

Memorandum

To: Honorable Mayor Shetter and members of the Burleson City Council

From: Shai Roos, AICP Director of Community and Economic Development

Date: March 2, 2009

Subject: Approve Burleson 4A Economic Development Corporation's action authorizing reimbursement of funds from 4A sales tax fund for Business Park Master Plan and appropriate \$110,000 from the 4A Special Revenue Fund to be transferred to a Capital Projects Fund for this project.

Council Action Requested:

- 1) Approve Burleson 4A Economic Development Corporation's action authorizing reimbursement to TIG Real Estate Services, Inc., in the amount of \$110,000 for the cost of third party Professional Services provided by Good Fulton and Farrell Architects for the Business Park Master Plan; and
- 2) Appropriate \$110,000 from the 4A Special Revenue Fund to be transferred to a Capital Projects Fund for this project.

Background Information:

On December 11, 2008 the City Council of Burleson approved the Development and Leasing Agreement between Burleson 4A Economic Development Corporation and TIG Real Estate Services, Inc. for the Business Park.

This agreement states that the Owner shall reimburse TIG Real Estate Services, Inc. the cost of contracting with a third party consultant to prepare and present to the City a master plan for development of the property. TIG Real Estate Services, Inc., with input from City staff, sent out RFQs in early January 2009 to six firms and conducted interviews with all six firms on February 11 and 12, 2009. Good Fulton and Farrell Architects was the firm selected through this process. Their fee for services will not exceed \$110,000.

The task at hand for this consultant is to develop a plan for this business park that thinks through street designs, lot sizes, and flexibility for use. The consultant will lay out sites including road systems from both a marketing and utility perspective.

Good Fulton & Farrell is an award-winning Dallas-based design firm founded in 1982. They employ more than ninety people and deliver services in architecture, interior architecture, master planning and landscape architecture services.

Their experience includes: Banks, Institutional, Civic and Community Mixed Use, Campus Planning, Religious, Community Development Planning, Residential (Multifamily), Corporate Campus and Headquarters, Retail, Dealerships, Shopping Centers, Education: K - 12 Site Master Planning, Education: College and University Urban Design.

GFF was ranked:

- number 57 on Engineering News Record (ENR) magazine's inaugural Top 100 Green Design Firms in 2008
- number 47 on Building Design & Construction magazine's GIANTS 300
 - #44 in Top Mixed Use Design
 - #75 in Top Office Design
 - #77 in Top Commercial Design
- Three-time "Firm of the Year" award winner by Dallas Chapter of the American Institute of Architects

The final master plan, upon completion will need to be approved by both the Burleson 4A Economic Development Corporation Board and the Burleson City Council.

Board/Citizen Input:

The City Council approved the Development and leasing agreement on December 11, 2008.

Financial Considerations:

Transfer of \$110,000 will be required from the 4A Special Revenue Fund to a Capital Projects Fund.

Staff Contact:

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