
City Council Regular Meeting

DEPARTMENT: Economic Development
FROM: Alex Philips, Economic Development Director
MEETING: September 6, 2022

SUBJECT:

Receive a report, hold a discussion, and give staff direction regarding the submission of RFP 2022-12, Sale or long-term ground lease of real property located at 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. CHC Development's proposal presents the following criteria:

- Mixed-use development containing two building totaling 26,000sf and 158 parking spaces
 - Building 1: two stories containing 8,000sf of retail and 12,000sf of office space
 - Building 2: one story containing 6,000sf of retail
- The buildings will share an open-air walkway and patio ideal for outdoor restaurant seating
- Estimated \$9.6 million capital investment, excluding land cost
- Estimated timeline is 9-12 months of pre-construction followed by 12-14 months of construction anticipated to commence by Q2 2023
- CHC Development requests the consideration of cash and rebate incentives to close a \$1.6 million shortfall to complete the project as presented

Following City Council's comments and direction, staff is prepared to negotiate with CHC Development on the terms of a potential development agreement to present to City Council for consideration within 90 days.

OPTIONS:

- 1) Proceed with development negotiations with CHC Development as presented
- 2) Proceed with modifications
- 3) Reject proposal

RECOMMENDATION:

Proceed with development negotiations with CHC Development as presented

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

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

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