



AGENDA ITEM SUMMARY FORM

MEETING DATE: 5/11/26

PREPARED BY: Giles Tucker - CED

AGENDA ITEM CONTENT: 28220 John R Rd Brownfield TIF Plan

AGENDA ITEM SECTION: Public Hearings

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Conduct a Public Hearing for consideration of a Brownfield Plan for 28220 John R LLC. The proposed redevelopment is located at 28220 John R Rd.

Owner & Developer is requesting City Council approve a Brownfield TIF plan to reimburse eligible activities associated with proposed redevelopment of 28220 John R Rd. The project proposes to demolish the former McDonald's restaurant on site for the development of a new 9,500 square foot professional offices building. Half of this building will be home to his dental practice, along with up to 15 FTE employees and the other half will be available for another medical or professional office tenant. This project is estimated to be a total capital investment of \$3.7 million including property acquisition.

RECOMMENDATION:

Staff recommends that City Council hold a Public Hearing for the consideration of the Brownfield Plan submitted by 28220 John R LLC located at 28220 John R Rd at the Regular City Council Meeting of May 11, 2026.

Staff further recommends that City Council adopt a resolution to the Brownfield Plan for 28820 John R Rd as presented and to authorize the Mayor and City Clerk to sign the Reimbursement Agreement and to authorize the City Attorney to make minor modifications for effectuation.