



ENGINEERING SERVICES

To: Mayor and Town Council
From: Hulon T. Webb, Jr., P.E., Director of Engineering Services
Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager
Re: Godwin Parkway Agreement

Town Council Meeting – August 12, 2025

Strategic Visioning Priority: 1. Acceleration of Infrastructure

Agenda Item:

Consider and act upon authorizing the Town Manager to execute the Roadway Design, Construction and Reimbursement Agreement between Prosper Economic Development Corporation, Blue Star Land L.P., and the Town of Prosper, Texas, related to the design and construction of Godwin Parkway.

Description of Agenda Item:

Blue Star Land L.P., is designing and proposing to construct four (4) lanes of Godwin Parkway from the Dallas North Tollway (DNT) to west of Bravo Way in two (2) phases. The first phase, from the DNT to west of the future BNSF Overpass, is anticipated to be completed one (1) year from the date of execution of this Agreement. Phase 2 is the extension from the end of Phase 1 to west of Bravo Way and includes the BNSF Overpass. The agreement does not include a timeline for completion of construction of Phase 2 due to factors beyond Blue Star’s control.

The purpose of the Roadway Design, Construction and Reimbursement Agreement is to outline the obligations of the Prosper Economic Development Corporation, Blue Star Land L.P., and the Town of Prosper related to the design and construction of Godwin Parkway.

Budget Impact:

The cost participation by the Town for the design and construction costs of Phase 1 is \$1,000,000, along with an additional \$250,000 estimated for any non-recoverable costs that are incurred due to the redesign of the plans to avoid lowering the existing 42-inch water line east of the DNT. The \$1,000,000 to be reimbursed to Blue Star through monthly payments based on one half the approved construction costs for that month until paid in full. This \$1,000,000 will be applied to the Maximum Construction Costs Reimbursement pursuant to TIRZ #1’s Development and Financing Agreement. The additional non-recoverable costs will not be applied to the Maximum Construction Costs Reimbursement and will be paid to Blue Star within thirty (30) days of the Town’s receipt and approval of such reimbursement request from Blue Star. The Prosper Economic Development Corporation will provide \$1,000,000 cost participation to Blue Star upon the Town’s acceptance of Phase 1, which will not be applied to the Maximum Construction Costs Reimbursement.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has reviewed the agreement as to form and legality.

Attached Documents:

1. Town of Prosper Thoroughfare Plan
2. Roadway Design, Construction and Reimbursement Agreement

Town Staff Recommendation:

Town staff recommends that the Town Council authorize the Town Manager to execute the Roadway Design, Construction and Reimbursement Agreement between Prosper Economic Development Corporation, Blue Star Land L.P., and the Town of Prosper, Texas, related to the design and construction of Godwin Parkway.

Proposed Motion:

I move to authorize the Town Manager to execute the Roadway Design, Construction and Reimbursement Agreement between Prosper Economic Development Corporation, Blue Star Land L.P., and the Town of Prosper, Texas, related to the design and construction of Godwin Parkway.