

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A LEASE AGREEMENT BY AND BETWEEN THE CITY OF CARROLLTON, TEXAS AND BLUE SKY SPORTS CENTER, LP; AUTHORIZING THE LEASE OF APPROXIMATELY 30 ACRES OF LAND ADJACENT TO MCINNISH PARK FOR A 30 YEAR TERM; PROVIDING FOR A RIGHT OF FIRST REFUSAL ON APPROXIMATELY EIGHT ACRES WHICH ARE ADJACENT TO THE LEASED AREA AND SOUTH OF SANDY LAKE ROAD; AUTHORIZING THE EXECUTION OF THE LEASE BY THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Carrollton, Texas ("City") received a bid from Blue Sky Sports Center, LP ("Blue Sky"), for the use of approximately 30 acres of an old landfill site located adjacent to McInnish Park and South of Sandy Lake Road ("Property") as a multi-use soccer complex, for an annual lease amount of \$30,000 with a 30-year term; and

WHEREAS, Blue Sky desires to construct on the Property an indoor multi-use facility and seven (7) outdoor soccer fields for recreational uses and amenities for the City's residents and surrounding communities, which also serve as a destination location for sports activities; and

WHEREAS, the City desires to lease the Property to Blue Sky in order to provide recreational amenities to its residents and to stimulate business and commercial activity in the City; and

WHEREAS, the City owns eight (8) acres north of the Property, but south of Sandy Lake Road ("Sandy Lake Area"), which could be used by Blue Sky or be used for commercial purposes to serve Blue Sky's proposed use; and

WHEREAS, Blue Sky and the City desire for the City to seek alternate uses of the Sandy Lake Area by a commercial tenant, that would be mutually advantageous to both the City and Blue Sky; and

WHEREAS, the City and Blue Sky desire to memorialize the desire to work together on the Sandy Lake Area, by providing Blue Sky a right of first refusal on the Sandy Lake Area which shall be valid for a period of twenty-four (24) months from the date of execution of the lease of the Property; and

WHEREAS, upon full review and consideration of the Blue Sky proposed lease, and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved, and that the City Manager shall be authorized to execute a lease with Blue Sky on behalf of the City of Carrollton;

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

SECTION 1

The above and foregoing premises are true and correct and are incorporated herein and made part hereof for all purposes.

SECTION 2

The requested lease terms, having been reviewed by the City Council, and found to be acceptable and in the best interests of the City and its citizens, are hereby in all things approved.

SECTION 3

The City Manager is hereby authorized to execute a lease agreement, and all other necessary documents in connection therewith on behalf of the City of Carrollton, substantially according to the terms and conditions set forth in this Resolution.

SECTION 4

This resolution shall take effect upon passage.

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas this 4th day of August, 2015.

CITY OF CARROLLTON, TEXAS

Matthew Marchant, Mayor

ATTEST:

Krystle Nelinson, City Secretary

APPROVED AS TO FORM:

Meredith Ladd, City Attorney

APPROVED AS TO CONTENT:

Scott Whitaker, Director
Parks and Recreation