

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A NON-BINDING TERM SHEET BETWEEN DALLAS AREA RAPID TRANSIT AND INTEGRAL URBAN, LLC REGARDING THE DEVELOPMENT OF THE TRINITY MILLS URBAN VILLAGE WITHIN THE TRINITY MILLS TRANSIT CENTER DISTRICT; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Carrollton, Texas (the “City”) owns six parcels totaling approximately 666,032 square feet, or 15.29 acres, near the Dallas Area Rapid Transit (“DART”) Green Line Transit Station (“City Property”); and

WHEREAS, DART owns 405,421 square feet, or 9.31 acres, that were previously used as a bus transit center just east of the City Property (“DART Property”); and

WHEREAS, it is the City and DART’s intention to develop their respective sites into a cohesive, sustainable, vibrant, livable transit-oriented development called the Trinity Mills Transit Center District (“District”) by contemporaneously developing the DART Property and the City Property; and

WHEREAS, the City and DART memorialized their joint development intentions with a Memorandum of Understanding (“MOU”) executed on March 3, 2017;

WHEREAS, the City and DART published a joint Request for Qualifications #17-021 and subsequent Request for Proposals #17-032 to seek proposals from firms interested in providing master development services for the District; and

WHEREAS, the DART Board of Directors unanimously approved the selection of Integral Urban, LLC (“Developer”) to provide Master Development Services for the District at their December 12, 2017 meeting; and

WHEREAS, the City Council of the City of Carrollton, Texas (“City Council”), unanimously approved the selection of the Developer to provide Master Development Services for the District at their January 9, 2018 meeting; and

WHEREAS, the City, DART and the Developer have drafted and agreed to a non-binding term sheet to guide the creation of a subsequent Master Development Agreement and associated documents in connection with development of the District;

NOW, THEREFORE, BE IT RESOLVED BY THE 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, 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 non-binding term sheet between Dallas Area Rapid Transit and Integral Urban, LLC regarding the development of the Trinity Mills Urban Village within the Trinity Mills Transit Center District.

Section 3

This Resolution shall take effect upon passage.

PASSED AND APPROVED ON MARCH 5, 2019.

CITY OF CARROLLTON, TEXAS

Kevin W. Falconer, Mayor

ATTEST:

Laurie Garber, City Secretary

APPROVED AS TO FORM:

Meredith A. Ladd
City Attorney

APPROVED AS TO CONTENT:

Krystle Nelinson
Development Program Manager

Ravi Shah
Director of Development Services