

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 11, 2011
	Agenda Item No. 58 Roll Call No. <u>11-1252</u> Communication No. <u>11-459</u> Submitted by: Terrance N. Vorbrich, Acting Economic Development Administrator

AGENDA HEADING:

Resolution granting preliminary approval of the conceptual development plan for the redevelopment of property at 3801 Merle Hay Road by Richard Eychaner.

SYNOPSIS:

Office of Economic Development staff recommends approval of the Resolution.

By Roll Call 11-1033, dated June 27, 2011 City Council approved preliminary terms of agreement for city assistance to Richard Eychaner for the redevelopment of property at 3801 Merle Hay Road. The preliminary terms of agreement provides for the use of tax increment revenue from the Merle Hay Commercial Area Urban Renewal Area (MHCAURA). The MHCAURA Plan requires that projects receiving tax increment revenue assistance are subject to review and recommendation from the Urban Design Review Board and approval by City Council of the project’s architectural design plans prior to start of construction. Due to the July 4th holiday, the next meeting of the Urban Design Review Board is July 19, 2011. The Developer has commitments to Tenants to provide a certificate of occupancy by October 1, 2011. The Developer is requesting City Council approval of a preliminary conceptual architectural design plan, subject to further review and recommendation by the Urban Design Review Board, so the Developer may begin site excavation and construction of footings and foundations consistent with the preliminary conceptual plan.

The review and approval of all other elements of the architectural design plans shall be deferred until the City Council has received the recommendations of the Urban Design Review Board and has approved the formal development agreement. Staff anticipates bringing forward the Urban Design Review Board recommendations and the formal development agreement for City Council approval on July 25, 2011.

FISCAL IMPACT: NONE

Amount: N/A

Funding Source: N/A

PREVIOUS COUNCIL ACTION(S):

Date: June 27, 2011

Roll Call Number: 11-1167

Action: [Preliminary](#) Terms of Agreement with Richard Eychaner for City Assistance for the Redevelopment of Property at 3801 Merle Hay Road. Sponsor: Council Member Halley Griess. ([Council Communication No. 11-437](#)) **Moved by Griess to receive and file, and to authorize and direct the City Manager to negotiate with Richard Eychaner for a formal Development Agreement consistent with the preliminary terms identified in Council Communication No. 11-437. Motion Carried 7-0.**

Date: June 13, 2011

Roll Call Number: 11-1033

Action: [Communication](#) from William Lillis and Chris Pose, attorneys for 3801 LLC (Rich Eychaner), regarding possible Development Agreement for property on the northeast corner of Merle Hay Road and Douglas Avenue. **Moved by Griess to receive, file and refer to the City Manager for review and recommendation. Motion Carried 7-0.**

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

July 25, 2011, Urban Design Review Board recommendation and Council approval of Urban Renewal Development Agreement.

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