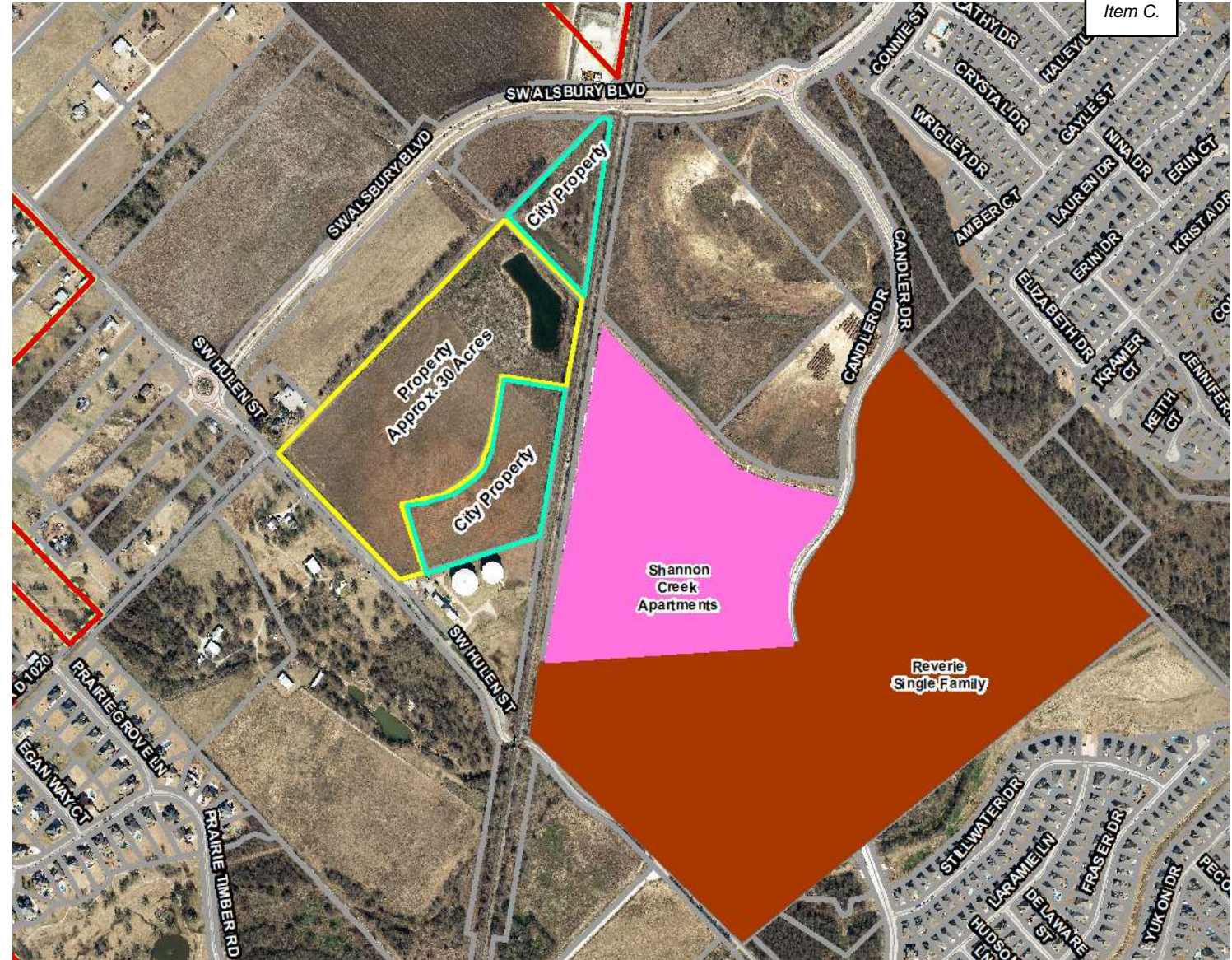
- Property is approximately 30 acres
- The City owns 2 additional tracts adjacent to the property.
- Earnest Money \$100,000 with \$5,000 being non-refundable
- Due Diligence 30 days for us to perform a Phase 1 Environmental survey
- Close within 30 days after Due Diligence period expires
- This land purchase will provide an opportunity for future regional or corporate headquarters as well as any other compatible developments.
- Purchase of this tract in the TOD will remove the ability for MF development of up to 1800 units.





# Options

- Approve the resolution authorizing an unimproved property contract with James W. Crouch and Katherine Crouch Halwes purchasing approximately 30 acres in Johnson County, Texas.
- Deny the resolution authorizing an unimproved property contract with James W. Crouch and Katherine Crouch Halwes purchasing approximately 30 acres in Johnson County, Texas.



Item C.

# Questions / Comments

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