



Economic Development Corporation (Type A) Agenda

Monday, January 09, 2023
3:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **Call to Order**

2. **Citizen Appearances**

Each person in attendance who desires to speak to the Board on an item NOT posted on the agenda, shall speak during this section. A speaker card must be filled out and turned in to the City Secretary prior to addressing the Board. Each speaker will be allowed three minutes to speak.

Each person in attendance who desires to speak on an item posted on the agenda shall speak when the item is called forward for consideration.

3. **General**

A. Consider approval of the minutes from the December 12, 2022 Economic Development Corporation (Type A) meeting. (*Staff Contact: Amanda Campos, City Secretary*)

B. Consider approval of a Chapter 380 Agreement Between the Burleson 4A Economic Development Corporation and CHC Development for the development of 130 East Renfro Street, Burleson, Texas (*Staff presenter: Alex Philips, Economic Development Director*)

4. **Board Requests for Future Agenda Items or Reports**

5. **Recess into Executive Session**

Pursuant to Section 551.071, Texas Government Code, the 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

6. **Adjourn**

CERTIFICATE

I hereby certify that the above agenda was posted on this the **4th of January 2023, 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 interpretative 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.

Economic Development Corporation (Type A)

DEPARTMENT: City Secretary's Office
FROM: Amanda Campos, City Secretary
MEETING: January 9, 2023

SUBJECT:

Consider approval of the minutes from the December 12, 2022 Economic Development Corporation (Type A) meeting. (*Staff Contact: Amanda Campos, City Secretary*)

SUMMARY:

The Burleson 4A Economic Development Corporation Board duly and legally met on December 12, 2022.

OPTIONS:

- 1) Board may approve the minutes as presented or approve with amendments.

RECOMMENDATION:

Approve.

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

N/A.

FISCAL IMPACT:

N/A.

STAFF CONTACT:

Name: Amanda Campos, TRMC
Title: City Secretary
Email: acampos@burlesontx.com
Phone: 817-426-9665

BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION
December 12, 2022
DRAFT MINUTES

COUNCIL PRESENT:

Rick Green
Jimmy Stanford
Tamara Payne
Dan McClendon, President
Ronnie Johnson

COUNCIL ABSENT:

Staff present:

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

1. CALL TO ORDER – Time: 3:46 P.M.

2. CITIZEN APPEARANCE

- No speakers.

3. GENERAL

A. Minutes from the November 14, 2022 Economic Development Corporation (Type A) meeting. (Staff Contact: Amanda Campos, City Secretary)

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

Motion passed 5-0.

B. 4A121222FWAVE2ndAmendLease, second amendment to the commercial lease between FWAVE, Inc. and Burleson 4A Economic Development Corporation located at 921 South Burleson Boulevard (Staff Presenter: Alex Philips, Economic Development Director)

Alex Philips, Director of Economic Development, presented the second amendment commercial lease to the board.

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

Motion passed 5-0.

4. BOARD REQUESTS FOR FUTURE AGENDA ITEMS OR REPORT

- None.

5. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the 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

- No Executive Session needed.

6. ADJOURN

There being no further discussion Dan McClendon adjourned the meeting.

Time: 3:52 p.m.

Monica Solko
Deputy City Secretary

Economic Development Corporation (Type A)

DEPARTMENT: Economic Development
FROM: Alex Philips, Economic Development Director
MEETING: January 9, 2023

SUBJECT:

Consider approval of a Chapter 380 Agreement Between the Burleson 4A Economic Development Corporation and CHC Development for the development of 130 East Renfro Street, Burleson, Texas (*Staff presenter: Alex Philips, Economic Development Director*)

SUMMARY:

On April 4, 2022, the City Council directed staff to release a request for proposals to sell or long-term ground lease real property located at 130 E. Renfro St., currently the site of Hill College. Hill College is on track to move from this location to their new location (the former Kerr Middle School) by the end of the 2022. The following vision was cast by City Council and was included in RFP 2022-12:

- Allow retail, restaurant and office uses
- On or multiple building not to exceed 32 feet in height
- Prefer no multi-family/residential uses
- All options to include consistency with Old Town architecture, market based rents and tie into Old Town district walkability

RFP 2022-12 was open for 91 days and distributed to all major developers in the DFW area. One submission was received when the RFP closed on July 29, 2022. CHC Development, located Fort Worth. On September 19, 2022, the City Council selected CHC Development as the preferred developer and instructed staff to negotiate a potential development scenario.

The proposed chapter 380 agreement between CHC Development and the 4A is summarized as follows:

OBLIGATIONS OF CHC DEVELOPMENT

1. Enter into a Real Estate Contract for the property at 130 E. Renfro in Burleson, Texas on or before February 28, 2023 in the amount of \$2,000,000
2. Gain approvals for appropriate entitlement and zoning changes prior to closing

3. Close on the property on or before May 31, 2023
4. Gain approval of site plan and building permit for a new retail/restaurant and office development of at least 25,500 leaseable square feet consisting of the following:
 - a. 15,500 square feet of retail/restaurant space
 - b. 10,000 square feet of office lease space
5. Begin construction of development on or before December 31, 2024
6. Cause development total capital investment to meet or exceed \$9,600,000
7. Secure qualifying office tenant
 - a. Office tenant must be a regional/national headquarters
 - b. Office tenant must offer wages equal or above \$55,000 as an annual average
8. Work cooperatively with 4A to recruit mutually acceptable, new-to-market retail/restaurants tenants

OBLIGATIONS OF BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION

1. Reimburse CHC for the construction of public improvements associated with the development up to \$750,000
2. Agree to sell 130 E. Renfro Street in Burleson, Texas for \$2,000,000
3. Deliver clean site upon closing of land sale on or before May 1, 2023
4. Issue a cash grant in the amount of \$450,000 once the developer has a building permit approved for the development
5. Issue a cash grant in the amount of \$450,000 once the developer receives the final certificate of occupancy for the development
6. Issue a cash grant in the amount of \$450,000 on the anniversary of a qualified office tenant (year three)
7. Issue a cash grant in the amount of \$450,000 on the second anniversary of a qualified office tenant (year four)
8. Issue a cash grant in the amount of \$450,000 on the third anniversary of a qualified office tenant (year five)

OPTIONS:

- 1) Approve as presented
- 2) Approve with changes
- 3) Deny

RECOMMENDATION:

Staff recommends approving the chapter 380 agreement with CHC Development as presented

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

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Alex Philips
Economic Development Director
aphilips@burlesontx.com
817-426-9613

130 E. Renfro St. RFP 2022-12

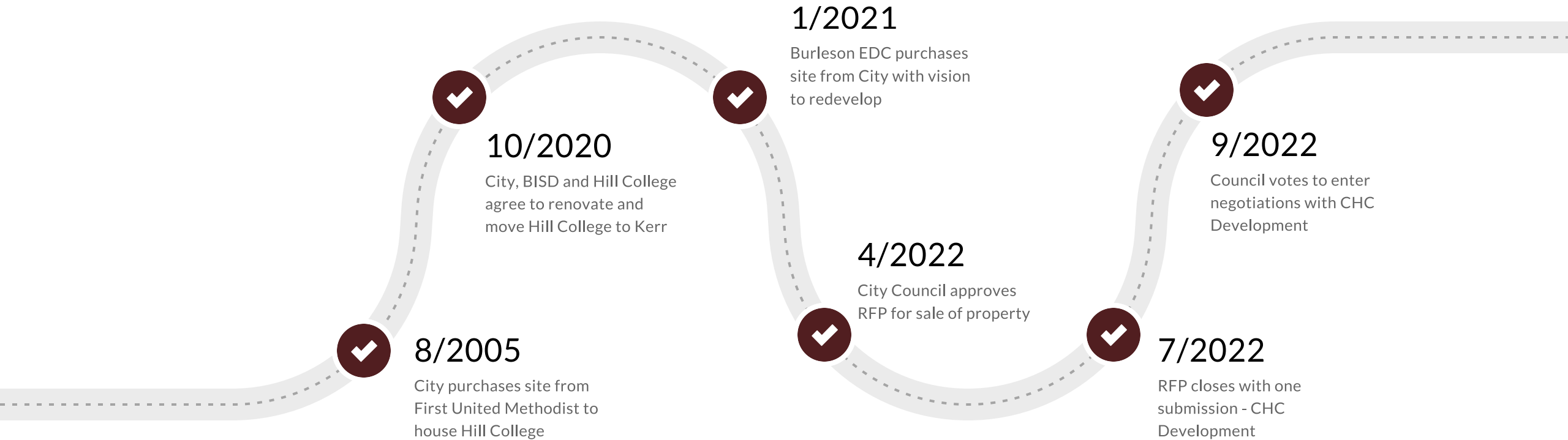
CHC Development 380 Agreement

Item B.



130 E. Renfro St. Timeline

Item B.

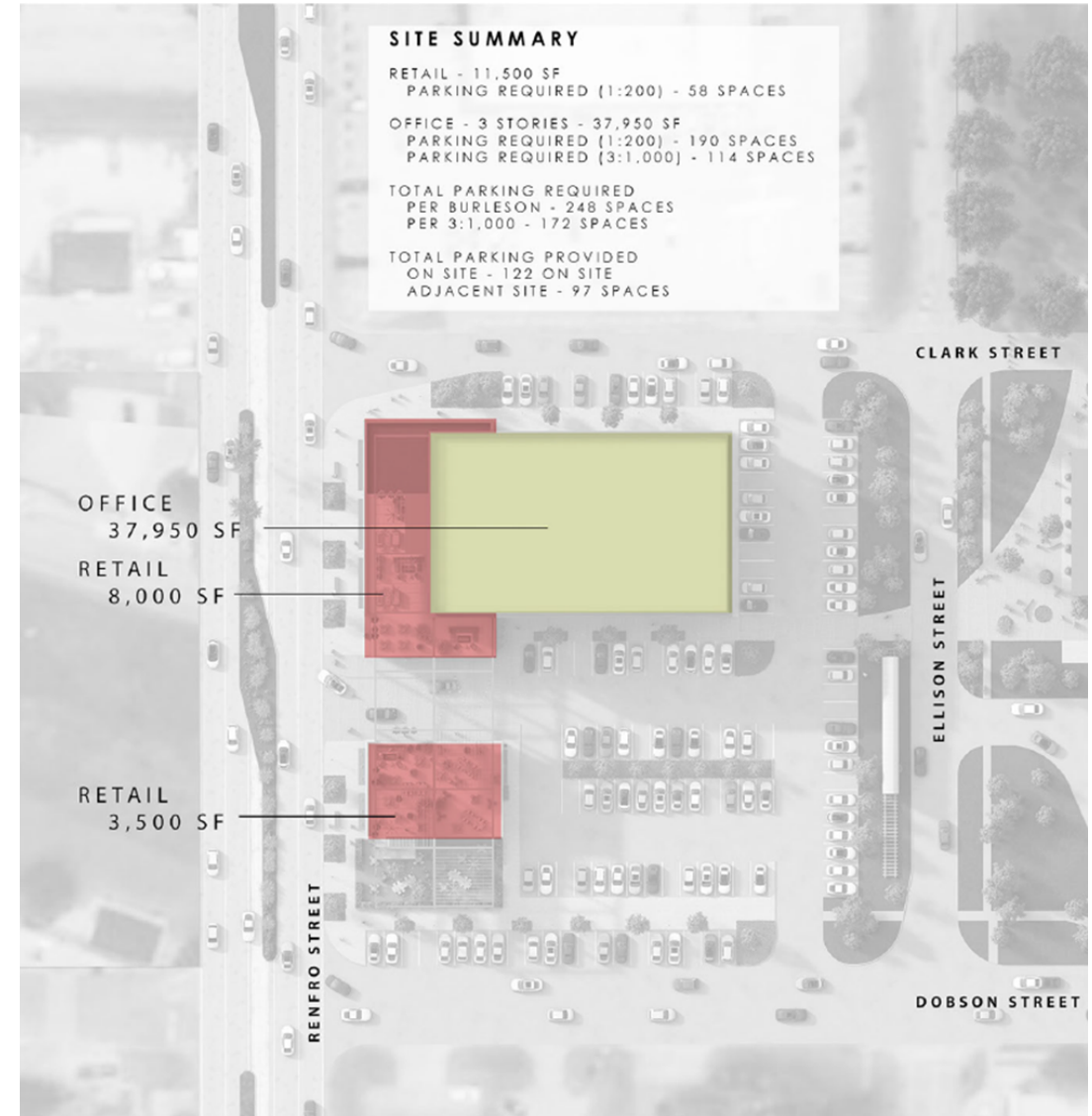


RFP Vision for 130 E. Renfro St.

As presented on 4.4.2022

Item B.

- Allow retail, restaurant and office use no more than 32 feet in height
- Prefer no multi-family/residential component
- All options to include consistency with Old Town architecture, market base rent and tie into Old Town district walkability
- Will consider all options received
 - Above is represented as a preference, but not a requirement



Proposed Development by CHC Development

Item B.



Site Summary

Retail/Restaurant - 15,500sf (two buildings with paseo)

Office - 10,000sf (two stories)

\$9.6M capital investment (without land)



Private Parking

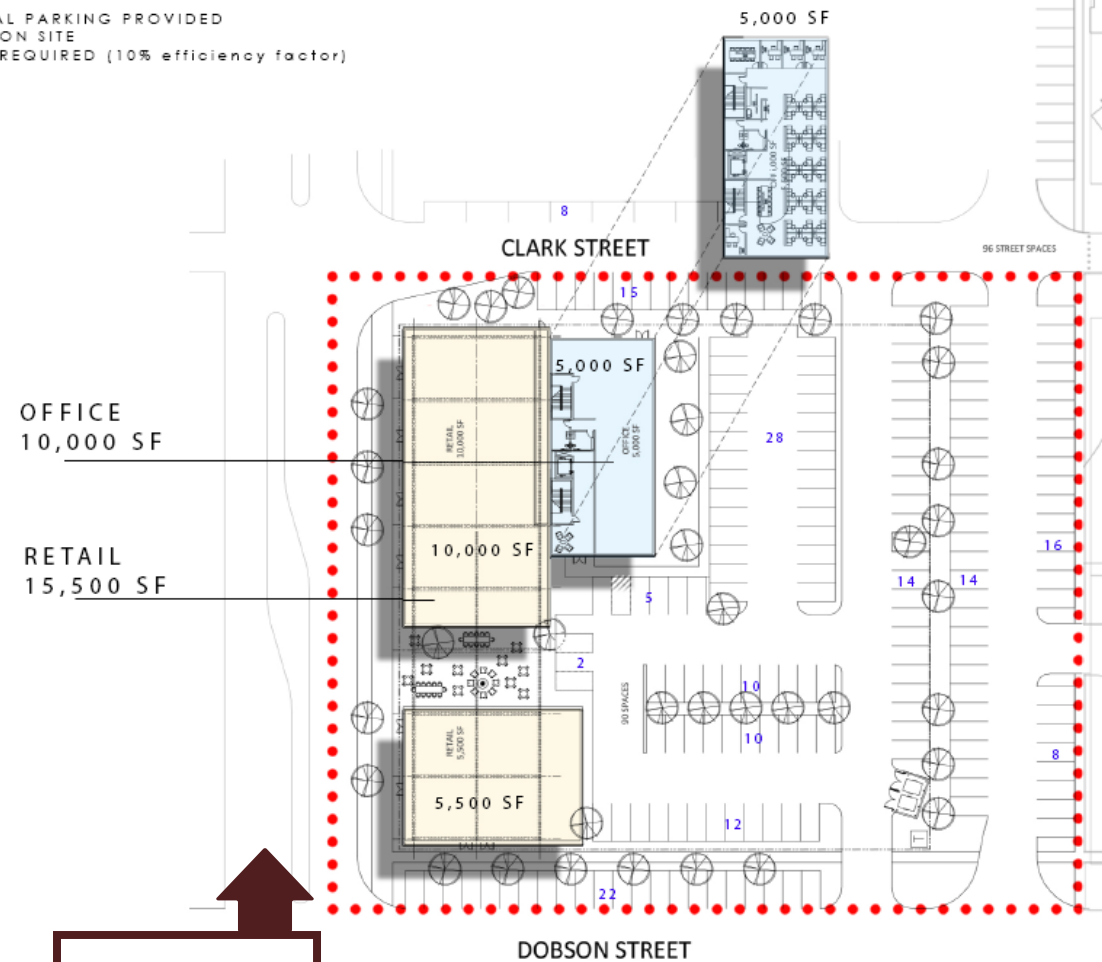
186 required parking spaces provided on site

SITE SUMMARY

RETAIL - 15,500 SF
PARKING REQUIRED (1:100) - 155 SPACES

OFFICE - 2 STORIES - 10,000 SF
PARKING REQUIRED (3:1,000) - 30 SPACES

TOTAL PARKING PROVIDED
186 ON SITE
185 REQUIRED (10% efficiency factor)



Renfro St.



Renfro St.



Project Vision

Item B.



- New to Market Mutually Agreed Tenants
Projected \$9.6M sales annually
Site has been zero tax revenue since before 1963
- Vision Redevelopment
Use, design and walkability fit with Old Town vision
- Proposed Timeline
Pre-construction: 9-12 months
Constriction: 12-14 months
Commence Construction no later than Q4 2024

Proposed Incentives

Item B.

Developer Obligations

1. Purchase property for \$2M by 5/31/2022
2. Apply for entitlements and zoning by closing
3. Develop 25,500 GSA; 15,500 - retail/restaurant, 10,000 - office
4. Begin construction by 12/31/2024
5. \$9.6M capital investment (without land)
6. Secure qualifying office tenant (HQ and avg. wage above \$55k)
7. Work cooperatively with EDC to secure mutually acceptable, new-to-market retail/restaurant tenants

4A/City Obligations

1. Reimburse developer up to \$750,000 for public improvements
2. Deliver clean site upon closing
3. \$450,000 cash grant upon building permit approval
4. \$450,000 cash grant upon final certificate of occupancy
5. \$450,000 cash grant upon building permit approval
6. Revisit + update ads
- 7.
- 8.

Item B.

4A Performance Measures: \$450,000/ea

- 17



Requested Action

Item B.



Approve

Approve a chapter 380 agreement with CHC Development for the development of 130 East Renfro Street



Deny

Deny a chapter 380 agreement with CHC Development for the development of 130 East Renfro Street

Staff Recommends Approval