

Legislation Details (With Text)

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Title: Consider Approval Of An Amendment To Development And Transfer Agreement With Arthur James, Inc.

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Attachments: 1. DALLAS-#397902-v1-Amendment_to_Development_and_Transfer_Agreement

Date	Ver.	Action By	Action	Result
12/6/2016	1	City Council	approved	Pass

CC MEETING: December 6, 2016**DATE:** November 28, 2016**TO:** Leonard Martin, City Manager**FROM:** Scott Whitaker, Parks & Recreation DirectorConsider **Approval Of An Amendment To Development And Transfer Agreement With Arthur James, Inc****BACKGROUND:**

In July 2016 City Council approved a development and transfer agreement with Arthur James, Inc. on land next to McInnish Park. This land was previously a landfill and Blue Sky Sports plans to develop an indoor and outdoor soccer facility on approximately thirty acres.

Arthur James, Inc. proposes to do all the rough grading and dirt work at this location. In consideration for all the grading work, the City will transfer 6.27 acres of land on Sandy Lake Road to Arthur James, Inc.

Arthur James, Inc. will also grade soccer field "A" at Veterans Park where Blue Sky Sports will install a synthetic turf field at no cost to the City. This will take place when Blue Sky Sports is building the indoor facility next door to Veterans Park.

This agreement provides the City with developable land, that once developed will be added to the tax rolls, and a new field that can be used year-round.

The agreement has taken longer than expected to start. Engineering plans and environmental assessments are now completed. All parties agree with this amendment, which starts now and gives Arthur James, Inc. 60 days to commence grading.

FINANCIAL IMPLICATIONS:

There will be no cost to the City for this amendment to the development agreement and potential development will occur on land that currently is vacant and in need of grading.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff requests approval for this amendment to the development and transfer agreement.