



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 07/14/2025

PRESENTER: Megan Mahan, Deputy City Manager

TITLE: Memorandum of Understanding and License Agreement with Estes Peninsula Partners, LLC for proposed Estes Peninsula Resort

REVIEWING COMMITTEE:

PURPOSE OF REQUEST:

A Memorandum of Understanding (MOU) and License Agreement between the City of Grand Prairie and Estes Peninsula Partners, LLC (Estes Partners), regarding the proposed Estes Peninsula Resort project has been drafted for City Council's consideration. The primary objective of these agreements is to establish a framework for collaboration and to define the terms under which Estes Partners may access and evaluate approximately 1,200 acres of city-leased property on the Estes Peninsula for the potential development of a luxury destination resort.

The MOU outlines the intentions of both parties to negotiate toward a future binding agreement, while the License Agreement authorizes Estes Partners to access the property and specifies the conditions under which the developer may conduct pre-development activities, such as site surveys, environmental studies, and feasibility analyses on the property.

The key points of the License Agreement include:

- **Grant of License:** The City grants the company a temporary and exclusive license to enter the property to complete the project, which includes installing a gate, conducting land surveys, environmental studies, site assessments, and clearing the land.
- **Term:** The agreement is valid for 24 months unless terminated earlier.
- **Use of Property:** The company can use the property only for the purposes stated in the agreement and must comply with all local, state, and federal safety regulations and guidelines.
- **Condition of Property:** The property is provided "as is" with all defaults and conditions. The company must return the property to its original condition upon termination of the agreement.

The key points of the MOU include:

- **Project Description:** The project involves evaluating the potential to develop a luxury destination resort on approximately 1,200 acres in Grand Prairie.

- Non-Binding Nature: Except for the negotiation period, the MOU is non-binding. The parties intend to enter into a binding agreement in the future but are in no way obligated to do so.
- Binding Terms and Conditions: The City grants an exclusive negotiation period of 24 months during which it will not negotiate with other parties for the project site. The company will undertake pre-development activities and provide quarterly progress reports.