



MEMO

To: Mayor and City Council Members

From: Scott Jones, Economic Development Director

Date: February 19, 2025

RE: **January 13th to February 10th Economic Development Department Activity**

- Council approved extension of the Letter of Intent for the potential purchase of 8.43 acres of the 84.3 acre Ginsel Tract in the Manor Town Square planned development for future City Hall/Library project and authorized negotiation of a Purchase and Sale Agreement;
- Met multiple times with Shenandoah Development Group about Manor Town Square to assist with a PID, PUD, Development Agreement, on-site and off-site infrastructure development, and potential P3 negotiations;
- Attended ICSC retail convention in Dallas representing Manor in recruiting retail for multiple developments in process and planned;
- Negotiating Chapter 380 Agreements with multiple clients;
- Met with Dalfen Industrial for follow-up on engineering and design; completed property details for annexation of Dalfen property at Manor Downs to allow for Development Agreement and Chapter 380 negotiations;
- Revised Hunden Partners E. Manor Development #1 development options and returned for redraft and resubmission to Council;
- Approved city logo trademark registration application with USPTO;
- Met with 3 new brokers and property developers about acquiring sites in Manor for new acquisition and development; met with Retail Connection and hosted 10 representatives for a major new retailer interested in a Manor location in Manor Commons Phase 3; met with data center operator looking at sites in Manor; met with owners of 67.5 acres on US290 regarding future development plans, infrastructure and entitlements;
- Traveled to Southlake, TX to meet Shenandoah Development Group and toured 25 year old Southlake Town Square with a local developer to view a successful development similar to SDG's planned for Manor;
- Met with JE Dunn Construction for follow-up regarding current market conditions;
- Negotiations with Zalaram regarding purchase of utility access on 17.5 acres on Old Kimbro and discussions with potential purchaser of 10 acres of their 52 acre tract next to Manor Commercial Park;
- Attended 2 City Council Meetings, 1 Manor Chamber meeting; 1 Manor Capital Committee Meeting, 4 City Staff Meetings.