



## CITY COUNCIL & ECONOMIC DEVELOPMENT WORKSHOP SESSION

Tuesday, November 14, 2023 at 6:00 PM

City Hall | 3300 Corinth Parkway

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A. **NOTICE IS HEREBY GIVEN** of a Workshop and Executive Session of the Corinth City Council and the Economic Development Corporation.

B. **CALL TO ORDER**

C. **WORKSHOP AGENDA**

1. Staff presentation and discussion regarding Agora and surrounding potential downtown development.
2. Staff presentation and discussion regarding Master Planning Services for properties along the North I-35 East corridor.

D. **ADJOURN WORKSHOP**

E. **EXECUTIVE SESSION\*\***

In accordance with Chapter 551, Texas Government Code, Section 551.001, et seq., (the "Texas Open Meetings Act"), the City Council will recess into Executive Session (closed meeting) to discuss the following items. Any necessary final action or vote will be taken in public by the City Council in accordance with this agenda.

**Section 551.071 - Legal Advice.** (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflict with Chapter 551.

**Section 551.072 - Real Estate.** To deliberate the purchase, exchange, lease, or value of real property if deliberations in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

1200 - 1500 Block of N. Corinth St

F. **RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON EXECUTIVE SESSION ITEMS**

G. **ADJOURN**

\*\*The City Council reserves the right to recess into closed session at any time during the course of this meeting to discuss any of the matters posted on this agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Section 551.071, "Consultation with Attorney" for the purpose of receiving legal advice.

Posted on this 10<sup>th</sup> day of November 2023, at 3:00 P.M., on the bulletin board at Corinth City Hall.

A handwritten signature in black ink, appearing to read "Lana Wylie", is written over a horizontal line.

Lana Wylie  
City Secretary  
City of Corinth, Texas



# CITY OF CORINTH

## Staff Report

<b>Meeting Date:</b>	11/14/2023	<b>Title:</b>	Presentation   Agora & Surrounding Development
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
<b>Owner Support:</b>	<div> <input type="checkbox"/> Planning &amp; Zoning Commission    <input type="checkbox"/> Economic Development Corporation  <input type="checkbox"/> Parks &amp; Recreation Board    <input type="checkbox"/> TIRZ Board #2  <input type="checkbox"/> Finance Audit Committee    <input type="checkbox"/> TIRZ Board #3  <input type="checkbox"/> Keep Corinth Beautiful    <input type="checkbox"/> Ethics Commission </div>		

### Item/Caption

Staff presentation and discussion regarding Agora and surrounding potential downtown development.

### Item Summary/Background/Prior Action

City Staff would like to present information and receive input regarding current and future development within the Agora District. This will include discussing on the collective vision for a central downtown concept and potential planning efforts for implementation.

### Financial Impact

NA

### Applicable Policy/Ordinance

NA

### Staff Recommendation/Motion

Workshop discussion only – no formal action item



## CITY OF CORINTH

### Staff Report

<b>Meeting Date:</b>	11/14/2023	<b>Title:</b>	Presentation   Master Planning Services
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
<b>Owner Support:</b>	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

#### Item/Caption

Staff presentation and discussion regarding Master Planning Services for properties along the North I-35 East corridor.

#### Item Summary/Background/Prior Action

City Staff has been in contact with key property owners of developable parcels along I-35E between FM 2181 & Corinth Parkway (general area shown in Exhibit A). These discussions have been facilitated by McAdams, a planning and engineering firm, who has a relationship with all the parties involved. This has presented the City with a rare opportunity to bring multiple landowners together and play an active role in planning a cohesive development along one of the community's most valuable corridors.

To facilitate a combined development, McAdams has presented the City with a proposal for Master Planning services. The proposal elements as detailed below are intended to produce a succinct vision and plan for the properties along the north I-35E corridor that can then be easily transferred into technical plans for implementation by a developer.

**Item 1 – Site Inventory/Due Diligence:** The consultants will evaluate existing site conditions including utilities, vegetation, topography, and other physical elements, which are necessary to guide the other items in the proposal.

**Item 2 – Visioning & Framework Plan (including Charette):** The consultants will work with City staff, elected and appointed officials, and landowners to determine project goals and objectives as well as get input on how the development should look and feel through a joint meeting/charette.

**Item 3 – Area Plan:** Through information gathered in Item 2, McAdams will develop an Area Plan to illustrate the layout of structures, scale, character, and design intent for the development. The Area Plan will be adopted in conjunction with applicable Development Standards produced in-house by the City's Development Services Department. Item 3 includes two area plan iterations and two staff meetings to discuss. A sub-item for developing a landscape cost estimate will also be incorporated.

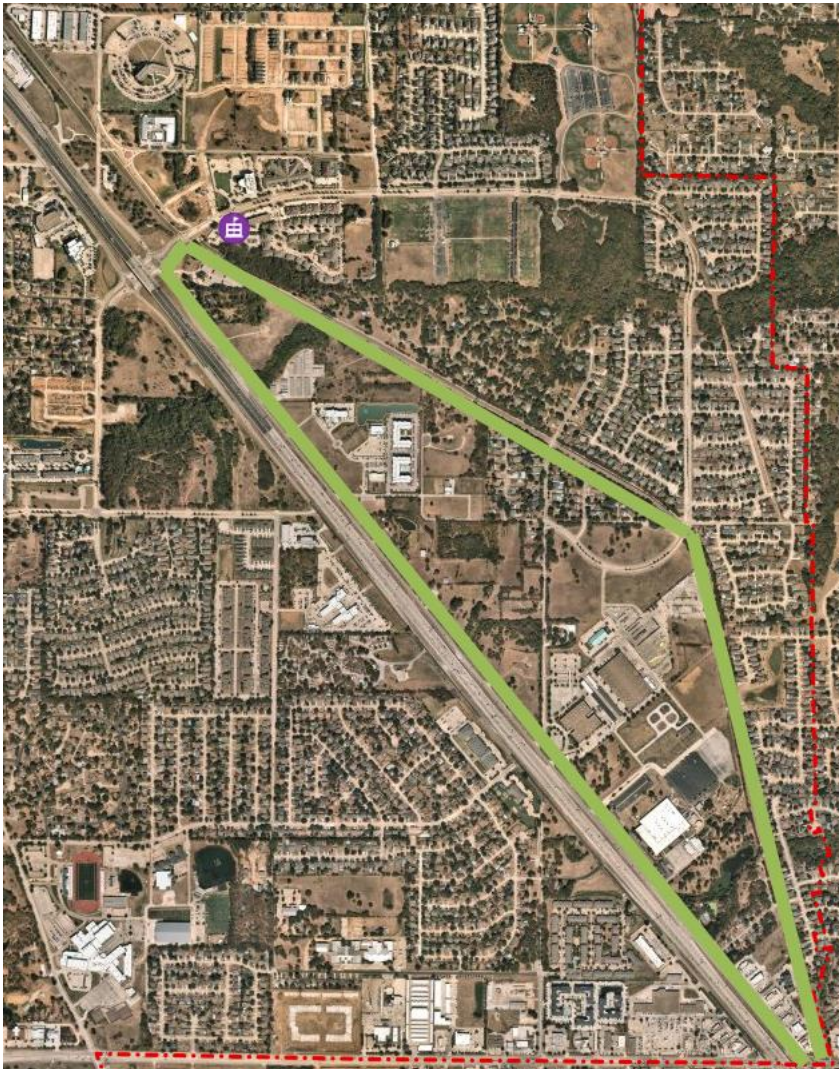
**Item 4 - Visualizations:** Models, renderings, and other visualizations of the approved Area Plan will be created for the purpose of cultivating buy-in from developers, end-users, and other stakeholders. These items will also help easily convey the vision to the community.

**Item 5 – Market Study:** To be done in conjunction with a third party, Catalyst Commercial, the market study is a due diligence tool that can help us determine viable end-users and show those end-users that they would be successful in the development.

#### Other Items

- Coordination Meetings – The proposal includes six (6) coordination meetings, which are intended to cover any meetings needed between staff and the consultants.
- Additional Services (not included in total price; TBD if needed).

*Exhibit A – General Area of Subject Properties*



### **Financial Impact**

#### **Proposed Total: \$119,450**

This number reflects the total of all the aforementioned items, subject to change. The City & CEDC can phase out the items and break up the cost over the course of the entire planning process.

Staff recommends the Economic Development Fund Balance be used to finance the proposed Master Planning Services, as this project will ultimately serve in part to increase sales tax revenues. The impact on the fund balance is predicted to be as follows:

FY24 Projected Fund Balance: \$4,164,914

FY24 Projected Fund Balance (sans proposed Master Planning fees): \$4,045,464

### **Applicable Policy/Ordinance**

There is no spending policy for the Economic Development Fund Balance. Master Planning efforts as described will ultimately impact the City's Zoning Code through implementation of the Development Standards suggested in Item 3.

### **Staff Recommendation/Motion**

Item for discussion only.