

AGENDA
RICHHOOD CITY COUNCIL
Special Meeting, Tuesday, September 2, 2014
Richwood City Hall
1800 N. Brazosport Blvd.
Richwood, TX 77531
6:00 PM

- I. CALL TO ORDER
Presenter: Clint Kocurek
Time: 6:00 p.m.
- II. INVOCATION
Opening Prayer - Glenn Patton, City Manager
Presenter: Glenn Patton
- III. PLEDGES OF ALLEGIANCE 3
Pledge of Allegiance & Texas Pledge
- IV. ROLL CALL OF COUNCIL MEMBERS
Presenter: Clint Kocurek
- V. ANYONE WISHING TO ADDRESS COUNCIL
Individuals wishing to address council are limited to 5 minutes per individual with a maximum of 30 minutes allowed for this section. Any items addressed to council will not be discussed and no action will be taken as these items are not on the agenda and any discussion or action will be a violation of the Open Meetings Act.
Presenter: Clint Kocurek
- VI. DISCUSSION AND ACTION ITEMS 4
 - A. Chapter 380 Agreement - 210 Development LLC
 - B. Executive Session pursuant to Chapter 551.0745, Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee.
 - 1. Police Chief
 - C. Action as a result of Executive Session
- VII. REPORTS
Reports that require no action.
- VIII. CITY MANAGER'S REPORT
Presenter: Glenn Patton
- IX. FUTURE AGENDA ITEMS
- X. COMMITTEE REPORTS
- XI. COUNCIL MEMBER COMMENTS & REPORTS
- XII. MAYOR'S REPORT
- XIII. ADJOURNMENT

I, Karen B. Schrom, do hereby certify that I did, on post this notice of meeting on the bulletin board at 1800 N. Brazosport Blvd., Richwood, TX, in compliance with the Texas Open Meetings Law.

Karen B. Schrom, City Secretary
City of Richwood

Texas Pledge of Allegiance

Honor the Texas flag;
I pledge allegiance to thee,
Texas, one state under God, one and indivisible.

MEMORANDUM

To: Members of the Richwood City Council

From: Clint Kocurek, Mayor

Date: August 22, 2014

Subject: Chapter 380 Agreement

We have heard from 210 Development LLC. Their revised Chapter 380 proposal is attached.

**RICHWOOD MULTI-FAMILY HOUSING PROJECT
CHAPTER 380 AGREEMENT TERM SHEET**

Between

MISSION Dg /210 DEVELOPMENT, LLC

and

THE CITY OF RICHWOOD

REVISED

August 13, 2014

**210 DEVELOPMENT,
LLC.....**

210 Development, LLC is a Texas limited liability company in good standing with the State of Texas; Members include Henry Cisneros, Michael Wibracht, Alan Schoenbaum and Mark Tolley.

PROJECT SITE.....

Project includes 17 acres fronting Highway 288 in the City of Richwood, TX. *See attached Project map.*

**REDEVELOPMENT
PROPOSAL.....**

210 Development proposes to develop the property into a multi-family Class A development of approximately 15 separate building contain up to 324 market rate residential units, in Two Phases.

The total investment in the Project is estimated to be \$31,200,000.

BENEFIT TO THE CITY.....

The Project will serve as a catalyst for emerging commercial corridor on FM 2004 & Highway 288, along with neighborhood serving area retail, providing substantial “market rate roof-tops” for demographers and commercial investment, pursuant to City consultant (Retail Coach) recommendations.

INCENTIVES.....

210 Development requests the following incentives from the City:

- Waiver of City Building and Inspection fees
- 10 year City tax abatement. 5 Years at 100%, diminishing by 20% per year in years 6 through 10 to zero by year 11
- Public improvements to offsite ingress and egress
- Public improvement of off-site utilities sized to site
- Waiver of any Utility Impact Fee's, and reimbursement for any required sewer lift station, if applicable
- All other school district or ad valorem taxing jurisdictions paid 100%

**210 DEVELOPMENT
TEAM.....**

Architect:	B & A Architects
Environmental Engineer:	Terracon / PSI
Engineer:	Big Red Dog
General Counsel:	Alan Schoenbaum / Blakely Fernandez
Construction Company:	CORE Constructors / Catamount, Inc

**DISCLOSURE PACKET FOR
CITY.....**

Project Rendering
Pro Forma Cashflow
Environmental Reports (TBD)

Term Sheet from Lender
Term Sheet from Equity

**DEVELOPMENT
SCHEDULE.....**

Project Commencement Fall 2014, or upon Incentive Package
Approval. Completion for Phase 1 (250 units) Fall of 2015.