



*Prosper is a place where everyone matters.*

**Agenda**  
**Joint Work Session of the**  
Town Council and  
Economic Development Corporation  
Council Chambers  
Prosper Town Hall  
250 W. First Street, Prosper, Texas  
Wednesday, December 16, 2020  
**4:00 PM**

**Notice Regarding Public Participation**

Governor Greg Abbott has granted a temporary suspension of certain rules to allow for telephone or videoconference public meetings in an effort to reduce in-person meetings that assemble large groups of people, due to the COVID-19 public health emergency.

Individuals may attend the Prosper Town Council meeting in person, or access the meeting via videoconference, or telephone conference call.

**Join the Zoom Meeting** by clicking on the following link:

<https://us02web.zoom.us/j/89460193796>

Enter Meeting ID: 89460193796

To request to speak, click on “Participants” at the bottom of the screen, and click “Raise Hand.” The meeting moderator will acknowledge your request and allow you to speak.

**To join the meeting by phone, dial (346) 248-7799**

Enter Meeting ID: 89460193796

To request to speak, enter \*9, and \*6 to mute/unmute yourself. The meeting moderator will acknowledge your request and allow you to speak. When addressing the Council, please state your name and address before beginning your comments. Please limit your comments to three minutes.

**If you encounter any problems joining or participating in the meeting, please call our help line at 972-569-1191 for assistance.**

**Call to Order/ Roll Call of the Town Council, Economic Development Corporation.**

**Discussion Items.**

1. [Presentation](#) on the Downtown Master Plan.

**TOWN COUNCIL EXECUTIVE SESSION:**

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

*Section 551.087 – To discuss and consider economic development incentives.*

*Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.*

*Section 551.074 - To discuss and consider personnel matters and all matters incident and related thereto.*

**Adjourn.**

**CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, December 11, 2020, and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Melissa Lee, Town Secretary

\_\_\_\_\_  
Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**NOTICE**

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:** The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.

## PROSPER EDC



**To:** Mayor and Town Council  
Prosper Economic Development Corporation Board

**From:** Mary Ann Moon, Executive Director, Prosper EDC

**Through:** Harlan Jefferson, Town Manager

**Re:** Town Council & Prosper EDC Joint Work Session – December 16, 2020

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**Agenda Item:**

Presentation on the Downtown Master Plan.

**Description of Agenda Item:**

The Town Council and Prosper EDC Board will hear a presentation on the proposed Downtown Master Plan.

**Attached Documents:**

1. Stantec and Ricker-Cunningham Firm Profiles



Design with  
community  
in mind



## OUR LOCATIONS

Company Headquarters in  
Edmonton, Alberta, Canada.

At Stantec, we recognize we are better together. The Stantec community unites more than 22,000 employees working in over 350 locations across 6 continents. Our local strength, knowledge, and relationships, coupled with world-class expertise, allow us to go anywhere and meet our clients' needs in more creative, personalized ways.

To find out more about our locations, visit [Stantec.com](https://www.stantec.com).



22,000

Employees

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350

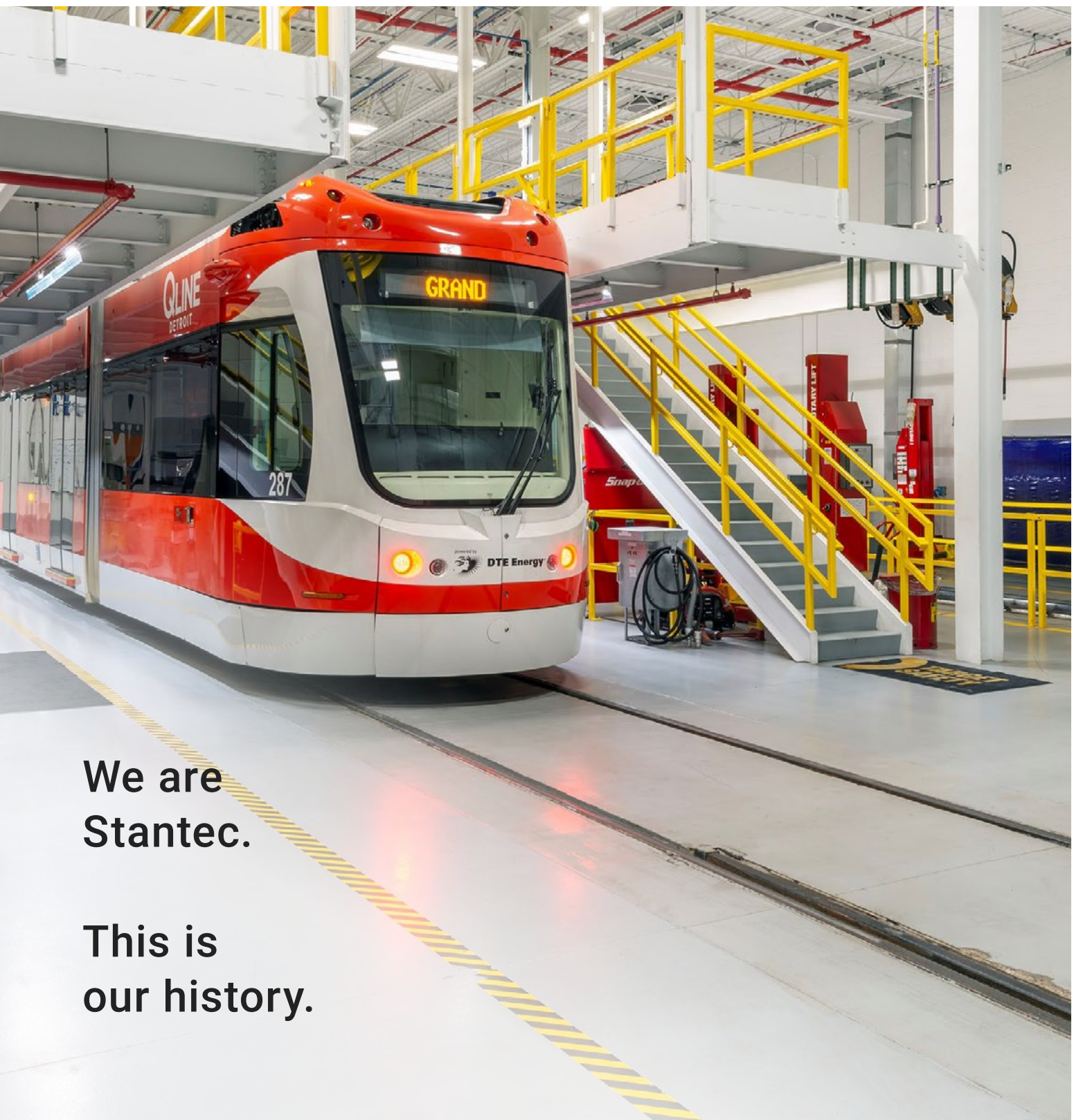
Office Locations

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6

Continents

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**We are  
Stantec.**

**This is  
our history.**

**OUR HISTORY**

- **2019** Stantec enhances our global footprint in Australia adding six new locations
- **2017** We reached our goal of becoming a top 10 global design firm (ranked by Engineering News-Record magazine and based on revenue for design services), and simultaneously launched an enhanced brand and new website, reflective of our growth and transformation as a global organization
- **2016** We merged with MWH to add 6,800 staff in over 187 offices in 26 countries
- **2013** We launched our new brand positioning, logo, and visual identity
- **2010** Through acquisition we expanded to London, England and the United Arab Emirates
- **2007** We continued to grow our presence in the US East; employee numbers top 8,700
- **2005** We were listed on the New York Stock Exchange
- **2004** Employees celebrated our 50th anniversary; employee numbers grow to 4,000
- **1998** We introduced single-brand identity: Stantec
- **1994** We were listed on the Toronto Stock Exchange
- **1991** First US acquisition in Phoenix, Arizona, established a base for specialty services and future growth in the US Southwest
- **1976** First acquisition added Urban Land to growing list of service areas
- **1967** First international project—a sewerage system for Kuala Lumpur, Malaysia
- **1954** D. R. Stanley Associates, founded as a one-person water firm in Edmonton, Alberta by Dr. Don Stanley

### COMPANY OVERVIEW

# #11

design firm  
in the world

# 65+

years of  
profitability

# \$4.8 billion

Gross revenue

# \$3.7 billion

Net revenue

<sup>1</sup> Sources: *Engineering News-Record* and internal analyses



# We are driven to achieve Stantec's top rankings



**We measure success by the positive impact to community.** We're driven to seek what's next. To challenge ourselves and our clients to create solutions that solve challenges today—and give them a competitive edge in the future. Nothing great ever happens by accident. Or in isolation. Great things happen when smart people get together and are guided by their imagination and ambition to achieve real-world goals. Here's how we rank amongst peer organizations, nationally and internationally.

### Engineering News Record (ENR)

#### Global

- No. 11 Top 150 Global Design Firms (Aug. 2020)

#### Green

- No. 2 Top 5 by Sector—Educational Facilities (Sep. 2020)
- No. 5 Top 5 by Sector—Retail (Sep. 2020)
- No. 8 Top 100 Green Building Design Firms (Sep. 2020)

#### International

- No. 1 Top 10 by Market—Sewer/Waste (Aug. 2020)
- No. 2 Top 10 by Market—Water (Aug. 2020)
- No. 3 Top 10 by Region—United States (Aug. 2020)
- No. 8 Top 225 International Design Firms (Aug. 2020)
- No. 5 Top 10 by Market—Building (Aug. 2020)
- No. 7 Top 10 by Market—Transportation (Aug. 2020)
- No. 10 Top 10 by Market—Hazardous Waste (Aug. 2020)
- No. 10 Top 10 by Region—Latin America/Caribbean (Aug. 2020)

#### Environmental

- No. 4 Top 10 by Type of Client—Private (Jul. 2020)
- No. 4 Top 10 by Type of Work—CM/PM (Jul. 2020)
- No. 5 Top 20 by Market Segment—Wastewater Treat. (Jul. 2020)
- No. 6 Top 20 by Market Segment—Water Treat./Supply (Jul. 2020)
- No. 6 Top 10 by Type of Work—Engineering/Design (Jul. 2020)
- No. 7 Top 20 Working in Non-US Locations (Jul. 2020)
- No. 8 Top 200 Environmental Firms (Jul. 2020)
- No. 8 Top 10 by Type of Work—Consulting/Studies (Jul. 2020)

#### Design

- No. 3 Top 100 Pure Designers (May 2020)
- No. 5 Top 20 by Sector—General Building (May 2020)
- No. 7 Top 20 by Sector—Transportation (May 2020)
- No. 8 Top 500 Design Firms (May 2020)
- No. 8 Top 20 by Sector—Sewer and Waste (May 2020)
- No. 8 Top 20 by Sector—Water (May 2020)
- No. 14 Top 20 by Sector—Power (May 2020)

#### CM-for-Fee

- No. 11 Top 20 Combined Design/CM-PM Prof. Serv. Rev. (Jun. 2020)
- **No. 19 Top 100 Construction Management/PM-for-Fee Firms (Jun. 2020)**
- No. 21 Top 50 Program Management Firms (Jun. 2020)

#### International Contractors

- No. 9 Top 20 Non-US Firms in Total Global Const. Mgmt. and Program Mgmt. Fees (Aug. 2020)
- No. 10 Top 20 Non-US Firms in Int'l Const. Mgmt. and Program Mgmt. Fees (Aug. 2020)

### Building Design + Construction (BD+C)

- No. 1 Top 150 Architecture/Engineering Firms (Jul. 2019)
- No. 2 Top 150 Government Sector Architecture + AE Firms (Oct. 2019)
- No. 2 Top 70 Industrial Sector Architecture + AE Firms (Sep. 2019)
- No. 2 Top 180 Reconstruction Work Architecture + AE Firms (Dec. 2019)
- No. 2 Top 90 State Government Architecture + AE Firms (Oct. 2019)
- No. 3 Top 215 Green Building Sector Design Firms (Dec. 2019)
- No. 3 Top 150 Healthcare Architecture + AE Firms (Aug. 2019)
- No. 3 Top 130 Local Government Architecture + AE Firms (Oct. 2019)
- No. 4 Top 110 Cultural Facilities Architecture + AE Firms (Oct. 2019)
- No. 4 Top 55 Federal Gov't Sector Architecture + AE Firms (Oct. 2019)
- No. 4 Top 140 K-12 School Sector Architecture + AE Firms (Sep. 2019)
- No. 4 Top 200 Office Sector Architecture + AE Firms (Aug. 2019)
- No. 5 Top 45 Military Sector Architecture + AE Firms (Oct. 2019)
- No. 5 Top 125 Retail Sector Architecture + AE Firms (Oct. 2019)
- No. 6 Top 50 Airport Sector Architecture + AE Firms (Oct. 2019)
- No. 6 Top 140 Multifamily Architecture + AE Firms (Aug. 2019)
- No. 6 Top 175 University Sector Architecture + AE Firms (Aug. 2019)
- No. 9 Top 65 Science + Techn. Sector Architecture + AE Firms (Aug. 2019)
- No. 9 Top 90 Sports Facilities Architecture + AE Firms (Dec. 2019)
- No. 10 Top 35 Data Center Architecture + AE Firms (Aug. 2019)
- No. 17 Top 70 Religious Sector Architecture + AE Firms (Dec. 2019)
- No. 18 Top 110 Hotel Sector Architecture + AE Firms (Sep. 2019)
- No. 28 Top 150 International Design and Construction Firms (Dec. 2019)

Sources: ENR: [enr.com](http://enr.com); BD + C: [www.bdcnetwork.com](http://www.bdcnetwork.com)



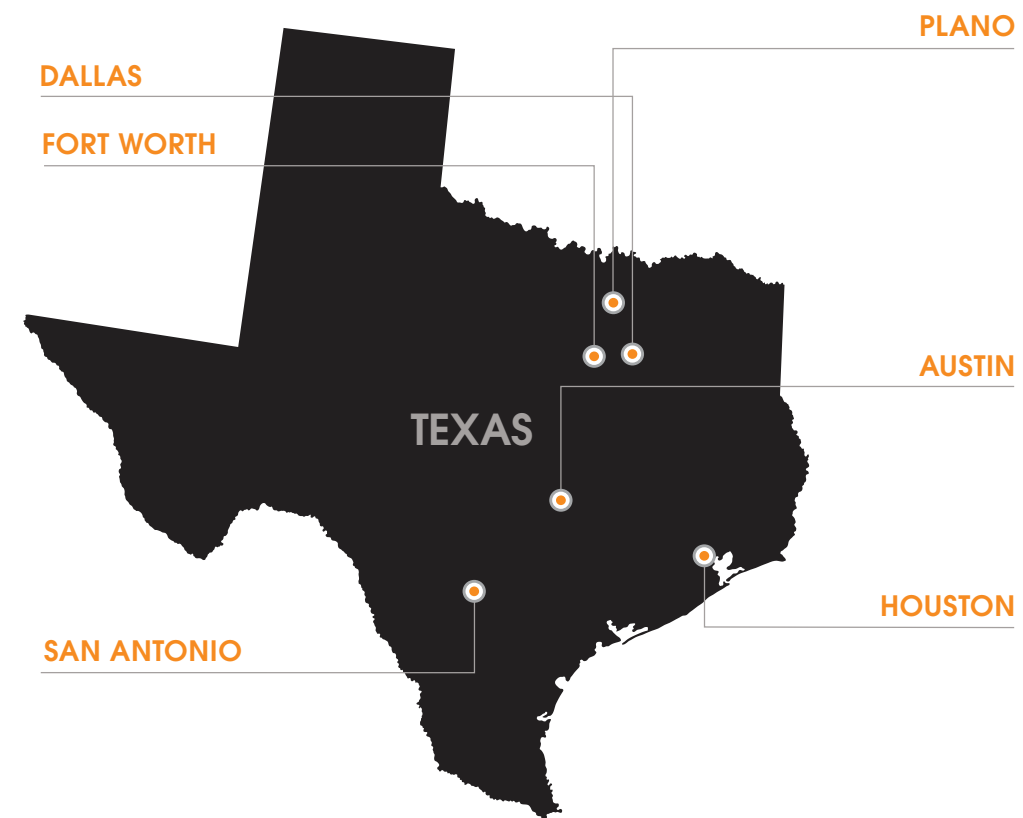
# WE ARE STANTEC



We care about the communities we serve—because they’re our communities too. We’re designers, engineers, scientists, and project managers, innovating together at the intersection of community, creativity, and client relationships.

The Stantec community collaborates across disciplines and industries to make buildings, infrastructure, and energy and resource projects happen. Our work—professional consulting in planning, engineering, architecture, interior design, landscape architecture, surveying, environmental sciences, project management, and project economics—begins at the intersection of community, creativity, and client relationships.

## We are your local team with **500+** employees in Texas.



## Services

- Urban Planning & Design
- Architecture & Interior Design
- Landscape Architecture
- Transportation Planning & Engineering
- Water & Wastewater Planning & Engineering
- Civil Engineering & Drainage Design
- Surveying
- Environmental & Resiliency Services
- Program & Project Management
- Public Engagement
- Funding Services



## Ricker | Cunningham Introduction to the Firm



### Advising communities with integrity

A trusted team in the real estate advisory community since 1993, the company's Principals have decades of experience understanding and communicating the challenges of public-private partnerships. Formerly with the Denver office of Leland Consulting Group, Anne Ricker and Bill Cunningham coordinate with an organization's staff to bring clients a knowledgeable, personal approach to the development and redevelopment processes. You will interface closely with one or both of these Principals, often and throughout the process, to achieve your community's goals and vision.

Ricker | Cunningham, Community Strategists, is a regional firm based in Denver, Colorado. The firm is comprised of urban economists, real estate market analysts, planning and development advisors, and project managers who specialize in analyzing market and economic factors that affect public and private sector development. Our business objective is to bring a high level of reality and practical experience to our assignments. We accomplish this through extensive cross-training in market research, economic analysis and development. Over the past 25 years, the firm's principals and associates have completed more than 500 real estate and economic consulting assignments for public and private sector clients. This industry exposure has built a rich base from which to draw focused experience that is thoughtfully applied to each project.

Ricker | Cunningham provides the following advisory services:

- Market Strategies
- Community Impact Analyses
- Development Economics
- Redevelopment Plans
- Economic Development Strategies
- Ongoing Guidance

### Contact

For additional information about Ricker | Cunningham, or a specific request for services, please contact Anne Ricker or Bill Cunningham at 303.458.5800, or visit us at our website [www.rickercunningham.com](http://www.rickercunningham.com). References furnished upon request.



## Ricker | Cunningham Texas Cities Served ....

Abilene	Irving
Addison *	Kerrville
Allen	Killeen
Arlington *	Lancaster
Austin	Lubbock
Bulverde *	Mansfield *
Burleson	McKinney *
Carrollton *	Midland *
Celina	North Richland Hills *
Corpus Christi	Pearland
Dallas *	Pflugerville
Dayton	Plano *
Denton *	Prosper *
DeSoto *	Richardson *
El Paso	Richland Hills
Fairview	Rowlett *
Flower Mound	San Angelo *
Fort Worth *	San Antonio
Frisco *	San Marcos
Garland *	South Lake *
Grapevine	Waco
Greenville	Waxahachie

\* Indicates multiple assignments.



## Anne B. Ricker Principal



With extensive experience in real estate market analysis, urban redevelopment and vision building for public and private sector clients, Anne has a keen sense of both the facts and the possibilities that make for successful projects and sound investment. As a member and speaker for the Urban Land Institute, International Downtown Association and American Planning Association, Anne focuses on assisting communities and the investors within them, with preparation of strategies for development and redevelopment and identification of partner roles and resources. From 1993 until 2010, Anne and Bill worked together to expand the geographical scope of Leland Consulting Group, which became Ricker | Cunningham in 2010. As an Owner and Managing Principal for the firm, she assists clients with understanding opportunities for and barriers to investment while defining tools and tactics to achieve success. As a former senior associate in the international real estate advisory services division of Laventhol & Horwath (L&H), she managed teams working with the FSLIC and Resolution Trust Corporation (RTC) to identify solutions for problem assets.

### *Consulting Experience:*

Colorado, Texas, California, Oregon, Washington, Nebraska, Idaho, New Mexico, Arizona, Montana, Nevada, Utah, Wyoming, Oklahoma, Arkansas, Louisiana, Alabama, Kansas, Missouri, Wisconsin, Iowa, Minnesota, and Michigan

### *Affiliations:*

Urban Land Institute  
International Downtown Association  
American Planning Association  
Downtown Colorado, Inc. (DCI)  
National Trust for Historic Preservation

### *Honors and Awards:*

Texas Chapter, American Planning Association (APA)  
North Central Texas Council of Governments  
State of Iowa America's River Project  
International Downtown Association

### *Presentations:*

Colorado Chapter, American Planning Association  
Colorado Chapter, Urban Land Institute  
Colorado Real Estate Journal – Trammell Crow Symposium  
Colorado Municipal League  
Colorado Springs Downtown Leadership Summit  
Colorado University Urban Design and Planning Studio  
Boulder County Realtors Association  
Texas Chapter, American Planning Association  
Greater Dallas Planning Commission  
Urban Land Institute



### *Special Services*

Expert Testimony  
Leadership Team  
Facilitation  
Urban Renewal Training

Colorado State University  
*Bachelor of Science*  
Consumer Science and  
Public Housing  
Construction Management

### *Concentrations:*

Housing and Public Policy  
Consumer Housing  
Real Estate  
Real Estate Law  
Land Use Planning  
Natural Resource Law  
Social Welfare  
Special Housing Needs

# Anne B. Ricker Principal



City of Thornton, Colorado  
 City of Commerce City, Colorado  
 City of Dacono, Colorado  
 City of Federal Heights, Colorado  
 City of Northglenn, Colorado  
 City of Glendale, Colorado  
 City of Brighton, Colorado  
 City of Loveland, Colorado  
 City of Greeley, Colorado  
 City of Platteville, Colorado  
 City of Westminster, Colorado  
 City & County Broomfield, Colorado  
 City of Aurora, Colorado  
 City of Arvada, Colorado  
 City & County of Denver, Colorado  
 City of Lakewood, Colorado  
 City of Boulder, Colorado  
 City of Louisville, Colorado  
 City of Lafayette, Colorado  
 City of Golden, Colorado  
 City of Pueblo, Colorado  
 City of Longmont, Colorado  
 City of Fort Collins, Colorado  
 City of Canon City, Colorado  
 Town of Superior, Colorado  
 Town of Windsor, Colorado  
 Town of Lyons, Colorado  
 Town of Berthoud, Colorado  
 Town of Elizabeth, Colorado  
 Town of Dillon, Colorado  
 Town of Frisco, Colorado  
 Town of Breckenridge, Colorado  
 Town of Vail, Colorado  
 Town of Silverthorne, Colorado  
 Town of Snowmass Village, Colorado  
 City of Manitou Springs, Colorado  
 Town of Del Norte, Colorado  
 City of Colorado Springs, Colorado  
 City of Longmont, Colorado  
 City of Fort Collins, Colorado  
 City of Pueblo, Colorado  
 City of Grand Junction, Colorado  
 City of Montrose, Colorado  
 City of Paonia, Colorado  
 City of Salida, Colorado  
 Weld County, Colorado  
 Arapahoe County, Colorado  
 Elbert County, Colorado  
 Pitkin County, Colorado  
 Gunnison County, Colorado  
 Saguache County, Colorado  
 Jefferson County, Colorado  
 Greeley-Weld Econ Development Partnership  
 Denver Urban Renewal Authority  
 Colorado Springs Urban Renewal Authority  
 Lakewood Redevelopment Authority  
 Denver Housing Authority  
 Boulder Housing Authority  
 Aurora Housing Authority  
 Regional Transportation District  
 Colorado Housing Finance Authority  
 Rocky Mountain Mutual Housing  
 Colorado Springs Transit  
 State of Colorado  
 General Services Administration (GSA)  
 Salvation Army  
 Southern Ute Indian Tribe  
 City of Bulverde, Texas  
 City of Burleson, Texas  
 City of Dallas, Texas  
 City of Denton, Texas

City of DeSoto, Texas  
 City of Mansfield, Texas  
 City of Fort Worth, Texas  
 City of Frisco, Texas  
 City of Carrollton, Texas  
 City of Plano, Texas  
 City of Richardson, Texas  
 City of Richland Hills, Texas  
 City of North Richland Hills, Texas  
 City of Abilene, Texas  
 City of Midland, Texas  
 Town of Addison, Texas  
 City of Burleson, Texas  
 City of Garland, Texas  
 Dallas Area Rapid Transit (DART)  
 North Central Texas Council of Governments (NCTCOG)  
 Texas Tech University, Texas  
 Greater Greenspoint Redevelopment Authority  
 Corpus Christi DT Management District  
 Downtown Lincoln Association  
 City of Texarkana, Arkansas  
 Fort McClellan, Alabama  
 Sand Springs, Oklahoma  
 Oklahoma City, Oklahoma  
 Clinton, Oklahoma  
 Tooele Army Depot, Utah  
 City of St. George, Utah  
 Missoula County, Montana  
 Lincoln County, Montana  
 City of Palm Springs, California  
 City of Dubuque, Iowa  
 City of Cedar Rapids, Iowa  
 Des Moines Downtown Partnership  
 State of Nevada  
 Middleton, Idaho  
 Blue Springs, Missouri  
 Brooklyn Park, Minnesota  
 Lawrence County, South Dakota  
 Santa Fe, New Mexico  
 Los Alamos, New Mexico  
 City of Gresham, Oregon  
 City of Tualatin, Oregon  
 City of Portland, Oregon  
 City of Beaverton, Oregon  
 City of Medford, Oregon  
 City of Coos Bay, Oregon  
 City of Lake Oswego, Oregon  
 Portland Development Commission  
 Kitsap County, Washington  
 City of Federal Way, Washington  
 City of Boise, Idaho

#### Major Private Sector Clients:

The Taubman Company  
 Newland Communities  
 Valencia Capital Management  
 Hunt Properties  
 Village Homes  
 Davis Graham & Stubbs LLP  
 Abernathy, Roeder, Boyd & Hullet, P.C.  
 Unocal Corporation  
 Public Service Company  
 National Association of Realtors  
 Gold Hill Mesa Metro District  
 Marksheffel Road Metro District  
 120th Interchange Metro District  
 MidCities Metro District  
 St. Luke's Maintenance District  
 Terry Erwin Properties  
 Dupont Corporation

## Bill J. Cunningham Principal



Mr. Cunningham has extensive experience providing a wide variety of economic development and real estate advisory services to public and private sector clients throughout the United States. Mr. Cunningham was formerly a Manager with the nation's largest real estate advisory firm, GA Partners/Arthur Andersen and a Senior Real Estate Associate with the international accounting firm of Laventhol & Horwath. His areas of expertise include market and financial feasibility analyses for real properties, as well as a special focus on public finance; commercial revitalization plans; and asset management and disposition strategies. In 1993, Mr. Cunningham, together with Ms. Ricker, established the Denver office of Leland Consulting Group and since has developed the firm's reputation as a leader in real estate advisory services in the Central, Western and Southwestern United States. Together with Ms. Ricker, Mr. Cunningham focuses on assisting urban and suburban entities with implementation strategies for real estate redevelopment and development and successful community revitalization.

### *Consulting Experience:*

Colorado, Texas, California, Oregon, Washington, Nebraska, Idaho, New Mexico, Arizona, Montana, Nevada, Utah, Wyoming, Oklahoma, Arkansas, Louisiana, Alabama, Kansas, Missouri, Wisconsin, Iowa, Minnesota, and Michigan

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Boulder County Realtors Association  
Texas Chapter, American Planning Association  
Greater Dallas Planning Commission  
Urban Land Institute



### *Special Services*

Expert Testimony  
Urban Renewal Training

University of Northern  
Colorado  
*Bachelor of Arts, History*

University of Denver  
*Master of Business  
Administration*

### *Concentrations:*

Market Research  
Consumer Research  
Real Estate Finance

# Bill J. Cunningham Principal



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 Abernathy, Roeder, Boyd & Hullet, P.C.  
 Unocal Corporation  
 Public Service Company  
 National Association of Realtors  
 Gold Hill Mesa Metro District  
 Marksheffel Road Metro District  
 120th Interchange Metro District  
 MidCities Metro District  
 St. Luke's Maintenance District  
 Terry Erwin Properties  
 Dupont Corporation