



**AGENDA MEMO**  
4/18/2017 Agenda

**TO:** Honorable Mayor and City Council

**FROM:** Robbie Corder, City Manager

**SUBJECT:** Consider: Development Agreement with SPC Hillcrest

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**BACKGROUND:**

The City is moving forward with the purchase of property located on the 3400 block of Haynie. The purchase of this property would allow the City to explore the feasibility of providing underground parking. The available property for purchase represents a total area of 22,500 square feet spread over the following addresses:

1. 3424 Haynie (half lot)
2. 3428 Haynie
3. 3432 Haynie

SPC Hillcrest intends to construct a mixed-use office and retail development with above and below-grade parking on property abutting the potential City property. The attached development agreement outlines temporary and non-exclusive construction and access easements between the City and SPC Hillcrest. The agreement allows for each entity to access each other's property during construction of the SPC Hillcrest project and a potential City project. The easement also allows for equipment, materials, vehicles, tool, machinery, and construction personnel to utilize the properties.

While there are no financial considerations at this time, the agreement does require the City to pay for a proportionate share of parking equipment (access control arms, security keypads, etc.) if the City constructs a parking facility on the City property. The temporary easements can be terminated with a thirty (30) day notice by either party.

**RECOMMENDATION:** Staff recommends approval of the agreement.