
Economic Development Corporation (Type A)

DEPARTMENT: Economic Development

FROM: Alex Philips, Economic Development Director

MEETING: February 6, 2023

SUBJECT:

Consider approval of a Performance Agreement between the Burleson 4A Economic Development Corporation and 2525 FTG – Tulsa, LLC. for a development located at 700, 708, 712, 714, 716, and 720 SW Wilshire Blvd in Burleson, Texas (*Staff Presenter: Alex Philips, Economic Development Director*)

SUMMARY:

The Retail Connection (TRC), also known as 2525 FTG – Tulsa, LLC., is under contract on property generally located at Wilshire Blvd and Summercrest Blvd. The property currently has three vacant businesses. TRC desires to redevelop the entire two-acre site to have two, new retail buildings. The new buildings will be the home of four new-to-market businesses; Fatburger, Cool Greens, Hawaiian Bros. and Athletico (physical therapy). In order for the site to be viable, considerable site improvements are needed. TRC will be required to raze and clean the site including environmental cleanup, improve drainage through site, and reengineer access with shared access. Staff believes these site improvements will greatly decrease flooding, traffic impacts and clean up the aesthetics of the Wilshire corridor.

TRC has requested \$850,000 in economic incentives to help accomplish the needed site improvements.

In order to receive the proposed incentives, TRC will be required to adhere to the following conditions:

- Design and construct 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.
- Design and construct the Development in substantial conformance with the Concept Plan included in the agreement
- 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
- Complete a zoning application and file with the City by May 31, 2023

- Commence construction (i.e., obtain a building permit from the City and start rough grading) on the Development no later than September 30, 2024
- Substantially Complete construction of the Development no later than December 31, 2024
- Make a minimum Capital Investment of no less than Four Million Dollars (\$4,000,000.00) in the Property no later than December 31, 2024
- Recruit to the Development at least four (4) new-to-market retail, office, or restaurant tenants, with each of the four tenants receiving a certificate of occupancy in the Development no later than December 31, 2025
- TRC shall remain current and paid on all property taxes, subject to appeal rights in accordance with law and subject to a right to cure any delinquency as set forth herein

As performance measures are met, TRC would receive the following incentives:

- Upon Substantial Completion of the Development, the Incentive due to TRC shall be a reimbursement of TRC's expenses related to TRC's construction of the Site Improvements up to Four Hundred Twenty-Five Thousand Dollars (\$425,000.00)
- Upon receipt of a Certificate of Occupancy from four (4) new-to-market retail, office, or restaurant tenants in the Development, the Incentive due to TRC shall be a reimbursement of TRC's expenses related to TRC's construction of the Site Improvements up to Four Hundred Twenty-Five Thousand Dollars (\$425,000.00)
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OPTIONS:

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

RECOMMENDATION:

Staff recommends approving a Performance Agreement between the Burleson 4A Economic Development Corporation and 2525 FTG – Tulsa, LLC. for a development located at 700, 708, 712, 714, 716, and 720 SW Wilshire Blvd in Burleson, Texas

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

N/A

FISCAL IMPACT:

STAFF CONTACT:

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