



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 20, 2025
PREPARED BY: Scott Jones, Economic Development Director
DEPARTMENT: Economic Development

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the selection of a developer for the Manor Town Square Project based on the City of Manor Request for Qualifications and Proposals: Manor Town Square Project Development Services, originally issued March 28, 2025.

BACKGROUND/SUMMARY:

The City, under Local Texas Government Code Section 271.908, solicited developers to submit qualifications to provide financing, pre-development, development and maintenance services for public components of the Manor Town Square development including a new city hall, public library, public parking garage and enabling infrastructure. The City elected to utilize this progressive development delivery method to select a developer to act as the City's agent for the delivery of the Public Facilities and work with the City under an Interim Agreement ("Exclusive Negotiation Agreement, or ENA") to finalize the program, design and finance strategy for this planned public-private partnership project to allow the City to select a private partner based on preferred criteria that meets the City's requirements before it makes a financial commitment to proceed. The City received proposals based on the RFQ and heard presentations from the top two ranked P3 developers on May 27th. Follow-up questions were distributed and answers received back from the proposers. Council Members and staff toured representative developer projects in Central Texas July 17th and 25th prior to making a P3 developer selection.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: Yes
PRESENTATION: No
ATTACHMENTS: No

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve and select Hunt Development Group as the developer for the Manor Town Square Project, approve the Exclusive Negotiation Agreement as to form, and authorize the City Manager to execute the final negotiated agreement.
