



**RICHARDSON CITY COUNCIL
WORK SESSION AGENDA
MONDAY, MAY 21, 2012
Richardson Room
Richardson Civic Center/City Hall
411 W. Arapaho Road, Richardson, Texas 75080**



The Richardson City Council will meet at 5:30 p.m., on Monday, May 21, 2012, in the Richardson Room of the Civic Center/City Hall, 411 W. Arapaho, in compliance with Section 551.002 of the Texas Government Code (open meetings law). As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the city attorney on any agenda item listed herein. This building is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of the meeting. To make arrangements, call 972-744-4000 VIA TDD or call 1-800-735-2989 to reach 972-744-4000.

WORK SESSION -- 6:00 P.M.

- Call to Order
- A. Visitors
- B. Review and Discuss the Neighborhood Associations Coop Alternatives
- C. Consider Resolution No. 12-08, authorizing the City Manager to negotiate and execute an economic development agreement pursuant to Chapter 380, Texas Local Government Code, by and between the City of Richardson and Hartman Richardson Heights Properties, LLC, a Texas limited liability company.

ACTION TAKEN:

- D. Consider cancellation of the Monday, May 28, 2012 City Council Meeting for the Memorial Day holiday.

ACTION TAKEN:

- E. Report on Items of Community Interest

EXECUTIVE SESSION

- In compliance with Section 551.074 of the Texas Government Code, Council will convene into a closed session to discuss the following:
 - Personnel
 - City Manager

- Council will reconvene into open session, and take action, if any, on matters discussed in executive session.

I certify the above agenda was posted on the Bulletin Board at the Civic Center/City Hall on Friday, May 18, 2012 at 5:00 p.m.

Signed: _____
Vickie Schmid
Deputy City Secretary



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, May 21, 2012

Agenda Item: Visitors *(The City Council invites citizens to address the Council on any topic not already scheduled for public hearing.)*

Staff Resource: Vickie Schmid, Deputy City Secretary

Summary: Members of the public are welcome to address the City Council on any topic not already scheduled for public hearing. Speaker Appearance Cards should be submitted to the City Secretary prior to the meeting. Speakers are limited to 5 minutes and should avoid personal attacks, accusations, and characterizations.

In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the agenda. However your concerns will be addressed by City staff, may be placed on a future agenda, or by some other course of resolution.

Board/Commission Action: N/A

Action Proposed: Receive comments by visitors.



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, May 21, 2012

Agenda Item: Review and Discuss Neighborhood Association Coop Alternatives

Staff Resource: Don Magner, Director of Community Services

Summary: City staff will provide a presentation evaluating options to assist neighborhood associations with certain services such as insurance providing improved economies.

Board/Commission Action: NA

Action Proposed: No action will be taken.



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, May 21, 2012

Agenda Item: Consider Resolution No. 12-08, authorizing the City Manager to negotiate and execute economic development agreements pursuant to Chapter 380, Texas Local Government Code, by and between the City of Richardson and Hartman Richardson Heights Properties, LLC.

Staff Resource: David Morgan, Assistant City Manager

Summary: City staff will provide a presentation overviewing the planned occupancy of Alamo Drafthouse Cinema in the Richardson Heights Shopping Center and overviewing the proposed economic development agreement for the project.

Board/Commission Action: NA

Action Proposed: Adoption of Resolution No. 12-08

RESOLUTION NO. 12-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 380, TEXAS LOCAL GOVERNMENT CODE, BY AND BETWEEN THE CITY OF RICHARDSON AND HARTMAN RICHARDSON HEIGHTS PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY (HEREIN THE “COMPANY”); PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Company is the owner of the Richardson Heights Shopping Center located at the southwest corner of Main Street/Belt Line Road and North Central Expressway & US 75 in Richardson, Texas (the “Center”); and

WHEREAS, the Company intends to renovate the improvements in the Center located at 100 S. Central Expressway, Suite 14, Richardson, Texas (the “Improvements”), and has or intends to enter into a lease (the “Lease”) of the Improvements following the renovation thereof (the “Leased Premises”) for a period of at least fifteen (15) years with the Alamo Drafthouse Cinemas, LLC, a Texas limited liability company (the “Lessee”), for the operation of an Alamo Drafthouse Cinema and Restaurant (collectively the “Theater”); and

WHEREAS, the Company intends to invest approximately Four Million Eight Hundred Thousand Dollars (\$4,800,000.00) in the renovation of the Improvements for the occupancy of the Leased Premises by the Lessee; and

WHEREAS, the Company has advised the City that a contributing factor that would induce Company to renovate the Improvements and enter into the Lease would be an agreement by the City to provide an economic development grant to the Company to defray a portion of the costs of the renovation of the Improvements for the Lessee; and

WHEREAS, the City has adopted programs for promoting economic development, and this Agreement and the economic development incentives set forth herein are given and provided by the City pursuant to and in accordance with those programs; and

WHEREAS, the City is authorized by Article III, Section 52-a of the Texas Constitution and Texas Local Government Code Chapter 380 to provide economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the City has determined that making an economic development grant to Company in accordance with this Agreement is in accordance with the City Economic Development Program and will: (i) further the objectives of the City; (ii) benefit the City and the City’s inhabitants; and (iii) will promote local economic development and stimulate business and commercial activity in the City; and

WHEREAS, City desires to authorize the City Manager to negotiate and enter into an Economic Development Agreement with Company pursuant to Chapter 380 of the Texas Local Government Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the City Manager, or designee, is hereby authorized to negotiate and execute one or more Economic Development Agreements pursuant to Chapter 380 of the Texas Local Government Code (and any amendments thereto, including any related instruments), on behalf of the City of Richardson, Texas, with Hartman Richardson Heights Properties, LLC (and its affiliated and related entities), in accordance with the following criteria: (a) contingent on the Company renovation of the Improvements and entering into the Lease of the Improvements with the Lessee Theater; and (b) the City shall provide ten (10) Annual Sales Tax Grants, each equal to one hundred percent (100%) of the sales tax receipts from the sale of taxable items by the Theater, provided the Lessee continuously leases, occupies and operates Theater open to the public, and five (5) Annual Grant(s) each in the approximate amount of \$300,000.00 in the total aggregate amount not to exceed a negotiated Maximum Annual Grant Amount.

SECTION 2. That all provisions of the resolutions of the City of Richardson, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 3. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Resolution which shall remain in full force and effect.

SECTION 4. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas,
on this the 21st day of May, 2012.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

PETER G. SMITH, CITY ATTORNEY
(PGS:05-15-17:TM 55430)



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, May 21, 2012

Agenda Item: Items of Community Interest

Staff Resource: Bill Keffler, City Manager

Summary: The City Council will have an opportunity to address items of community interest, including:

Expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of Richardson; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of Richardson that was attended or is scheduled to be attended by a member of the City of Richardson or an official or employee of the City of Richardson; and announcements involving an imminent threat to the public health and safety of people in the City of Richardson that has arisen after the posting of the agenda.

Board/Commission Action: NA

Action Proposed: No action will be taken.



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, May 21, 2012

Agenda Item: Executive Session

Staff Resource: Bill Keffler, City Manager

Summary: The Council will convene into a closed session in compliance with Texas Government Code Section 551.074 – Personnel – City Manager.

Board/Commission Action: N/A

Action Proposed: Council will reconvene into open session to take any action, if any, on matters discussed in Executive Session.