

City Council Regular Meeting

DEPARTMENT: Economic Development


FROM: Alex Philips, Economic Development Director

MEETING: June 15, 2026

SUBJECT:

Consider and take possible action on a minute order ratifying the Burleson 4A Economic Development Corporation action on a third amendment to and restatement of performance agreement between the Burleson 4A Economic Development Corporation and 2525 FTG - Tulsa, LLC (CSO#4A020623FTG-Tulsa) for a development located at 700, 708, 712, 714, 716 and 720 SW Wilshire Blvd. in Burleson, Texas. (*Staff Contact: Alex Philips, Economic Development Director*)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.1 Attract and retain top-tier businesses</p> <p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning</p>

SUMMARY:

On February 6, 2023, the Burleson 4A Economic Development Corporation (EDC) and City Council approved the Performance agreement (CSO#5006-02-2023) for the development located on Wilshire Boulevard near Summercrest Drive. The performance agreement provides cash incentives of \$850,000 to the developer, The Retail Connection, also known as 2525 FTG – Tulsa, LLC (Tulsa), for meeting certain performance measures.

On June 20, 2023 the EDC and City Council approved a first amendment (CSO#5132-06-2023) to add an additional incentive for site improvements in regard to traffic improvements on the site as well as on adjacent roadways. The additional cash incentive of \$223,650 is 50% of the total cost of the traffic improvements that are required for the development.

On January 21, 2025, The EDC and City Council approved a second amendment (CSO#5719-01-2025) with the developer. The second amendment revised the site plan and performance

measure dates. There were no changes to the total amount of incentives provided (\$1,073,560.00).

To date, The developer has not received any performance measure payments from the EDC.

On July 15, 2025, the EDC issued a default letter to Tulsa for missing a performance measure to commence construction by June 30, 2025. During the 90-day cure period Tulsa commenced construction on site work and came back into compliance with the agreement.

The developer has requested a final amendment to the performance measure dates to complete the project. The proposed performance measures dates are tied to specific sales-tax producing retail tenants with a reduction in incentive payments from \$1,073,560 to \$748,560.

The proposed amended agreement states the following performance measures:

- Design and construct the Development and Street Improvements in substantial conformance with the criteria and development standards set forth in the ordinances of the City of Burleson and applicable state and federal laws.
- Design and construct the Development and Street Improvements in substantial conformance with the Concept Plan.
- Operate the Development in substantial conformance with the criteria and development standards set forth in the ordinances of the City of Burleson and applicable state and federal laws.
- Substantially Complete construction of the Development and Street Improvements no later than November 30, 2027.
- Make a minimum Capital Investment of no less than Four Million Dollars (\$2,000,000.00) in the Property no later than May 31, 2028.
- Receive a certificate of occupancy for Restaurant 1 (Great Greek) in the Shell Building in the Development and Restaurant 1 opens to the public no later than May 31, 2028.
- Receive a certificate of occupancy for Restaurant 2 (Ono Hawaiian BBQ) in the Shell Building in the Development and Restaurant 2 opens to the public no later than May 31, 2028.
- Receive a certificate of occupancy for Sales Tax User 1 in the Shell Building in the Development and Sales Tax User 1 opens to the public no later than May 31, 2028.
- Receive a certificate of occupancy for the Shell Building in the Development no later than November 30, 2027.

The Incentives shall be a reimbursement of Developer's expenses related to Developer's construction of the Site Improvements in the Development and Street Improvements not to exceed Seven Hundred Forty-Eight Thousand Five Hundred Sixty Dollars (\$748,560.00), payable to Developer in the incremental, scheduled amounts specified below upon completion of the following milestones:

- Upon receiving a certificate of occupancy for Restaurant 1 in the Shell Building in the Development and Restaurant 1 opens to the public, the Incentive due to Developer shall be a reimbursement of Developer's expenses related to Developer's construction of the Site Improvements up to One Hundred Thirty-One Thousand Two Hundred Fifty Dollars (\$131,250.00); and
- Upon receiving a certificate of occupancy for Restaurant 2 in the Shell Building in the Development and Restaurant 2 opens to the public, the Incentive due to Developer shall be a reimbursement of Developer's expenses related to Developer's construction of the Site Improvements up to One Hundred Thirty-One Thousand Two Hundred Fifty Dollars (\$131,250.00); and
- Upon receiving a certificate of occupancy for Sales Tax User 1 in the Shell Building in the Development and Sales Tax User 1 opens to the public, the Incentive due to Developer shall be a reimbursement of Developer's expenses related to Developer's construction of the Site Improvements up to One Hundred Thirty-One Thousand Two Hundred Fifty Dollars (\$131,250.00); and
- Upon receiving a certificate of occupancy for the Shell Building in the Development, the Incentive due to Developer shall be a reimbursement of Developer's expenses related to Developer's construction of the Site Improvements up to One Hundred Thirty-One Thousand Two Hundred Fifty Dollars (\$131,250.00); and
- Upon the City inspecting and accepting the Street Improvements, the Incentive due to Developer shall be a reimbursement of Developer's expenses related to Developer's construction of the Street Improvements up to Two Hundred Twenty-Two Thousand Five Hundred Sixty Dollars (\$223,560.00).

RECOMMENDATION:

Staff recommends approval

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

List date and description of any prior action related to the subject

REFERENCE:

CSO# 4A020623FTG-Tulsa

CSO# 4A01212025AmendFTGTulsa

CSO#5006-02-2023

CSO#5132-06-2023

CSO#5719-01-2025

FISCAL IMPACT:

Proposed Expenditure/Revenue: savings of \$325,000

Account Number(s): 2014201-66045

Fund: 201

Account Description: Economic Dev. Incentive (4A)

Procurement Method:

STAFF CONTACT:

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