

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A SECOND AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT FOR TRINITY MILLS STATION WITH DALLAS AREA RAPID TRANSIT AND THE INTEGRAL GROUP, LLC; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Carrollton, Texas (“City”) approved a Master Development Agreement (“MDA”) for Trinity Mills Station with Dallas Area Rapid Transit (“DART”) and The Integral Group, LLC (“Integral”) on November 5, 2019; and

WHEREAS, the City owns approximately 8.73 acres, near the DART Green Line Transit Station (“City Property”) located within a development known as Trinity Mills Station and desires to revitalize this area; and

WHEREAS, DART owns approximately 9.31 acres, near the DART Green Line Transit Station (“DART Property”) located within a development known as Trinity Mills Station and desires to revitalize this area; and

WHEREAS, the City, DART, and Integral executed a first amendment to the MDA on October 26, 2021, which extended the deadline for the commencement of construction of Phase I of the City-owned property by one year; and

WHEREAS, Integral is seeking a second amendment to provide a one-year extension regarding the commencement of construction deadline for the phases located on DART Property (“Second Amendment”), which would align the sequencing requirements and commencement of construction deadlines with the original intent of the MDA; and

WHEREAS, the new commencement of construction deadline for the phases located on DART Property would move from March 20, 2024 to March 20, 2025, due to the Covid-19 global pandemic’s negative effect on labor shortages and supply chain disruptions; and

WHEREAS, the Second Amendment will not affect the timing requirements of commencement of construction on Phase I or future phases located on City Property; and

WHEREAS, the City has determined that approving the Second Amendment will further the objectives of the City and will benefit the City and City’s residents;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

Section 1

All of the above premises are found to be true and correct legislative and factual findings of the City Council of the City of Carrollton, and they are hereby approved, ratified, and incorporated into the body of this Resolution as if copied in their entirety.

Section 2

The City Manager is hereby authorized to negotiate and execute a second amendment to the Master Development Agreement for Trinity Mills Station with Dallas Area Rapid Transit and The Integral Group, LLC.

Section 3

This Resolution shall take effect upon passage.

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas this 6th day of June 2023.

CITY OF CARROLLTON, TEXAS

ATTEST:

Chloe Sawatzky, City Secretary

Steve Babick, Mayor

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Meredith Ladd, City Attorney

Josh Giles, Development Program
Manager

Ravi Shah, Director of Development
Services