



## **AGENDA**

*The meeting will be held at City Hall Council Briefing Room, 300 W. Main St, Grand Prairie, Texas, and a quorum of the committee or the presiding member will be physically present. Some members may participate remotely via video conference.*

### **STAFF PRESENTATIONS**

1. Water and Wastewater Rates Discussion

### **CONSENT AGENDA**

*The full agenda has been posted on the city's website, [www.gptx.org](http://www.gptx.org), for those who may want to view this agenda in more detail. Citizens may speak for five minutes on any item on the agenda by completing and submitting a speaker card.*

2. Minutes of March 5, 2024, Finance & Government Committee Meeting
3. Ordinance amending the FY 2023/2024 Pooled Investments Fund to allocate \$320,000 from the unobligated fund balance for the repair of Pond #2 and Pond #8 in Peninsula PID
4. Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruction Program to Johnson Construction Services, in the amount of \$166,735.00
5. Annual contract for electrical services from Fort Worth Electric, LP through a Master Cooperative contract with The Cooperative Purchasing System (TIPS). This contract will be for one year (up to \$500,000.00 annually) ending April 30, 2025, with the option to renew for three additional one-year periods (up to \$500,000.00 annually), totaling \$2,000,000.00 if all extensions are exercised
6. Annual contract for Fleet Tire Repair Services from Rick's Tire Service, Inc. (up to \$50,000 annually). This contract will be for one year, with the option to renew for four additional one-year periods (up to \$50,000 annually), totaling \$250,000 if all extensions are exercised
7. A resolution of the City of Grand Prairie, Texas, providing authorization to submit applications for the Internal Revenue Service (IRS) Commercial Clean Vehicle Tax Credit to obtain a rebate up to \$7,500 per purchase of eligible vehicle(s) under the Inflation Reduction Act of 2022
8. Professional Design Services contract with LJA in the amount of \$214,750 for Master Planning and Phase I construction documentation and construction administration services for Prairie Park (Current location of Cricket and Rugby fields)

9. Contract with Falkenberg Construction Co., Inc in the amount of \$88,792.13, with a contingency of \$6,207.87 for a total of \$95,000 for additional fencing and gates at the EPIC Recreation Center turfed area through a Master Cooperative contract with Buyboard
10. Contract for the replacement of the existing HVAC system at Fire Station 7 from Trane U.S., Inc. for \$99,557.85 through a Master Cooperative contract with OMNIA Partners

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

11. Discussion and consideration of all matters related to the defeasance of \$5.7M of the “City of Grand Prairie, Texas, Combination Tax and Revenue Notes, Series 2019”, including the adoption of a resolution authorizing the execution of an escrow agreement, municipal advisor agreement, bidding agent agreement, and purchase of securities in the open market
12. Discussion and consideration of all matters related to the substitution of investments within the Escrow account for “City of Grand Prairie, Texas, Sales Tax Refunding Bonds, Series 2022”, including the adoption of a resolution authorizing the execution of an escrow agreement, municipal advisor agreement, bidding agent agreement, and purchase of securities in the open market
13. Ordinance amending the FY 2023/2024 Capital Improvement Projects budget in the Economic Development CIP Fund and Capital Reserve Fund for the FY 2022/2023 General Fund sales tax in accordance with the City’s Financial Management Policies
14. Ordinance amending the FY 2023/2024 Capital Improvements Projects budget in the Capital Reserve Fund and Economic Development CIP Fund to transfer the remaining appropriations from two projects in the Municipal Facilities CIP Fund to other funds that better align with the projects
15. Resolution Accepting a Petition to Create the River Central Public Improvement District
16. Resolution Creating the River Central Public Improvement District
17. Annual contract with Carruthers Landscape Management Inc. for landscape maintenance at multiple Park locations including all city-owned medians and rights-of-way. This contract will be for \$720,000.00 for one year with the option to renew for four additional one-year periods totaling \$3,600,000.00 if all extensions are exercised
18. Ordinance amending the FY2023/2024 Prairie Lights Operating Fund; change order with Josh Barnett Productions (Lightasmic) not to exceed 650,000 for new displays at Prairie Lights
19. Contract for the purchase of furniture, fixtures and equipment (FF&E) for City Hall East Level 2 Public Health & Environmental Quality Office Renovations in the total amount of \$344,171.82 which will be divided into two contracts. The first contract in the amount of \$99,982.06 will be with Interior Resources Group through a national interlocal agreement with OMNIA Partners Cooperative. The second contract in the amount of \$244,189.76 will be with Wilson Bauhaus Interiors through national interlocal agreements with both NCPA and OMNIA Partners Cooperative

## **EXECUTIVE SESSION**

*The Finance and Government Committee may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:*

- (1) Section 551.071 “Consultation with Attorney”*
- (2) Section 551.072 “Deliberation Regarding Real Property”*
- (3) Section 551.074 “Personnel Matters”*
- (4) Section 551.087 “Deliberations Regarding Economic Development Negotiations.”*

## **CITIZEN COMMENTS**

*Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond to Citizen Comments under state law.*

## **ADJOURNMENT**

*The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8035 or email [GPCitySecretary@gptx.org](mailto:GPCitySecretary@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.*

### *Certification*

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Finance and Government Committee agenda was prepared and posted March 29, 2024.*



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*Gloria Colvin, Deputy City Secretary*



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 04/02/2024

**PRESENTER:** Megan Mahan, Deputy City Manager

**TITLE:** Water and Wastewater Rates Discussion

**REVIEWING COMMITTEE:** (Reviewed by Finance and Government Committee on 04/02/2024)

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**PURPOSE OF REQUEST:**  
Discuss potential options



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 04/02/2024

**PRESENTER:** Cole Humphreys, Chairman

**TITLE:** Minutes of March 5, 2024, Finance & Government Committee Meeting

**REVIEWING  
COMMITTEE:**

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**CITY OF GRAND PRAIRIE  
FINANCE AND GOVERNMENT COMMITTEE  
COUNCIL BRIEFING ROOM  
TUESDAY, MARCH 05, 2024 AT 2:30 PM**

## MINUTES

### CALL TO ORDER

*Chairman Humphreys called the meeting to order at 2:30 p.m.*

### PRESENT

*Chairman Cole Humphreys*

*Council Member Kurt Johnson*

*Council Member Junior Ezeonu*

### STAFF PRESENTATIONS

1. Annual Financial Report for the Fiscal Year Ended September 30, 2023

*Cathy Patrick, Chief Financial Officer, and Jennifer Ripka, Weaver Audit Firm Partner presented the committee with a summary of the Annual Financial Report for the Fiscal Year ending September 30, 2023. Ms. Ripka explained the audit process standards. There were no significant changes noted. They also identified no uncorrected misstatements. The ARPA funding was deficient but there are no independent matters to report. Deputy City Manager, Cheryl De Leon stated that this documentation is very important but very few review the file in its entirety. It determines the city's financial health as well as determines the rates we receive when we receive funding. This document is the one that keeps the preservation and integrity of the city. Ms. Ripka stated there was no fraud, disagreements, or consultation meetings with the financial team.*

2. Tangle Ridge Golf Benchmark Review

*Stephen Bowles, Parks Fiscal Manager Parks, Arts & Recreation updated the committee with the Tangle Ridge Golf Benchmark review. Since outsourcing with GolfNow, our bookings and revenue have increased tremendously. Mr. Bowles has mentioned that we are now receiving over a million dollars in revenue and more than 47,000 booked rounds. This is a significant improvement compared to the previous year, where we received \$633,000 in revenue and 34,000 booked rounds. The investment in outsourcing with GolfNow is undoubtedly a wise decision that has paid off. Council Member Johnson asked if there were any plans to redesign the sand traps around the first hole. Deputy City Manager Cheryl De Leon confirmed that there has been a meeting planned with the designer about the discussion of the layout and what if any could be considered for improvement.*

### CONSENT AGENDA

*Motion to recommend approval to City Council made by Council Member Johnson, seconded by Council Member Ezeonu for consent agenda items three through eleven. The motion carried unanimously.*

3. Minutes of February 6, 2024, Finance and Government Committee Meeting

**Approved on Consent Agenda**

4. Annual Contract for maintenance and repairs of Motorola radio equipment from Mobile Communications America, Inc. (formerly Crosspoint Communications) in the estimated amount of \$80,000 annually through a Master Cooperative Agreement with Buyboard. This contract will be for one year, with the option to renew for 2 additional one-year periods, totaling \$240,000.00 if all extensions are exercised

**Approved on Consent Agenda**

5. Annual contract for Risk Management Consulting services from McGriff for \$35,000 annually. This contract is for an initial three years, with the option to renew for three additional one-year periods, for total of \$210,000 if all extensions are exercised

**Approved on Consent Agenda**

6. Award a contract for the replacement of the rooftop HVAC system at the Public Safety Building from Trane U.S., Inc. for \$602,954.10 through a Master Cooperative Agreement with Omnia Partners

**Approved on Consent Agenda**

7. Award a contract for the replacement of the HVAC system at the Charles V. England Training Center from Trane U.S., Inc. for \$250,548.90 through an interlocal agreement with Omnia Partners

**Approved on Consent Agenda**

8. Award a contract for the replacement of the HVAC system at City Hall East from Trane Technologies for \$572,895.75 through an interlocal agreement with OMNIA Partners

**Approved on Consent Agenda**

9. Ordinance amending the FY2023/2024 Operating budget for the EpicCentral fund to allocate \$424,000 from the unobligated fund balance for additional marketing services

**Approved on Consent Agenda**

10. Purchase of prefabricated restroom to be located along the Fish Creek Linear Park Trail from CXT Precast Concrete Products in the amount of \$164,868 through a national cooperative agreement with The Interlocal Purchasing System (TIPS)

**Approved on Consent Agenda**

11. Annual contract for Retail and Wholesale Merchandise Solutions from Walmart Business (up to \$150,000 per year) through a national cooperative agreement with OMNIA Partners. The initial contract term is one (1) year with the option to renew for four (4) one-year periods totaling \$750,000 if all extensions are exercised

## Approved on Consent Agenda

### ITEMS FOR INDIVIDUAL CONSIDERATION

12. Contract with HD Supply for kitchen renovations at Prairie Lakes Golf Course in the amount of \$134,963 and include a \$15,037 contingency for a total of \$150,000

*Chris Michalski, Assistant Director of Parks, Arts, and Recreation addressed the need to improve the Prairie Lake Golf Course restaurant kitchen to meet current restaurant standards. The staff has suggested several changes, including replacing the existing drywall and FRP wall panels, painting the ceiling and storage areas, installing new ceiling ducts, LED light fixtures, motion sensor controls, faucets, and a janitorial mop sink to facilitate general cleaning and maintenance.*

*Motion to recommend approval of this item to City Council made by Council Member Johnson, seconded by Council Member Ezeonu. The motion carried unanimously.*

13. Change Order #2 for \$240,000 to add funding through August 2024, for temporary staffing using with current vendor Internal Data Resources (IDR), Inc. for a total cost of \$893,080

*Keshnel Penny, CIO - Information Technology presented to the committee the purpose and need of the change order, which is to allocate funds for temporary personnel in the City's Department initial contract #20713. Information Technology and various departments use temporary staffing for several reasons such as hiring for vacant positions, temporary work spikes, and special projects on an as-needed basis. The requested amount is expected to cover the cost of temporary staffing until August 2024, which will enable all departments to fulfill the needs of the city and maintain the required staffing capacity. The cost of temporary employees will be covered by the savings from full-time vacancies on this annual city-wide contract.*

*Motion to recommend approval of this item to City Council made by Council Member Johnson, seconded by Council Member Ezeonu. The motion carried unanimously.*

14. Annual Contract for SHI Government Solutions to consolidate all ManageEngine (ZOHO Corporation) software and services, in the amount of \$187,215.87 the first year, through a Master Cooperative agreement with The Interlocal Purchasing Systems (TIPS). The agreement will be for one year with the option to renew for three additional one-year periods, allowing an increase not to exceed 15% per year, up to an estimated total of \$935,018.81 if all extensions are exercised

*Keshnel Penny, CIO Information Technology Director discussed the annual contract for ManageEngine software and services by ZOHO Corporation. The contract is worth \$187,251.87 for the first year and can be renewed annually at a rate not exceeding 15%. The maximum value of the contract is \$935,018.81 over four years. The ManageEngine software suite includes OpManager Plus, PAM360, ServiceDesk Plus, Analytics Plus, Endpoint Central, and AD Manager Plus. These software solutions are utilized by the City's IT department for various purposes such as maintaining the technology infrastructure, system monitoring, cybersecurity management, workflow management, asset management, reporting, and project management. The IT department aims to consolidate all ManageEngine software and services*



*into one contract to enhance compatibility between the software solutions and make management easier.*

*Motion to recommend approval of this item to City Council made by Council Member Johnson, seconded by Council Member Ezeonu. The motion carried unanimously.*

15. Annual Contract for Microsoft Office 365 Government Cloud subscription service effective June 1, 2024, from SHI Government Solutions, Inc. in the amount not to exceed \$290,549.64 through a national cooperative agreement with the Department of Information Resources (DIR). This contract will be for one year, with the option to renew for four additional one-year periods, allowing an increase not to exceed 10% with an estimated total of \$1,773,834.60 if all extensions are exercised

*Keshnel Penny, CIO Information Technology Director spoke with the Committee to discuss the City of Grand Prairie's use of Microsoft Office 365 Government Cloud (GC) and the need for employee subscription to access their emails and other Microsoft applications since March 2020. The current contract involves Microsoft Office 365 User Licenses, migration, and implementation from SHI Government Solutions, Inc. through their DIR contract #DIR-TSO-4092. This helps standardize the city's computer network and is mission-critical software used by all city departments. The annual contract offers the same services, with four renewal options starting from June 1, 2024. According to Chapter 271.102 of the Local Government Code, local governments can participate in a cooperative purchasing program with another local government or local cooperative organization. This means that instead of competitive bidding, items, and services can be purchased through such agreements as the sponsoring entity or agency has already bid the agreements. The City of Grand Prairie has master inter-local cooperative agreements with various entities, including DIR.*

*Motion to recommend approval of this item to City Council made by Council Member Johnson, seconded by Council Member Ezeonu. The motion carried unanimously.*

16. Ordinance amending the FY 2023/2024 Operating Budget for the Tree Preservation Fund; Park Services to utilize \$48,000 for the purchase of Brodie Eastern Red Cedars for Friendship Park pickleball courts

*Kelley Eddlemon, Marketing and Communications Supervisor of the Parks, Arts, and Recreation department informed the Council Committee of a request that has been made to the Tree Preservation Fund to receive funding to plant Brodie Eastern Red Cedars around the pickleball courts at Friendship Park. This is to address numerous complaints from citizens regarding the noise emanating from the courts. The trees will function as a sound barrier and serve to improve the park's visual appeal. They will be a natural element around the court, and their purchase will be put out for bid once the funds are secured.*

*Motion to recommend approval of this item to City Council made by Council Member Ezeonu, seconded by Council Member Johnson. The motion carried unanimously.*

17. Amended Construction Manager at Risk (CMAR) Contract with Hill & Wilkinson General Contractors for City Hall East Level 2 Office Renovations in the amount of \$1,650,508; allowance for low-voltage direct contracts with Siemens Industry, Cyson, and Flair Data Systems in the total amount of \$100,000; allowance for independent third-party owner construction testing contract with CMJ Engineering in the amount of \$10,000; allowance for

audio/video direct contract with Infinity Sound in the amount of \$65,000; furniture, fixtures and equipment (FF&E) allowance with Wilson Bauhaus Interiors and Interior Resources Group in the total amount of \$350,000; and a city-controlled construction contingency in the amount of \$108,775 for a total funding request of \$2,284,283

*Andy Henning, Director of Design and Construction spoke with the Council Committee about previous discussions that were presented on December 12, 2023, to the City Council awarding the Construction Manager at Risk (CMAR) Contract to Hill & Wilkinson General Contractors for pre-construction services for \$3,000.00. This award is for CMAR services which include developing project construction cost estimates, preliminary construction schedules, value engineering proposals, and conducting constructability reviews during the design phase. The current contract value is \$1,650,508, which represents the Guaranteed Maximum Price (GMP) for the scope of work defined in the Rouch Architects Construction Documents package. The subcontractors were competitively bid by Hill & Wilkinson General Contractors, as per City and State procurement regulations. The \$1,650,508 GMP was achieved through a collaborative effort between Hill & Wilkinson General Contractors, Rouch Architects, City staff, and City construction personnel. They were able to reduce project costs by over \$175,000 while maintaining the required overall quality level of the project.*

*Motion to recommend approval of this item to City Council made by Council Member Johnson, seconded by Council Member Ezeonu. The motion carried unanimously.*

18. Ordinance of the City of Grand Prairie, Texas Amending Section 24-1.1 of the Grand Prairie Code of Ordinances to Increase the Homestead Exemption of All Owner-Occupied Residences to the Greater of Seventeen and a half (17.5) Percent of the Appraised Value or Five Thousand Dollars (\$5,000); Containing a Savings Clause and a Severability Clause; Repealing All Conflicting Ordinances; and Providing an Effective Date

*Thao Vo, the Management Services Director, informed the Council Committee of the benefits of the homestead exemption. This exemption provides property tax relief to homeowners who maintain their primary residence within the city. Unlike a property tax rate decrease, which mainly benefits commercial, industrial, and investment properties, the homestead exemption directly benefits homeowners. According to staff estimates, a homeowner would receive four times more relief from the homestead exemption compared to an equivalent costing property tax rate cut. The homestead exemption was initially adopted in 2007 at 1% or \$5,000. In 2017, it was increased to 1% or \$10,000, but the state later ruled that the increased minimum was not allowed. The exemption was again increased in 2019 to 7.5%, in 2020 to 10%, in 2022 to 12.5%, and in 2023 to 15%. The maximum allowable exemption is 20%.*

*Motion to recommend approval of this item to City Council made by Council Member Ezeonu, seconded by Council Member Johnson. The motion carried unanimously.*

## **EXECUTIVE SESSION**

*No executive session was held.*

## **CITIZEN COMMENTS**

*No citizen comments.*

**ADJOURNMENT**

*Chairman Humphreys adjourned the meeting at 3:41 p.m.*

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*Cole Humphreys, Chairman*



**CITY OF GRAND PRAIRIE  
ORDINANCE**

**MEETING DATE:** 04/02/2024

**PRESENTER:** Lee Harriss, Special District Administrator

**TITLE:** Ordinance amending the FY 2023/2024 Pooled Investments Fund to allocate \$320,000 from the unobligated fund balance for the repair of Pond #2 and Pond #8 in Peninsula PID

**REVIEWING COMMITTEE:** (Reviewed by the Finance and Government Committee on 04/02/2024 and the Peninsula PID Board on 03/19/24)

**PURPOSE OF REQUEST:**

Repairs are currently needed to two ponds in the PID because their condition represents a threat to community health, safety, and welfare. The City has agreed to make the necessary repairs to these two ponds, identified as Ponds 2 and 8.

The City will fund the repairs to perform the work. These repairs represent all pond repairs the City will undertake within the Peninsula PID related to this current threat to community health, safety and welfare. Going forward, the City considers it the responsibility of the PID to repair and maintain all ponds within the PID, including Ponds 2 and 8. However, should a pond represent a threat to community health, safety and welfare again in the future, the PID may submit a request to the City to fund some or all of the repairs.

The Peninsula PID board will consider proposals to repair the ponds at the next Peninsula PID board meeting, which is scheduled for May 21, 2024.

This ordinance is to appropriate funding from the Pooled Investments Fund in the amount of \$320,000.

**FINANCIAL CONSIDERATION:**

Budgeted?	<input type="checkbox"/>	Fund Name:	Pooled Investments Fund
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If Capital Improvement:					
Total Project Budget	\$320,000	Proposed New Funding:	\$320,000	Remaining Funding:	\$0.00

**BODY**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2023/2024 POOLED INVESTMENTS FUND BY TRANSFERRING AND APPROPRIATING \$320,000 FROM THE UNOBLIGATED FUND BALANCE**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:**

**SECTION 1.** The FY 2023/2024 Pooled Investments unobligated fund balance be amended by transferring and appropriating \$320,000 for the repair of Pond #2 and Pond #8 in Peninsula PID (Public Improvement District #8).

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16<sup>TH</sup> DAY OF APRIL 2024.**



January 22, 2024

*Via email*

Peninsula Public Improvement District  
ATTN: Ken Self, President  
300 W Main St  
Grand Prairie, TX 75050  
*ken@kenself.com*

City Re: Agreement to provide City funds for repair of Ponds 2 and 8

Dear Ken:

This letter will memorialize the position of the City with regard to repair of Ponds 2 and 8, which were constructed by and within the Peninsula PID. The City is aware that repairs are currently needed to the two ponds because their condition represents a threat to community health, safety, and welfare. As such, conditioned on your acknowledgment of and agreement to the conditions herein, the City will agree to provide \$320,000 to help fund the repair of these two ponds.

The amount of \$320,000 is the maximum that the City will provide to the Peninsula PID to address the current threat to community health, safety, and welfare created by the conditions of Ponds 2 and 8. Going forward, the City considers it the responsibility of the PID to repair and maintain all ponds within the PID, including Ponds 2 and 8 – and, you accept that responsibility. However, should a pond represent a threat to community health, safety and welfare again in the future, the PID may submit a request to the City to fund some or all of the repairs. Upon receipt of a request from the PID, the City shall place an item on the City Council and/or Finance and Government Committee agenda for its review and discussion of the request.

Upon receipt of your acknowledgement and agreement regarding this matter, the City Council will consider this agreement. The City will begin processing the payment of funds if approved by the City Council. The City requests that you, on behalf of the Peninsula PID Board, acknowledge this letter and the City’s position as indicated herein by signing in the space provided below. Please feel free to contact me with any questions concerning this matter.

Sincerely,

William A. Hills  
City Manager

**Acknowledged and Agreed:**

  
\_\_\_\_\_  
Ken Self, President

Peninsula PID Board







## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 04/02/2024

**PRESENTER:** Esther Coleman, Director, Housing and Neighborhood Services

**TITLE:** Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruction Program to Johnson Construction Services, in the amount of \$166,735.00

**REVIEWING COMMITTEE:** (Reviewed by the Finance and Government Committee on 04/02/2024)

### **SUMMARY:**

The family residing at the location in attachment A, has met all the eligibility requirements of the HOME Reconstruct Program as described below; therefore, the City Council is requested to award the bid for one residential reconstruction project as part of the HOME Reconstruct Program to the most reasonable bidder for the project, Johnson Construction Services in the amount of \$166,735.00.

The Housing and Neighborhood Services Department, as part of the Housing rehabilitation program, takes applications from citizens of Grand Prairie for assistance in the rehabilitation of their homes. All HNS rehabilitation programs are federally funded, with the reconstruction program being the most comprehensive rehabilitation effort. The detailed procedures and guidelines for the reconstruction program can be found in attachment B.

The HOME Reconstruct Program has specific eligibility requirements. The applicant must be 60 years of age or older, or have a long-term disability supported statement; the home must be owner occupied with a valid Deed of Trust; the property must be located in the city limits of Grand Prairie; the applicant must have owned the property at least 3 years; the current taxes must be paid (county, city, and schools); the insurance must be current (minimum value of the home); and the property must be more than 75% deteriorated from its appraised value, as provided by the appropriate appraisal district. To qualify for the program, the applicant's income must not exceed 80% of the median income for the City of Grand Prairie, as determined by the U.S. Department of Housing and Urban Development (HUD). This program is a Deferred Payment Loan (DPL), not a grant, and a lien is placed on the property for the total amount of reconstruction with a 0% to 3% interest rate, based on the applicant's income.

### **FINANCIAL CONSIDERATION:**

The Bid sheet for the project is attached (Attachment A). We received three (3) competitive bids from our contractors after sending the bid packet to all 5 eligible bidders. Sufficient funding is available and

was approved in the PY22 CDBG/HOME Program Budget to complete the projects using 302392 HOME Grant Funding.



**Attachment B****RECONSTRUCT PROCEDURES**

- I. Potential clients fill out the qualification questions form.  
Property must be owner occupied and client must fall in the income range.
- II. When client comes up on waiting list, client fills out application and provides qualifying documents.
- III. We determine income and whether rehab will be paid back or not.
- IV. Rehab Coordinator does the Work Write Up (WWUP) and determines if the property is more than 75% deteriorated.
- V. If the property is more than 75% deteriorated, will need to be reconstructed.
- VI. Obtain Land Records  
Property must be in owner's name. If any liens were found, they will need to be cleared before demolition.
- VII. Obtain Survey  
Determine if building over the common lot line and if house will be over, we need to obtain paperwork from zoning and get it signed before demolition.
- VIII. Check zoning to determine the square footage of the house.
- IX. Obtain site plan
- X. Obtain foundation letter.
- XI. Obtain MEC check.
- XII. Project out for bid (5-10 days).
  - a. Site Plans
  - b. Building Materials List
  - c. Floor Plans
  - d. 3 elevations
- XIII. Award Bid to winning contractor.
- XIV. Client moves out to a relocation house, apartment or relatives.



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 04/02/2024

**PRESENTER:** Ray Riedinger, Facility Services Manager, General Services

**TITLE:** Annual contract for electrical services from Fort Worth Electric, LP through a Master Cooperative contract with The Cooperative Purchasing System (TIPS). This contract will be for one year (up to \$500,000.00 annually) ending April 30, 2025, with the option to renew for three additional one-year periods (up to \$500,000.00 annually), totaling \$2,000,000.00 if all extensions are exercised

**REVIEWING COMMITTEE:** (Reviewed by the Finance and Government Committee on 04/02/2024)

**SUMMARY:**

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Fort Worth Electric	\$500,000.00	\$2,000,000.00

**PURPOSE OF REQUEST:**

Due to the growing demands of the City, a secondary vendor is needed to provide electrical trades labor and materials on an "as-needed basis" for the maintenance and repair of city-owned facilities. The annual cost of up to \$500,000 considers increased maintenance expenses, repairs, and new installation requests associated with keeping facilities in service as reflected in the funding history.

State Purchasing laws, Government Code, Chapter 271.102 authorize local governments to enter joining contracts and cooperative agreements for the performance of governmental functions normally associated with the operation of government such as purchasing necessary materials and supplies.

The City approved a Cooperative Agreement with TIPS; whereby, the City could make use of all that entity's agreement(s).

**FUNDING HISTORY (2 to 3 yrs. info):**

	<u>Amount</u>	<u>Approval Date</u>	<u>Reason</u>
July 2021 - 2022	\$194,498.00		
July 2022 - 2023	\$272,389.00		
July 2023 - present	\$361,173.00		
<b><u>TOTAL:</u></b>	\$828,060.00		

**PROCUREMENT DETAILS:**

Procurement Method:  Cooperative - TIPS

HUB Vendor

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	All Departments Operating Funds
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**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 04/02/2024

**PRESENTER:** Colby Frantz, Manager of Fleet Services

**TITLE:** Annual contract for Fleet Tire Repair Services from Rick’s Tire Service, Inc. (up to \$50,000 annually). This contract will be for one year, with the option to renew for four additional one-year periods (up to \$50,000 annually), totaling \$250,000 if all extensions are exercised

**REVIEWING COMMITTEE:** (Reviewed by the Finance & Government Committee on 04/02/2024)

**SUMMARY:**

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Ricks Tire Service, Inc.	\$50,000	\$250,000

**PURPOSE OF REQUEST:**

This annual contract will be used by General Services - Fleet Services for tire repair and/or replacement services on City owned vehicles and equipment. Rick’s Tire Service, Inc. of Arlington TX, will be utilized on an “as-needed basis”, up to \$50,000 annually, however expenditures will likely stay under this amount as reflected in the funding history.

**FUNDING HISTORY (2 to 3 yrs info):**

	<u>Amount</u>	<u>Approval Date</u>	<u>Reason</u>
May 2019 – Apr 2020	\$29,422	4/4/2019	Initial Contract
May 2020 – Apr 2021	\$18,811		
May 2021 – Apr 2022	\$19,514		
May 2022 – Apr 2023	\$21,320		
May 2023 – Apr 2024	\$19,455		
<b>TOTAL:</b>	\$108,522		

**PROCUREMENT DETAILS:**

Procurement Method:  RFB

Number of Responses: Two RFB #: 24086

Selection Details:  Low Bid  Best Value

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Fleet Services Fund
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**ATTACHMENTS / SUPPORTING DOCUMENTS:**

- 1- Bid Summary



City of Grand Prairie, TX  
RFB No. 24086  
Tire Repair Service  
Closing Date:3/5/24

ITEM	DESCRIPTION	QTY	UOM	Rick's Tire Service	Southern Tire Mart, LLC
				UNIT PRICE	
1	Service Call - Regular Service Call	1	EA	\$50.00	\$65.00
2	Service Call - Emergency Service Call	1	EA	\$60.00	\$95.00
3	Flat Repair Per Tire - Sedans	1	EA	\$25.00	\$15.00
4	Flat Repair Per Tire - Backhoes Front	1	EA	\$25.00	\$45.00
5	Flat Repair Per Tire - Backhoes Rear	1	EA	\$65.00	\$45.00
6	Flat Repair Per Tire - Dump Trucks	1	EA	\$25.00	\$40.00
7	Flat Repair Per Tire - Fire Apparatus	1	EA	\$25.00	\$40.00
8	Flat Repair Per Tire - Motor Graders	1	EA	\$65.00	\$65.00
9	Flat Repair Per Tire - Wheel Loaders	1	EA	\$85.00	\$85.00
10	Flat Repair Per Tire - Dump Trucks	1	EA	\$25.00	\$40.00
11	Flat Repair Per Tire - Construction Equipment	1	EA	\$25 (see supplemental catalog)	\$40.00
12	Flat Repair - Lock Ring/Split Rim Tires	1	EA	\$55.00	\$40.00
13	Flat Repair - Double Lock Ring Loaders	1	EA	\$135.00	\$95.00
14	Flat Repair - 12" to 18" Tire	1	EA	\$25.00	\$15.00
15	Flat Repair - 19.5" to 22.5" Tire	1	EA	\$25.00	\$40.00
16	Tire Balance - Fire Apparatus/Tires 19.5" or above	1	EA	\$35.00	\$35.00

17	Tire Balance - Regular Tire/below 19.5"	1	EA	\$6.00	\$15.00
18	Tube Reconstruction	1	EA	Removed this line item via Addendum No. 1	Removed this line item via Addendum No. 1
19	Tubes on tires < 20"	1	EA	\$35.00	\$20.00
20	Bent Wheel Rim Repair	1	EA	\$25.00	\$25.00
21	Valve Stem Replacement - less than 19.5" Rubber	1	EA	\$5.00	\$2.95
22	Valve Stem Replacement - less than 19.5" Metal	1	EA	\$11.00	\$4.95
23	Valve Stem Replacement - 19.5" or above Rubber	1	EA	\$11.00 (See supplemental catalog)	\$6.95
24	Tire Rotation	1	Vehicle being Repaired	\$12.50	\$10.00
25	Tire Disposal	1	Tire	\$5.00 see Supplemental catalog	see attached sheet for list of disposal prices
26	Out of City Limit Service Call Fee	1	Ea	\$3.50 per mile	\$0.00
27	Discount on Tires (%)	5000*	DISC.	50.00%	See attached sheet
<b>SCENARIO PRICING</b>					
28	Scenairo#1			\$124.00	\$99.43
	Scenario#2			\$100.00	\$111.24
	Scenario#3			\$115.00	\$211.09
<b>TOTAL</b>				<b>\$339.00</b>	<b>\$421.76</b>

City of Grand Prairie, TX  
 RFB No. 24086  
 Tire Repair Service  
 Closing Date:3/5/24

**SOUTHERN TIRE MART CATALOG**

**Firestone Brand Discount Structures**

	Discount	Factor
PS/LT/PRST	20%	0.7475
		0.5105
		0.7845
		0.793
		0.8126
		0.8625
		0.9052
		0.9775
	1.0258	
TBR	36%	0.64
OTR	37%	0.63
Farm	23%	0.77

**Bridgestone**

PS/LT/PRST	20%	0.866
		0.8978
		0.9089
		0.9438
TBR	39%	0.61
OTR	37%	0.63

**Tire Disposal Structure**

Tire Type	Disposal Price
Light Truck/Passenger	\$5.00
Medium Truck	\$10.00
OTR/Agricultural	\$30.00

City of Grand Prairie, TX  
 RFB No. 24086  
 Tire Repair Service  
 Closing Date:3/5/24

### RICKS TIRE SUPPLEMENTAL CATALOG

**Line#11- Prices for Flat Repairs on Construction Equipment vary. Below is the price list**

Any tubeless construction tire 15" and under	\$25.00
11L15	\$25.00
11L16	\$25.00
12.50/80R18	\$25.00
Front backhoes	\$25.00
Back backhoes	\$65.00
Motor graders	\$65.00
Loaders	\$85.00

**Line#23 - Prices for Valve Stems 19.5 and larger vary. Below is the price list**

225/70R19.5 chrome	\$13.00
11R22.5 brass	\$11.00
Front backhoes	\$13.00
Back backhoes	\$25.00
Motor graders	\$25.00
Loaders	\$25.00

**Line#25 - Tire Disposal costs vary with tire size. Below is the price list**

19 and under	\$5.00
19.5 to 12R22.5	\$10.00
315/80R22.5 to 425/65R22.5	\$15.00
Front backhoes	\$10.00
Rear backhoes	\$65.00
Motor graders	\$85.00
Loaders	\$100.00



**CITY OF GRAND PRAIRIE  
RESOLUTION**

**MEETING DATE:** 04/02/2024

**PRESENTER:** Colby Frantz, Manager of Fleet Services

**TITLE:** A resolution of the City of Grand Prairie, Texas, providing authorization to submit applications for the Internal Revenue Service (IRS) Commercial Clean Vehicle Tax Credit to obtain a rebate up to \$7,500 per purchase of eligible vehicle(s) under the Inflation Reduction Act of 2022

**REVIEWING COMMITTEE:** (Reviewed by the Finance and Government Committee on 04/02/2024)

**SUMMARY:**

<u>Creditor</u>	<u>Credit Amount</u>	<u>Match Required</u>
Internal Revenue Service (IRS)	\$7,500	none

**PURPOSE OF REQUEST:**

The City of Grand Prairie General Services Division is requesting approval of a resolution to authorize the submission of credit applications for the Internal Revenue Service (IRS) Commercial Clean Vehicle Tax Credit to obtain a rebate up to \$7,500 per purchase of eligible vehicle(s) under the Inflation Reduction Act of 2022.

The Commercial Clean Vehicle Tax Credit is intended to incentivize the use of vehicles powered by electricity or an alternative fuel. The increased use of electricity or alternative fuels for transportation is intended to improve air quality. This credit is available for new plug-in electric vehicles (EV) or fuel cell vehicle (FCV) purchases from 2023 to 2032.

General Services – Fleet Services has identified (3) qualifying electric vehicles currently in our fleet. We intend to pursue this credit opportunity for all eligible vehicles that may be acquired through 2032.

**BODY**

**A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, PROVIDING AUTHORIZATION TO SUBMIT APPLICATIONS FOR THE INTERNAL REVENUE SERVICE (IRS) COMMERCIAL CLEAN VEHICLE TAX CREDIT TO OBTAIN A REBATE UP TO \$7,500 PER PURCHASE OF ELIGIBLE VEHICLE(S) UNDER THE INFLATION REDUCTION ACT OF 2022.**

**WHEREAS,** the City Council of the City of Grand Prairie, Texas (“Council”) finds it in the best interest of the citizens of Grand Prairie, Texas to incentivize the use of vehicles powered by electricity or an alternative fuel; and

**WHEREAS,** the City of Grand Prairie General Services Division is requesting approval of a resolution to authorize submission of credit applications for the Internal Revenue Service (IRS) Commercial Clean Vehicle Tax Credit to obtain a rebate up to \$7,500 rebate per purchase of eligible vehicle(s); and

**WHEREAS,** the applications require no cost share; and

**WHEREAS,** in the event of loss or misuse of the grant funds, the Council assures that the Award funds will be returned to IRS.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THAT:**

**SECTION 1.** The Council hereby authorizes the City Manager, or his/her designee, to submit, on behalf of the City, applications to the IRS.

**SECTION 2.** The Council authorizes the City Manager, or his/her designee, to take all actions necessary and proper to accept, reject, alter, or terminate IRS awards.

**SECTION 3.** This resolution shall be in full force and effect from and after its passage and approval in accordance with the Charter of the City of Grand Prairie and it is accordingly so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16TH DAY OF APRIL 2024.**



# Commercial Clean Vehicle Credit

Businesses and tax-exempt organizations that buy a qualified commercial clean vehicle may qualify for a clean vehicle tax credit of up to \$40,000 under Internal Revenue Code (IRC) 45W. The credit equals the lesser of:

- 15% of your basis in the vehicle (30% if the vehicle is not powered by gas or diesel)
- The incremental cost of the vehicle

The maximum credit is \$7,500 for qualified vehicles with gross vehicle weight ratings (GVWRs) of under 14,000 pounds and \$40,000 for all other vehicles.

## Who qualifies


Businesses and tax-exempt organizations qualify for the credit.

There is no limit on the number of credits your business can claim. For businesses, the credits are nonrefundable, so you can't get back more on the credit than you owe in taxes. A 45W credit can be carried over as a general business credit.

## Vehicles that qualify

To qualify, a vehicle must be subject to a depreciation allowance, with an exception for vehicles placed in service by a tax-exempt organization and not subject to a lease.

The vehicle must also:

- Be made by a qualified manufacturer as defined in [IRC 30D\(d\)\(1\)\(C\)](#) . See our [index](#) of qualified manufacturers
- Be for use in your business, not for resale
- Be for use primarily in the United States
- Not have been allowed a credit under sections 30D or 45W

In addition, the vehicle must either be:

- Treated as a motor vehicle for purposes of title II of the Clean Air Act and manufactured primarily for use on public roads (not including a vehicle operated exclusively on a rail or rails); or

- Mobile machinery as defined in [IRC 4053\(8\)](#) (including vehicles that are not designed to perform a function of transporting a load over a public highway)

The vehicle or machinery must also either be:

- A plug-in electric vehicle that draws significant propulsion from an electric motor with a battery capacity of at least:
  - 7 kilowatt hours if the gross vehicle weight rating (GVWR) is under 14,000 pounds
  - 15 kilowatt hours if the GVWR is 14,000 pounds or more; or
- A fuel cell motor vehicle that satisfies the requirements of [IRC 30B\(b\)\(3\)\(A\) and \(B\)](#).

## How to claim the credit

Partnerships and S corporations must file [Form 8936, Qualified Plug-in Electric Drive Motor Vehicle Credit \(Including Qualified Two-Wheeled Plug-in Electric Vehicles\)](#).

All other taxpayers are not required to complete Form 8936 if their only source for this credit is a partnership or S corporation. Instead, they can report this credit directly on line 1aa in Part III of [Form 3800, General Business Credit](#).

## Related

- [Credits for new electric vehicles purchased in 2022 or before](#)
- [Used Clean Vehicle Credit](#)
- [Clean Vehicle Credit qualified manufacturer requirements](#)
- [Credits and deductions under the Inflation Reduction Act of 2022](#)
- [Frequently asked questions about the New, Previously Owned and Qualified Commercial Clean Vehicles Credit](#)

*Page Last Reviewed or Updated: 16-Feb-2024*





**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 04/02/2024

**PRESENTER:** Ray Cerda, Director of Parks, Arts and Recreation

**TITLE:** Professional Design Services contract with LJA in the amount of \$214,750 for Master Planning and Phase I construction documentation and construction administration services for Prairie Park (Current location of Cricket and Rugby fields)

**REVIEWING COMMITTEE:** (Reviewed by Finance and Government Committee on April 2, 2024)

**SUMMARY:**

<u>Vendor Name</u>	<u>Total Cost</u>
LJA, Inc.	\$214,750 _____


**ANALYSIS:**

The Purchasing Department sent out a Request for Qualification Proposal advertisement (RFQ 24026) for professional architectural services in connection with the Prairie Park Master Planning, Phase I construction documentation and construction administration. On December 18, 2023, the Purchasing Department received a total of five submittals in response to this RFQ. A committee of Parks, Arts and Recreation staff evaluated the submittals and selected the consulting firm of LJA, Inc., as the finalist for the project.

The firm will evaluate the existing conditions of the park, manage the public input process, develop a conceptual master plan, cost estimation of improvements for Prairie Park and Phase I construction documentation and construction administration. The consultant has submitted a fee of 214,750 for the project. Service will include park master plan, construction drawings for Phase 1 improvements to include a new restroom, concrete parking lot, an additional cricket field, spectator seating and shade, park sign, fencing, landscape and irrigation.

**FINANCIAL CONSIDERATION:**

.Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Park CIP – (\$200,000) 02405803 & (\$14,750) 02405603
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 <b>Evaluation Score Card</b> Professional Landscape Architectural/Engineering Services for Prairie Park RFQ # 24026		HALFF ASSOCIATES, INC. Richardson, TX	DUNAWAY ASSOCIATES, LLC Fort Worth, TX	LJA ENGINEERING, INC. Dallas, TX	OLSSON, INC. Plano, TX	WESTWOOD PROFESIONAL SERVICES, INC. Dallas, TX
Evaluation Criteria	Maximum Score	Score	Score	Score	Score	Score
Project Team - Directly Involved Day to Day	20.00	17.60	20.00	19.20	18.00	19.20
Project Team - Team Subconsultants	10.00	8.40	9.00	9.20	8.60	9.40
Firm Capabilities	25.00	23.00	25.00	25.00	21.00	23.00
Performance Ability	15.00	12.90	13.80	14.10	12.60	12.60
Project Approach	10.00	8.40	9.20	10.00	9.20	8.40
<b>Pre-interview Sub-totals</b>		<b>70.30</b>	<b>77.00</b>	<b>77.50</b>	<b>69.40</b>	<b>72.60</b>
Interview*	20.00		16.00	20.00		15.20
<b>Total</b>	<b>100.00</b>	<b>70.30</b>	<b>93.00</b>	<b>97.50</b>	<b>69.40</b>	<b>87.80</b>
<b>Complete and accurate bid</b>		✓	✓	✓	✓	✓
<b>Notes</b>						

Bid Tabulator:

Chantel L. Winfield

Bid Open Date:

18-Dec-2023

Bids were publically opened and read at the City of Grand Prairie Office of the Purchasing Division at the time indicated above. The bid tabulation has been verified, by tabulator, as accurate based on the Unit Cost presented by each bidder.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/02/2024
PRESENTER: Ray Cerda, Parks, Arts and Recreation Director
TITLE: Contract with Falkenberg Construction Co., Inc in the amount of \$88,792.13, with a contingency of \$6,207.87 for a total of \$95,000 for additional fencing and gates at the EPIC Recreation Center turfed area through a Master Cooperative contract with Buyboard
REVIEWING COMMITTEE: (Reviewed by the Finance and Government Committee on 04/02/2024)

SUMMARY:

Table with 2 columns: Vendor Name, Total Cost. Row 1: Falkenberg Construction Co., Inc., \$88,792.13

PURPOSE OF REQUEST:

In order to enhance security, member experience and provide rental opportunities, it was determined that additional gates and fencing on the southeast corner of the facility were needed at the EPIC Recreation Center. This fencing and gates will help to secure artificially turfed areas intended for programmable space for Epic members. Staff received a proposal from Falkenberg Construction Co. in the amount of \$88,792.13 for fabrication and installation of fencing and gates to match existing construction through their BuyBoard contract #581-19. A contingency of \$6,207.87 has been added to cover fluctuating material costs making the total project cost \$95,000.

State purchasing law, Local Government Code, Chapter 271.02 authorizes local governments to enter into joint contracts and cooperative agreements for the performance of government functions normally associated with the operation of government, such as purchasing of necessary material, services, and supplies. The City of Grand Prairie does not need to competitively bid items purchased through such agreements as they have already been bid by the sponsoring entity. The City of Grand Prairie has a master cooperative agreement with Buyboard.

BuyBoard is able to save money by pooling the impressive purchasing power of their members, which include hundreds of school districts, municipalities, counties, other local governments, and nonprofits across Texas. They use the power of numbers as leverage to get better prices with the same vendors we use now.

**PROCUREMENT DETAILS:**

Procurement Method:  Cooperative - Buyboard

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Epic CIP Fund
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If Capital Improvement:					
Total Project Budget	\$1,665,000	Proposed New Funding:	\$0	Remaining Funding:	\$1,570,000



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 04/02/2024

**PRESENTER:** Ray Riedinger, Facility Services Manager

**TITLE:** Contract for the replacement of the existing HVAC system at Fire Station 7 from Trane U.S., Inc. for \$99,557.85 through a Master Cooperative contract with OMNIA Partners

**REVIEWING COMMITTEE:** (Reviewed by the Finance and Government Committee on 04/02/2024)

**SUMMARY:**

<i>Vendor Name</i>	<i>Total Cost</i>
Trane U.S., Inc.	\$99,557.85

**PURPOSE OF REQUEST:**

The original HVAC equipment at Fire Station 7 has been in place and operational for over 10 years. The units are starting to fail with decreased reliability and increased maintenance expenses. Trane has submitted a proposal through their OMNIA Partners contract #3341 to replace the existing indoor & outdoor units with (1) 1.5-ton Unitary Split System, (1) 2-ton Unitary Split System, (2) 2.5-ton Unitary Split Systems and (1) Heat Pump Outdoor Unit.

The project(s) consist of:

- Equipment & Labor - **\$93,416.00**
- Bond Fee - **\$1,401.00**
- Contingency of 5% - **\$4,740.85**

**Total – \$99,557.85**

State Purchasing laws, Government Code, Chapter 271.102 authorize local governments to enter joining contracts and cooperative agreements for the performance of governmental functions normally associated with the operation of government such as purchasing necessary materials and supplies.

The City approved a Master Cooperative contract with OMNIA Partners; whereby, the City could make use of all that entity’s agreement(s).

**PROCUREMENT DETAILS:**

Procurement Method:  Cooperative – OMNIA Partners

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	MFAC CIP Fund
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If Capital Improvement:					
Total Project Budget	\$99,557.85	Proposed New Funding:	\$0	Remaining Funding:	\$



**CITY OF GRAND PRAIRIE  
RESOLUTION**

**MEETING DATE:** 04/02/2024

**PRESENTER:** Thao Vo, Director of Management Services

**TITLE:** Discussion and consideration of all matters related to the defeasance of \$5.7M of the “City of Grand Prairie, Texas, Combination Tax and Revenue Notes, Series 2019”, including the adoption of a resolution authorizing the execution of an escrow agreement, municipal advisor agreement, bidding agent agreement, and purchase of securities in the open market

**REVIEWING COMMITTEE:** (Reviewed by the Council Finance and Government Committee on 04/02/2024)

**PURPOSE OF REQUEST:**

On July 19, 2019, the City Council approved ORD#10680-2019, authorizing the issuance of \$62.5 million in tax notes (Combination Tax & Revenue Bonds, Series 2019). The City issued the original debt to fund the hotel and facilities ancillary to the hotel, including the convention center and entertainment-related facilities.

Per the original amortization schedule, the City’s debt service payments are \$5,705,000 (principal portion) plus \$242,900 (borrowing interest) for a total of \$5,947,900 (principal and interest). Per the original schedule, payments would be made via the amortization schedule with a maturity date of 02/15/2026.

If the Council approves the defeasance transaction, the City will provide a cash contribution of \$5,521,685. This amount includes both the estimated cash needed to purchase securities that will be placed in escrow (\$5,493,435), effectively retiring a portion of the debt early, plus an additional estimated (\$28,250) that will be used to cover associated defeasance costs.

The estimated gain from interest earnings from the escrowed securities is \$183,315, plus \$242,900 in interest savings earned due to the early defeasance. The total estimated savings by the City for completing this transaction is \$426,215.

Staff requests F&G review and then City Council consideration on April 16 to defease \$5,705,000 in debt principal early.

This Resolution, if approved, will:

- Authorize the staff to perform administrative actions resulting in the defeasance and redemption of the debt.
- Provide flexibility by allowing staff to authorize the bidding agent to conduct a competitive sale of securities in the open market on April 23rd or at a later, more favorable date.
- Authorize the staff to enter into an escrow agreement, bidding agent agreement, and verification agreement, as well as to pay redemption fees and other associated fees related to the transaction that total approximately \$28,250.

**PROCUREMENT DETAILS:**

Procurement Method:  Cooperative/Interlocal  RFB/RFP  Sole Source  Professional Services  Exempt

Local Vendor  HUB Vendor

Number of Responses: RFP/RFB #:

Selection Details:  Low Bid  Best Value

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name: Debt Fund	226310-91110
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The council is committing to paying all related escrow fees, bidding agent fees, bond counsel fees, verification agent fees, and all other applicable fees related to the transaction, estimated to be less than \$30,000. The savings to the City are approximately \$426,215 net of the related transaction fees.

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

- 1- Defeasance Estimation
- 2- Resolution (will be provided by the Financial Advisor after approval by Bond Counsel)



**City of Grand Prairie, Texas**

**Preliminary; for discussion purposes only**

Cash Defeasance of Combination Tax & Revenue Tax Notes, Taxable Series 2019

Indication Date <sup>(1)</sup> .....	3/18/2024
Bid Date.....	4/23/2024
Settlement Date.....	5/2/2024

Escrow to the Call Date (2/15/2025)	
<b>Sources of Funds</b>	
City Cash Contribution	\$5,626,070
<b>Total Sources of Funds</b>	
<b>Uses of Funds</b>	
Purchase Price of Escrow Securities	\$5,597,820
Budgeted Defeasance Costs <sup>(2)</sup>	\$28,250
<b>Total Uses of Funds</b>	\$5,626,070
Par Amount of Bonds Defeased.....	\$5,705,000
Projected Interest Savings on 2019 Tax Note.....	\$321,830

Escrow to Maturity (2/15/2026)	
<b>Sources of Funds</b>	
City Cash Contribution	\$5,521,685
<b>Total Sources of Funds</b>	
<b>Uses of Funds</b>	
Purchase Price of Escrow Securities	\$5,493,435
Budgeted Defeasance Costs <sup>(2)</sup>	\$28,250
<b>Total Uses of Funds</b>	\$5,521,685
Par Amount of Bonds Defeased.....	\$5,705,000
Projected Interest Savings on 2019 Tax Note.....	\$426,215

**Notes:**

(1) Cost of escrow based on indication only and subject to change. Based upon market data available as of Indication Date.  
 (2) Includes financial advisor, bidding agent, bond counsel, verification agent, redemption fees, CUSIP fees, escrow agent fees. Subject to change.



# CITY OF GRAND PRAIRIE, TEXAS

## Defeasance of Combination Tax & Revenues Notes, Taxable Series 2019

### Schedule of Events\* as of 2/29/2024

Mar-24						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

HOLIDAY

Apr-24						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May-24						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

HOLIDAY

Date	Event	Responsible Parties
Friday, 03/22/24	F&G Committee Agenda Items due	City Staff / BC / FA
<b>Tuesday, 04/2/24</b>	<b><u>Regular Scheduled City Council Finance &amp; Government (F&amp;G) Committee Meeting</u></b> 1) Presentation of Plan of Finance to Finance & Government (F&G) Committee 2) F&G Committee considers and approves Plan of Finance and recommends approval by City Council	<b>City Staff / FA</b>
Friday, 04/5/24	City Council Agenda Items due	City Staff / BC
<b>Tuesday, 04/16/24</b>	<b><u>Regular Scheduled City Council Meeting</u></b> 1) City Council considers and approves a resolution authorizing the defeasance and redemption of Combination Tax & Revenue Notes, Taxable Series 2019	<b>City Council</b>
Tuesday, 04/23/24	Competitive bids on open market securities due	Bidding Agent
Thursday, 04/25/24	Draft settlement letter distributed to the working group for comments	FA
Monday, 04/29/24	Comments due on draft settlement letter distributed to the working group for comments	All Parties
Tuesday, 04/30/24	FINAL settlement letter distributed to the working group	FA
<b>Wednesday, 05/1/24</b>	<b>City will transmit funds by wire for defeasance of the Combination Tax &amp; Revenue Notes, Taxable Series 2019</b>	<b>City Staff</b>
Thursday, 05/2/24	Settlement date / defeasance of the Combination Tax & Revenue Notes, Taxable Series 2019	All Parties

**Key Actions to be Taken by City Council**

**Key Actions to be Taken by City Staff**

\*\*Preliminary, subject to change.



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

<b>MEETING DATE:</b>	04/02/2024
<b>PRESENTER:</b>	Thao Vo, Director of Management Services
<b>TITLE:</b>	Discussion and consideration of all matters related to the substitution of investments within the Escrow account for “City of Grand Prairie, Texas, Sales Tax Refunding Bonds, Series 2022”, including the adoption of a resolution authorizing the execution of an escrow agreement, municipal advisor agreement, bidding agent agreement, and purchase of securities in the open market
<b>REVIEWING COMMITTEE:</b>	(Reviewed by the Council Finance and Government Committee on 04/02/2024

**PURPOSE OF REQUEST:**

On December 14, 2021, the City Council approved ORD#11137-2021, authorizing refunding \$62.5 million in sales tax revenue bonds (Sales Tax Revenue Bonds, Series 2015). The debt was issued to improve the City’s parks and recreation systems. Hilltop Securities acted as the Municipal Advisor and Bidding Agent, which resulted in an escrow account with securities that will mature on 12/13/2024. The original escrow requirement date was 01/01/2025. Staff requests F&G review and Council consideration on April 16<sup>th</sup> to authorize the substitution of current investments with new securities that will earn interest from 12/13/2024 to 01/01/2025. The purchase would only be executed after a pricing analysis if the new investments can be purchased for less than the proceeds of the current investments when sold.

If action is not taken, the funds will be uninvested for 19 days between 12/13/2024 and 01/01/2025, resulting in a lost opportunity for earnings. The resulting action would yield approximately \$100K after all related sale/repurchase fees.

This Resolution, if approved, will:

- Provide flexibility by allowing staff to authorize the bidding agent to conduct a competitive sale of securities in the open market on April 23rd or at a later, more favorable date. If results are unfavorable on a particular date, staff can disengage and withdraw from the sale entirely with no fees charged.

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name: Debt Fund	226310-91110
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The Council is committing to paying all related escrow fees, bidding agent fees, bond counsel fees, and verification agent fees, if applicable, which are estimated to be less than \$31,000. The benefit to the City is approximately \$100,000 net of the related transaction fees.

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

- 1- Escrow Substitution Overview
- 2- Resolution (will be provided by the Financial Advisor after approval by Bond Counsel)



# Escrow Substitution

Grand Prairie - Taxable Series 2022 Escrow

.....

March 2024



## Opportunities to modify and optimize existing escrow

- An escrow is created for the legal defeasance of an issuers outstanding bonds.
- A defeasance escrow must contain cash or eligible securities that sufficiently pay future debt service, either to a specific date or to the maturity date of the bonds.
- Eligible securities to fund the escrow are often acquired via a competitive bid process.
  - Typical eligible securities include US Treasury obligations and Agency obligations.
- The bid process determines the cheapest portfolio that will provide the most efficient escrow at the time of the bid.
- If the bid does not result in the savings desired, there is no obligation to execute.
- An escrow substitution or escrow restructuring optimizes inefficiencies in the original escrow that are now eliminated due to the universe of current available eligible securities.
  - Securities mature prior to the date that funds are needed, creates periods of idle cash
  - Eligible securities can be purchased at a cheaper price
- Most escrow agreements include language that permits the substitution of securities.
- Discuss eligibility with bond counsel and/or tax counsel.



## Review through settlement process can be completed within one week

### Step 1: Review Escrow Agreement

- Most escrow agreements are publicly available.
- Determine if open market securities were purchased.
  - *If SLGS were used, most likely not a candidate.*
- Look for periods of time in which funds are available prior to a debt service payment date.
  - *i.e., security matures days or months prior to the principal or interest requirement date*

### Step 3: Conduct Bid

- Create bid specifications that detail the securities to be sold and the escrow requirements that must be met on the new portfolio.
  - *Bid specifications will be reviewed by counsel.*
- Set bid date and time, solicit providers.
  - *Exact same process as other escrow bids.*
- Providers bid will be the total savings
- Review offers with issuer and award if desired.
- Send the portfolios to the verification to ensure the new escrow will meet the sufficiency test.

### Step 2: Perform Analysis of Potential Benefit

- The benefit arises when an issuer can sell the current portfolio or specific securities and use those proceeds to purchase a new portfolio or securities at a cheaper cost.
- Using our security pricing tools, we can determine the potential savings.
- If the indicative savings is great enough to move forward, our group can help coordinate with trustee, bond counsel and verification agent.

### Step 4: Settlement and Transcript

- Since the award will be with one provider, the settlement process will be the with a single dealer.
- Coordinate settlement with escrow agent who will deliver securities to be sold and receive the new securities.
- With a legal opinion and verification report, the escrow agent can release funds to the issuer.
  - *The funds released will equal the provider's quote minus other associated fees.*
- Create a transcript that contains all the relevant documents.



## Sales Tax Revenue Refunding Bonds, Taxable Series 2022

### Current Escrow Inefficiency

- In 2022, Grand Prairie issued the aforementioned bonds to provide for the refunding of the Sales Tax Revenue Bonds, Taxable Series 2015.
- Hilltop Securities acted as the Municipal Advisor and Bidding Agent to Grand Prairie on this transaction.
- Grand Prairie purchased a portfolio consisting of United States Treasury and Agency obligations.
- ***Our analysis resulted in the potential for Grand Prairie to release approximately \$100,000 from the escrow.***

### Series 2022 Analysis

- The current escrow contains two securities, one US Treasury obligation that matures on 6/30/2024 and a Federal Home Loan Bank obligation that matures on 12/13/2024.
- The final escrow requirement date is 1/1/2025.
- When the FHLB obligation matures, \$56,656,915.85 will be remaining in escrow for 19 days.
- If no action is taken, these funds will remain uninvested, resulting in a lost opportunity.

Full details of the analysis available on the following page.

### Substitution Analysis

- By executing a substitution, Grand Prairie can remove those 19 days of dead time in the escrow.
- The United States Treasury security in escrow fits the requirements, so we would not sell that security.
- The first step is to determine the value of the FHLB security.
- Next determine the cashflows that need to be purchased.
- Finally, we determine if a new portfolio can be purchased for less the proceeds of the FHLB security.



# Escrow Substitution Indication



Item 12.

Potential Cash Release = \$131,044 (not inclusive of transactional fees)

City of Grand Prairie, Texas											
Escrow Substitution Indication - Sales Tax Revenue Refunding Bonds, Taxable Series 2022											
Indication Date	3/18/2024										
Bid Date	4/1/2024										
Settlement Date	4/5/2024										
<b>Remaining Escrow Requirements</b>											
	Date	Debt Service	Date	Debt Service	Date	Debt Service	Date	Debt Service	Date	Debt Service	
									7/1/2024	\$	1,311,915.85
									1/1/2025	\$	56,656,915.85
									<b>Total</b>	<b>\$</b>	<b>57,968,831.70</b>
<b>Sources</b>											
Sell Price of Escrow Securities	\$	55,445,918.02									
<b>Total Sources of Funds</b>	<b>\$</b>	<b>55,445,918.02</b>									
<b>Uses</b>											
Cash Deposit to Escrow	\$	578.75									
Purchase Price of Escrow Securities	\$	55,314,295.27									
Cash Release	\$	131,044.00									
<b>Total Uses of Funds</b>	<b>\$</b>	<b>55,445,918.02</b>									
<b>Escrow Securities to be Sold</b>											
Settlement Date	Type	CUSIP	Maturity Date	Coupon	Par Amount	Price	Yield	Sell Price	Accrued Interest	Total Sell Price	
4/5/2024	FHLB 2 3/4 12/13/24	3130A3GE8	12/13/2024	2.75%	55,885,000	98.3588	5.20%	54,967,790.79	478,127.22	55,445,918.02	
					55,885,000			54,967,790.79		55,445,918.02	
<b>Escrow Securities to be Purchased *</b>											
Settlement Date	Type	CUSIP	Maturity Date	Coupon	Par Amount	Price	Yield	Purchase Price	Accrued Interest	Total Purchase Price	
4/5/2024	T 1 3/4 06/30/24	9128286Z8	6/30/2024	1.750%	271,000	99.155432	5.3452%	268,711.22	1,250.77	269,961.99	
4/5/2024	T 1 3/4 12/31/24	912828YY0	12/31/2024	1.750%	56,165,000	97.543150	5.1903%	54,785,110.20	259,223.08	55,044,333.28	
					56,436,000			55,053,821.42		55,314,295.27	

\* Indication only, subject to change. Based upon market data available on the Indication Date.

Source: Bloomberg. Indication based upon market date as of February 27, 2024.



**CITY OF GRAND PRAIRIE  
ORDINANCE**

**MEETING DATE:** 04/02/2024

**PRESENTER:** Thao Vo, Director of Management Services

**TITLE:** Ordinance amending the FY 2023/2024 Capital Improvement Projects budget in the Economic Development CIP Fund and Capital Reserve Fund for the FY 2022/2023 General Fund sales tax in accordance with the City's Financial Management Policies

**REVIEWING COMMITTEE:** (Reviewed by the Finance and Government Committee on 04/02/2024)

**PURPOSE OF REQUEST:**

The Section VI.S. of the City's Financial Management Policies, approved by Resolution No. 5322-2023 on January 3, 2023, states:

General Fund allocations exceeding 26% of total sales tax revenues will be budgeted and transferred as follows:

- The first \$1M over 26% [sic] of expected or realized sales tax will be allocated solely to Economic Development
- After allocating the first 26% [sic] to General Fund and the following \$1M excess to Economic Development, additional funds will be evenly distributed to Economic Development, Redevelopment, Public Art, and Special Projects.

The FY 2022/2023 General Fund revenues total \$176,982,213.96, including \$48,040,231.39 from sales tax. To comply with Section VI.S. of the City's Financial Management Policies, the General Fund will retain \$46,015,375.63 of the sales tax revenue. The remaining \$2,024,855.76 sales tax revenue will be distributed as follows:

- The first \$1M will be allocated solely to Economic Development
- The additional funds of \$1,024,855.76 will be evenly distributed to Economic Development, Redevelopment, Public Art, and Special Projects, each receiving \$256,213.94.

This allocation has been further summarized in the table below.

<b>Fund</b>	<b>Purpose</b>	<b>Amount</b>	
General Fund	General Fund Revenue	\$46,015,375.63	26% of total General Fund revenues
Economic Development CIP Fund	Economic Development	\$ 1,256,213.94	\$1M + 25% of the additional funds
	Redevelopment	\$ 256,213.94	25% of the additional funds
Capital Reserve Fund	Public Art	\$ 256,213.94	25% of the additional funds
	Special Projects	\$ 256,213.94	25% of the additional funds
<b>TOTAL:</b>		<b>\$48,040,231.39</b>	

This action serves solely to allocate funding in alignment with established policy. The determination of how these allocated funds will be utilized is slated for discussion and decision-making during the forthcoming City Council Visioning Session.

**FINANCIAL CONSIDERATION:**

Budgeted?	<input type="checkbox"/>	Fund Name:	Economic Development CIP Fund Capital Reserve Fund
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**BODY**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING ORDINANCE NO. 11422-2023 FOR THE FY 2023/2024 CAPITAL IMPROVEMENT PROJECTS BUDGET BY TRANSFERRING AND APPROPRIATING FROM THE UNOBLIGATED FUND BALANCE IN THE ECONOMIC DEVELOPMENT CIP FUND \$1,256,213.94 FOR ECONOMIC DEVELOPMENT PROJECTS AND \$256,213.94 FOR REDEVELOPMENT PROJECTS, AND BY TRANSFERRING AND APPROPRIATING FROM THE UNOBLIGATED FUND BALANCE IN THE CAPITAL RESERVE FUND \$256,213.94 FOR PUBLIC ART AND \$256,213.94 FOR SPECIAL PROJECTS**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THAT:**

**SECTION 1.** The FY 2023/2024 Capital Improvement Projects Budget is hereby amended by transferring and appropriating from the unobligated fund balance in the Economic Development CIP Fund \$1,256,213.94 for Economic Development projects and \$256,213.94 for Redevelopment projects.

**SECTION 2.** The FY 2023/2024 Capital Improvement Projects Budget is hereby amended by transferring and appropriating from the unobligated fund balance in the Capital Reserve Fund \$256,213.94 for Public Art projects and \$256,213.94 for Special Projects.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16<sup>TH</sup> DAY OF APRIL 2024.**



**CITY OF GRAND PRAIRIE  
ORDINANCE**

**MEETING DATE:** 04/02/2024

**PRESENTER:** Thao Vo, Director of Management Services

**TITLE:** Ordinance amending the FY 2023/2024 Capital Improvements Projects budget in the Capital Reserve Fund and Economic Development CIP Fund to transfer the remaining appropriations from two projects in the Municipal Facilities CIP Fund to other funds that better align with the projects

**REVIEWING COMMITTEE:** (Reviewed by the Finance and Government Committee on 04/02/2024)

**PURPOSE OF REQUEST:**

As part of the mid-year budget process, projects in the City’s Capital Improvement Program (CIP) Funds are reviewed by the City Manager, and revisions are presented to the City Council. Staff requests the City Council to approve an ordinance allowing the transfer of the remaining appropriations from two projects in the Municipal Facilities CIP Fund to other funds that better align with the projects and to approve the appropriation of funds for a new project in the Municipal Facilities CIP Fund.

1. **Redevelopment Projects:** On March 6, 2018, the City Council approved the allocation of \$1,775,000 in the Municipal Facilities CIP Fund to fund several redevelopment projects in Downtown, the Commercial/Retail Neighborhoods, and Apartments/Motels. This appropriation has \$281,540.24 remaining for these projects. Staff requests the transfer of this remaining balance to the Capital Reserve Fund because these projects are typically managed by the Economic Development department and the Downtown/Community Revitalization staff.
  
2. **Redevelopment and New Economic Development:** On May 21, 2019, the City Council approved the allocation of \$2 million from the Grand Prairie Sports Facilities Development Corporation for economic development purposes, including redevelopment, new development, and business incentives related to development. This appropriation has \$1,151,036.40 remaining for these purposes. Since this allocation was approved, the City has created a specific Economic Development CIP Fund, and staff requests to transfer the remaining balance to that new fund.

**FINANCIAL CONSIDERATION:**

Budgeted?	<input type="checkbox"/>	Fund Name:	Capital Reserve Fund Economic Development CIP Fund
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**BODY**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING ORDINANCE NO. 11422-2023 FOR THE FY 2023/2024 CAPITAL IMPROVEMENT PROJECTS BUDGET BY TRANSFERRING AND APPROPRIATING \$281,540.24 FROM THE MUNICIPAL PROJECTS CIP FUND TO THE CAPITAL RESERVE FUND FOR REDEVELOPMENT PROJECTS; AND TRANSFERRING AND APPROPRIATING \$1,151,036.40 FROM THE MUNICIPAL FACILITY CIP FUND TO THE ECONOMIC DEVELOPMENT CIP FUND FOR REDEVELOPMENT AND NEW ECONOMIC DEVELOPMENT PROJECTS**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THAT:**

**SECTION 1.** The FY2023/2024 Capital Improvement Projects Budget is hereby amended by transferring and appropriating \$281,540.24 from the Municipal Projects CIP Fund to the Capital Reserve Fund for redevelopment projects.

**SECTION 2.** The FY2023/2024 Capital Improvement Projects Budget is hereby amended by transferring and appropriating \$1,151,036.40 from the Municipal Projects CIP Fund to the Economic Development CIP Fund for redevelopment and new economic development projects.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16<sup>TH</sup> DAY OF APRIL 2024.**



**CITY OF GRAND PRAIRIE  
RESOLUTION**

**MEETING DATE:** 04/02/2024

**PRESENTER:** Rashad Jackson, Planning & Development Director

**TITLE:** Resolution Accepting a Petition to Create the River Central Public Improvement District

**REVIEWING COMMITTEE:** (Reviewed by the Finance and Government Committee on 04/02/2024)

**SUMMARY:**

The City received a petition signed by the required number of property owners in River Central requesting that the City create a public improvement district (PID) for the neighborhood. The PID would consist of approximately 325.463 acres of land. The general boundaries of the assessment district are as follows: by the West Fork Trinity River north of the 114<sup>th</sup> Street and east of North State Highway 360.

Improvements may include: (i) design, acquisition, construction, improvement, and other allowed costs related to street and roadway improvements, including related drainage, sidewalks, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, acquisition, construction, improvement, and other allowed costs related to storm drainage improvements, (iii) design, acquisition, construction, improvement, and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities, (iv) design, acquisition, construction, improvement, and other allowed costs related to parks, open space and recreational improvements including trails and landscaping related thereto; (v) design, construction and other allowed costs related to projects similar to those listed in sections (i) – (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (vi) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement (vii) payment of expenses incurred in the establishment, administration, and operation of the District; (viii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the District; and (ix) maintenance and operation expenses of the Authorized Improvements (collectively, the “Authorized Improvements”).

The law authorizing the creation of a PID requires that a public hearing be conducted to receive comment. Following the public hearing, the City Council will consider a resolution authorizing the establishment of Public Improvement District #20. If PID #20 is established, a public

hearing will be held in September 2024 on a 2024/25 budget, a five year service plan, and levying an assessment. The PID will not utilize an advisory board.

**FINANCIAL CONSIDERATION:**

The City of Grand Prairie will provide administrative support to the PID and will prepare and mail assessment notices.

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

- 1- Petition
- 2- Notice of Public Hearing

**BODY**

**A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, ACCEPTING A PETITION TO CREATE THE RIVER CENTRAL PUBLIC IMPROVEMENT DISTRICT; SETTING A PUBLIC HEARING UNDER SEC. 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE ON THE ADVISABILITY OF THE CREATION OF THE RIVER CENTRAL PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF GRAND PRAIRIE, TEXAS; AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF GRAND PRAIRIE, TEXAS REGARDING THE PUBLIC HEARING.**

**WHEREAS**, the City of Grand Prairie, Texas (the “City”), is authorized under Chapter 372 of the Texas Local Government Code, as amended (the “Act”), to create a public improvement district within its corporate limits and its extraterritorial jurisdiction; and

**WHEREAS**, on April 16, 2024, Great Southwest 205 LLC, a Texas limited liability company, the owner of (1) taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located and (2) record owner of real property liable for assessment under the proposal who: (A) constitutes more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal; or (B) owns taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal, submitted and filed with the City Secretary of the City (the “City Secretary”) a “Petition for Creation of the River Central Public Improvement District within the City of Grand Prairie, Texas” (the “Petition”), attached hereto as **Exhibit A** and incorporated herein for all purposes, requesting the establishment of the River Central Public Improvement District (the “District”) for the property described in the Petition; and

**WHEREAS**, the Act states that the Petition is sufficient if signed by owners of more than fifty percent (50%) of the taxable real property, according to appraised value, and either of the following: more than fifty percent (50%) of the area of all taxable real property liable for assessment under the proposal, or more than fifty percent (50%) of all record owners of property liable for assessment; and

**WHEREAS**, the Act further requires that prior to the adoption of the resolution creating the District, the City Council of the City (the “City Council”) must hold a public hearing on the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs between the District and the City.

**WHEREAS**, the City Council will hold a public hearing in accordance with Section 372.009 of the Act regarding the advisability of establishing the District, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs; and

**WHEREAS**, in order to hold a public hearing for the creation of a public improvement district, notice must be: (i) published in a newspaper of general circulation in the City, and (ii) mailed to the address of each owner of property located in the proposed District, as reflected on the tax rolls, before the fifteenth (15<sup>th</sup>) day before the date of the hearing in accordance with the Act; and

**WHEREAS**, it is hereby officially found and determined that the meeting at which this Resolution was considered was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code, as amended.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THAT:**

**SECTION 1.** The findings set forth in the recitals of this Resolution are found to be true and correct and are hereby approved and incorporated by reference as though fully set forth herein.

**SECTION 2.** City staff reviewed the Petition attached hereto as **Exhibit A** and determined that the same complied with the requirements of the Act, and the City Council accepts the Petition. The Petition is filed with the office of the City Secretary and is available for public inspection.

**SECTION 3.** The City Council calls a public hearing to be scheduled at or after 4:30 p.m. on April 16, 2024, to be held at Grand Prairie City Hall, City Council Chambers, 300 W. Main Street, Grand Prairie, Texas 75050 or such other location as designated by the City and issued pursuant to the form of the Notice (hereinafter defined) attached hereto as **Exhibit B**, for the purpose of hearing public testimony with respect to the advisability of establishing the District, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs.

**SECTION 4:** At such time and place the City Council will hear testimony regarding the creation of the proposed public improvement district and the City Council may, within its sole discretion, consider the adoption of a resolution authorizing the creation of the proposed public improvement district.



**SECTION 5.** Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing (the “Notice”), the form and substance of which is hereby adopted and approved; provided that the Notice may be updated as determined necessary by the City to comply with the Act.

**SECTION 6.** The City Council hereby authorizes and directs the City Secretary, on or before March 31, 2024, in accordance with the Act, to: (a) publish notice of the public hearing in a newspaper of general circulation in the City; and, (b) mail notice of the public hearing to the owners of property located in the proposed District as reflected on the tax rolls.

**SECTION 7.** If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this resolution without the invalid provision.

**SECTION 8.** This Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16<sup>th</sup> DAY OF APRIL 2024.**

EXHIBIT A

PETITION FOR CREATION OF THE RIVER CENTRAL PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF GRAND PRAIRIE, TEXAS

THE STATE OF TEXAS §

COUNTY OF TARRANT §

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF GRAND PRAIRIE, TEXAS:

COMES NOW Great Southwest 205 LLC, a Texas limited liability company ("Petitioner"), the owner of certain taxable real property, and pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "Act"), hereby petitions the City of Grand Prairie, Texas ("City") to establish the River Central Public Improvement District (the "District") to include property owned by the Petitioner and located within the corporate limits of the City. In support of same, Petitioner would respectfully show the following:

I.

The boundaries of the proposed District are set forth in **Exhibit A** attached hereto and incorporated by reference herein (the "Property").

II.

The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District and which shall promote the interests of the City and confer a special benefit upon the Property, may include: (i) design, acquisition, construction, improvement, and other allowed costs related to street and roadway improvements, including related drainage, sidewalks, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, acquisition, construction, improvement, and other allowed costs related to storm drainage improvements, (iii) design, acquisition, construction, improvement, and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities, (iv) design, acquisition, construction, improvement, and other allowed costs related to parks, open space and recreational improvements including trails and landscaping related thereto; (v) design, construction and other allowed costs related to projects similar to those listed in sections (i) – (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (vi) acquisition of real property, interests in real

property, or contract rights in connection with each Authorized Improvement (vii) payment of expenses incurred in the establishment, administration, and operation of the District; (viii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the District; and (ix) maintenance and operation expenses of the Authorized Improvements (collectively, the "Authorized Improvements").

III.

The Petitioner estimates the cost to design, acquire and construct the Authorized Improvements is \$400,000,000.00.

IV.

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest), and certain assessments may be paid in annual installments (including interest). If the City allows an assessment to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

V.

The City will not be obligated to provide any funding to finance the Authorized Improvements, other than from assessments levied in the District and possible tax increment reinvestment zone revenues. No City property in the District shall be assessed. The Petitioner may fund certain improvements from other funds available to the Petitioner.

VI.

The management of the District will be by the City, with the assistance of one or more consultants, who shall, from time to time, advise the City regarding certain operations of the District.

VII.

The person or entity (through authorized representatives) signing this Petition for Creation of the River Central Public Improvement District Within the City of Grand Prairie, Texas (the "Petition") concurs with the establishment of the District and has the corporate authority to execute and deliver the Petition.

VIII.

The Petitioner proposes the District be established and managed without the creation of an advisory board. However, if an advisory board is created, the Petitioner requests a representative of the Petitioner be appointed to the advisory board.

IX.

The person or entity (through authorized representatives) signing this Petition is also owner of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal as determined by the current roll of the appraisal district in which the Property is located; and the record owner of real property liable for assessment under the proposal who (a) constitutes more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal, and (b) owns taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal.

X.

This Petition is hereby filed with the City Secretary, City of Grand Prairie, Texas, in support of the creation of the District by the City Council of the City as herein provided. The undersigned requests that the City Council grant its consent as above stated.

RESPECTFULLY SUBMITTED, on this \_\_\_\_ day of March, 2024.

[Signature on following page]

PETITIONER

GREAT SOUTHWEST 205 LLC,  
a Texas limited liability company

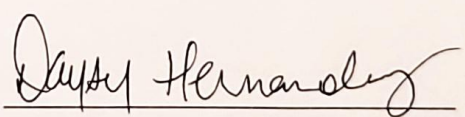
By:   
David Hasenzahl  
Manager

THE STATE OF ~~TEXAS~~ <sup>Maryland</sup> §

§  
COUNTY OF ~~Washington~~ <sup>Washington</sup> §

This instrument was acknowledged before me on this the 20<sup>th</sup> day of March, 2024, by David Hasenzahl, Manager of Great Southwest 205 LLC, a Texas limited liability company, on behalf of said entity.



  
Notary Public in and for the  
State of ~~TEXAS~~ Maryland

(SEAL)

**EXHIBIT A**  
**Legal Description**

Being a 325.463 acre tract of land situated in the John Burnett Survey, Abstract No. 178, John Childress Survey, Abstract No. 268, Norman Underwood Survey, Abstract no. 1582, W. P. Crocker Survey, Abstract No. 384, Thomas W. Croker Survey, Abstract No. 341 and the Jefferson Estill Survey, Abstract No. 491, Tarrant County, Texas, being a portion of a tract of land as described by deed to 360 Riverside LLC, as recorded in Instrument Number D220232122, Deed Records, Tarrant County, Texas (D.R.T.C.T.), being a portion of a tract of land described by deed to Total E&P USA Real Estate LLC 3500 State Hwy 360, as recorded in Instrument Number D216266570, D.R.T.C.T., being a portion of a tract of land described by deed to Great Southwest 205, LLC., as recorded in Instrument Number D222132751, D.R.T.C.T., a portion of Lot 1, Block 1, River Park Addition, as recorded in Instrument Number D214111555, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being all of a tract of land described by deed to Great Southwest 205, LLC., as recorded in Instrument Number D220328260, D.R.T.C.T., and being more particularly described by the metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod, being in the northern most corner of a corner clip for the northeast intersection corner of State Highway 360 (having a variable width Right-Of-Way) and Riverside Parkway (having a variable width Right-Of-Way), also being the beginning of a curve to the left having a radius of 5904.58 feet, a central angle of 29°48'53", and a long chord which bears North 15°18'58" West, 3037.99 feet;

THENCE along the existing east right-of-way line of said State Highway 360, along said curve to the left an arc distance of 3072.53 feet to a found 1/2 inch iron rod for a point;

North 30°15'29" West, continuing along the said existing east right-of-way line of State Highway 360, a distance of 178.87 feet to a point;

leaving the said existing east right-of-way line of State Highway 360, and along the centerline of Trinity River the following bearings and distances:

North 46°08'17" East, a distance of 50.45 feet to a point;

North 37°14'15" East, a distance of 354.90 feet to a point, for the beginning of a curve to the right having a radius of 497.70 feet, a central angle of 29°04'22", and a long chord which bears North 43°42'44" East, 249.84 feet;

along said curve to the right an arc distance of 252.54 feet to a point for the beginning of a curve to the right having a radius of 199.10 feet, a central angle of 85°46'14", and a long chord which bears South 59°17'12" East, 270.99 feet;

along said curve to the right, an arc distance of 298.06 feet to a point for the beginning of a curve to the right having a radius of 752.79 feet, a central angle of  $29^{\circ}48'50''$ , and a long chord which bears South  $05^{\circ}47'29''$  East, 387.31 feet;

along said curve to the right, an arc distance of 391.72 feet to a point for the beginning of a curve to the left having a radius of 1756.85 feet, a central angle of  $16^{\circ}03'12''$ , and a long chord which bears South  $04^{\circ}03'34''$  East, 490.63 feet;

along said curve to the left, an arc distance of 492.24 feet to a point for the beginning of a curve to the left having a radius of 282.78 feet, a central angle of  $48^{\circ}27'04''$ , and a long chord which bears South  $42^{\circ}23'51''$  East, 232.07 feet;

along said curve to the left, an arc distance of 239.13 feet to a point;

South  $72^{\circ}28'38''$  East, a distance of 256.41 feet to a point for the beginning of a curve to the right having a radius of 3484.28 feet and a central angle of  $12^{\circ}02'09''$  and a long chord which bears South  $66^{\circ}38'42''$  East, 730.58 feet;

along said curve to the right an arc distance of 731.93 feet to a point for the beginning of a curve to the left having a radius of 369.63 feet, a central angle of  $127^{\circ}41'16''$ , and a long chord which bears North  $47^{\circ}23'59''$  East, 663.55 feet;

along said curve to the left, an arc distance of 823.74 feet to a point;

North  $25^{\circ}40'21''$  West, a distance of 342.24 feet to a point for the beginning of a curve to the right having a radius of 746.30 feet, a central angle of  $15^{\circ}21'58''$ , and a long chord which bears North  $08^{\circ}22'47''$  West, 199.55 feet;

along said curve to the right an arc distance of 200.15 feet to a point for the beginning of a curve to the right having a radius of 85.27 feet, a central angle of  $97^{\circ}07'25''$ , and a long chord which bears North  $40^{\circ}27'34''$  East, 127.84 feet;

along said curve to the right, an arc distance of 144.54 feet to a point for the beginning of a curve to the right having a radius of 210.25 feet, a central angle of  $32^{\circ}44'07''$ , and a long chord which bears South  $63^{\circ}42'21''$  East, 118.50 feet;

along said curve to the right, an arc distance of 120.12 feet to a point for the beginning of a curve to the right having a radius of 1458.32 feet, a central angle of  $27^{\circ}36'06''$ , and a long chord which bears South  $27^{\circ}09'19''$  East, 695.76 feet;

along said curve to the right, an arc distance of 702.53 feet to a point;

South  $20^{\circ}22'27''$  East, a distance of 1087.55 feet to a point for the beginning of a curve to the left having a radius of 903.57 feet and a central angle of  $45^{\circ}32'01''$  and a long chord which bears South  $41^{\circ}00'56''$  East, 699.33 feet;

along said curve to the left an arc distance of 718.08 feet to a point for the beginning of a curve to the left having a radius of 169.67 feet, a central angle of  $95^{\circ}37'46''$ , and a long chord which bears North  $80^{\circ}49'26''$  East, 251.45 feet;

along said curve to the left, an arc distance of 283.19 feet to a point;

North  $37^{\circ}53'04''$  East, a distance of 512.30 feet to a point for the beginning of a curve to the right having a radius of 267.02 feet and a central angle of  $108^{\circ}53'53''$  and a long chord which bears South  $76^{\circ}02'32''$  East, 434.50 feet;

along said curve to the right an arc distance of 507.51 feet to a point;

South  $09^{\circ}36'26''$  East, a distance of 493.64 feet to a point for the beginning of a curve to the left having a radius of 62.27 feet and a central angle of  $40^{\circ}25'05''$  and a long chord which bears South  $33^{\circ}42'48''$  East, 43.02 feet;

along said curve to the left an arc distance of 43.93 feet to a point for the beginning of a curve to the left having a radius of 744.06 feet, a central angle of  $36^{\circ}37'01''$ , and a long chord which bears South  $75^{\circ}44'08''$  East, 467.47 feet;

along said curve to the left, an arc distance of 475.52 feet to a point for the beginning of a curve to the right having a radius of 593.91 feet, a central angle of  $22^{\circ}33'50''$ , and a long chord which bears North  $89^{\circ}37'16''$  East, 232.38 feet;

along said curve to the right, an arc distance of 233.89 feet to a point;



South  $75^{\circ}06'12''$  East, a distance of 367.67 feet to a point for the beginning of a curve to the right having a radius of 223.44 feet, a central angle of  $58^{\circ}29'01''$ , and a long chord which bears South  $46^{\circ}05'23''$  East, 218.30 feet;

Along said curve to the right an arc distance of 228.07 feet to a point for the beginning of a curve to the right having a radius of 2560.89 feet, a central angle of  $43^{\circ}00'06''$ , and a long chord which bears South  $07^{\circ}06'12''$ , 1877.21 feet;

along said curve to the right, an arc distance of 1922.00 feet to a point for the beginning of a curve to the left having a radius of 3493.61 feet, a central angle of  $18^{\circ}52'09''$ , and a long chord which bears South  $03^{\circ}26'27''$  West, 1145.36 feet;

along said curve to the left, an arc distance of 1150.55 feet to a point for the beginning of a curve to the left having a radius of 356.76 feet, a central angle of  $52^{\circ}34'38''$ , and a long chord which bears South  $36^{\circ}11'00''$  East, 316.01 feet;

along said curve to the left, an arc distance of 327.38 feet to a point;

South  $78^{\circ}25'04''$  East, a distance of 262.06 feet to a point for the beginning of a curve to the right having a radius of 224.20 feet, a central angle of  $74^{\circ}33'24''$ , and a long chord which bears South  $48^{\circ}42'30''$  East, 271.59 feet;

along said curve to the right an arc distance of 291.74 feet to a point;

South  $08^{\circ}05'30''$  East, a distance of 727.97 feet to a point for the beginning of a curve to the right having a radius of 3417.82 feet, a central angle of  $6^{\circ}17'59''$ , and a long chord which bears South  $05^{\circ}14'07''$  West, 375.61 feet;

along said curve to the right an arc distance of 375.80 feet to a point;

South  $13^{\circ}38'18''$  West, a distance of 96.91 feet to a point, being the south line of a tract of land described by deed to Roy Orr Land LLC, as recorded in Instrument Number 202000238707, D.R.D.C.T., and Instrument Number D220222151, D.R.T.C.T., also being in the north line of a tract of land described by deed to Cynthia and Vance Smith, as recorded in Volume 2005061, Page 9, D.R.D.C.T., and Instrument Number D205083845, P.R.T.C.T.;;

THENCE leaving the centerline of Trinity River, and along the said north line of Smith tract the following bearings and distances:

South 89°40'56" West, a distance of 35.60 feet to a point;

South 12°30'06" West, leaving the said south line of Roy Orr Land LLC tract, a distance of 119.00 feet to a point;

South 64°26'40" West, a distance of 125.11 feet to a point;

North 64°49'09" West, a distance of 411.43 feet to a point;

South 60°24'57" West, a distance of 129.76 feet to a point;

THENCE South 89°37'12" West, a distance of 256.79 feet to a found 1/2 inch iron rod with a cap stamped "ORANGE TRANSGLOBAL", being in the northwest corner of a tract of land described by deed to Trinity River Authority of TX, as recorded in Instrument Number D208309723, D.R.T.C.T., and being in the east line of a tract of land described by deed to Colfin 2015-2 Industrial Owner LLC, as recorded in Instrument Number D215081346, D.R.T.C.T.;

THENCE North 00°22'48" West, a distance of 100.00 feet to a found 1/2 inch iron rod with a cap stamped "ORANGE TRANSGLOBAL", being in the southeast corner of a tract of land described by deed to Prologics Texas LP, as recorded in Instrument Number D206062209 D.R.T.C.T.;

THENCE along the east line of said Prologics tract the following bearings and distances:

North 12°37'12" East, a distance of 301.88 feet to a found 1/2 inch iron rod with a cap stamped "ORANGE TRANSGLOBAL" for a point;

North 19°20'23" West, a distance of 1329.30 feet to a found 1/2 inch iron rod with a yellow cap stamped "HALLF ASSOC" for a point;

North 32°40'13" West, a distance of 963.66 feet to a found Mag Nail in concrete, being in the south line of a Tract 2 described by deed to GSW Gateway LLC, as recorded in Instrument Number D217087262, D.R.D.C.T.;

THENCE North 57°15'56" East, leaving said east line of Prologics tract, and along the said south line of Tract 2, a distance of 30.93 feet to a found T Post for a point;

THENCE North 27°01'44" West, leaving the said south line Tract 2, a distance of 1388.73 feet to a found 1/2 inch iron rod with a yellow cap stamped "HALLF ASSOC", being in the east line of said Tract 2;

THENCE North 49°18'38" West, a distance of 1243.86 feet to a found 1/2 inch iron rod, being the northeast corner of Tract 1 of said GSW Gateway LLC tract;

THENCE South 40°41'27" West, along the north line of said Tract 1, a distance of 306.74 feet to a point, being in the existing north right-of-way line of said Riverside Parkway;

THENCE along the said existing north right-of-way line of Riverside Parkway the following bearings and distances:

South 89°25'46" West, a distance of 1051.82 feet to a point;

South 01°16'03" East, a distance of 48.53 feet to a point;

South 76°11'10" West, a distance of 52.69 feet to a point, for the beginning of a curve to the right having a radius of 1018.47 feet, a central angle of 12°56'16", and a long chord which bears South 82°57'07" West, 229.49 feet;

along said curve to the right an arc distance of 229.98 feet to a point, for the point of compound curvature of a curve to the right having a radius of 982.20 feet, a central angle of 13°25'04", and a long chord which bears North 83°52'13" West, 229.49 feet;

along said curve to the right an arc distance of 230.01 feet to a found 1/2 inch iron rod for a point;

North 77°09'41" West, a distance of 173.58 feet to a found 1/2 inch iron rod for a point;

North 49°11'21" West, a distance of 137.60 feet to a found 1/2 inch iron rod for a point ;

North 77°10'52" West, a distance of 203.01 feet to a found 1/2 inch iron rod for a point;

North 80°22'22" West, a distance of 112.42 feet to a found 1/2 inch iron rod, being the eastern most corner of said corner clip for the northeast intersection of said State Highway 360 and said Riverside Parkway;

North 42°16'03" West, along said corner clip, a distance of 15.04 feet to the POINT OF BEGINNING and CONTAINING 14,177,191 square feet, 325.469 acres of land, more or less.



**Exhibit B**  
**CITY OF GRAND PRAIRIE, TEXAS**  
**NOTICE OF PUBLIC HEARING REGARDING THE**  
**CREATION OF A PUBLIC IMPROVEMENT DISTRICT**

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the “Act”), notice is hereby given that the City Council of the City of Grand Prairie, Texas (“City”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by Great Southwest 205 LLC, a Texas limited liability company (the “Owner”), requesting that the City create the River Central Public Improvement District (the “District”) to include property owned by the Owner and further described herein (the “Property”).

**Time and Place of the Hearing.** The public hearing will start at or after 4:30 p.m. on April 16, 2024, to be held at Grand Prairie City Hall, City Council Chambers, 300 W. Main Street, Grand Prairie, Texas 75050.

**General Nature of the Proposed Authorized Improvements.** The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District may include: (i) design, acquisition, construction, improvement, and other allowed costs related to street and roadway improvements, including related drainage, sidewalks, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, acquisition, construction, improvement, and other allowed costs related to storm drainage improvements, (iii) design, acquisition, construction, improvement, and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities, (iv) design, acquisition, construction, improvement, and other allowed costs related to parks, open space and recreational improvements including trails and landscaping related thereto; (v) design, construction and other allowed costs related to projects similar to those listed in sections (i) – (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (vi) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement (vii) payment of expenses incurred in the establishment, administration, and operation of the District; (viii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the District; and (ix) maintenance and operation expenses of the Authorized Improvements (collectively, the “Authorized Improvements”). These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property within the District.

**Estimated Cost of the Authorized Improvements.** The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is not to exceed \$400,000,000.00.

**Proposed District Boundaries.** The District is proposed to include approximately 325.463 acres of land generally located along the West Fork Trinity River north of 114<sup>th</sup> Street and east of North State Highway 360, located within the corporate limits of the City and as more particularly described by a metes and bounds description available at Grand Prairie City Hall located at 300 W. Main Street, Grand Prairie, Texas 75050 and available for public inspection during regular business hours.

**Proposed Method of Assessment.** The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in

annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness issued to finance or refinance those Authorized Improvements (including interest).

**Proposed Apportionment of Cost between the District and the City.** The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on real property within the District and possible tax increment reinvestment zone revenues. No municipal property in the District shall be assessed. The Owner may also pay certain costs of the improvements from other funds available to it as developer of the District.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District.



CITY OF GRAND PRAIRIE
RESOLUTION

MEETING DATE: 04/02/2024
PRESENTER: Rashad Jackson, Planning & Development Director
TITLE: Resolution Creating the River Central Public Improvement District
REVIEWING COMMITTEE: (Reviewed by the Finance and Government Committee on 04/02/2024)

SUMMARY:

The City received a petition signed by the required number of property owners in River Central requesting that the City create a public improvement district (PID) for the neighborhood. The PID would consist of approximately 325.463 acres of land. The general boundaries of the assessment district are as follows: by the West Fork Trinity River north of the 114th Street and east of North State Highway 360.

Improvements may include: (i) design, acquisition, construction, improvement, and other allowed costs related to street and roadway improvements, including related drainage, sidewalks, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, acquisition, construction, improvement, and other allowed costs related to storm drainage improvements, (iii) design, acquisition, construction, improvement, and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities, (iv) design, acquisition, construction, improvement, and other allowed costs related to parks, open space and recreational improvements including trails and landscaping related thereto; (v) design, construction and other allowed costs related to projects similar to those listed in sections (i) – (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (vi) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement (vii) payment of expenses incurred in the establishment, administration, and operation of the District; (viii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the District; and (ix) maintenance and operation expenses of the Authorized Improvements (collectively, the “Authorized Improvements”).

The law authorizing the creation of a PID requires that a public hearing be conducted to receive comment. Following the public hearing, the City Council will consider a resolution authorizing the establishment of Public Improvement District #20. If PID #20 is established, a public



hearing will be held in September, 2024 on a 2024/25 budget, a five year service plan, and levying an assessment. The PID will not utilize an advisory board.

**FINANCIAL CONSIDERATION:**

The City of Grand Prairie will provide administrative support to the PID and will prepare and mail assessment notices.

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

- 1- Petition
- 2- Notice of Public Hearing

**BODY**

**A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, AUTHORIZING AND CREATING THE RIVER CENTRAL PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Grand Prairie, Texas (the “City”), is authorized under Chapter 372 of the Texas Local Government Code, as amended (the “Act”), to create a public improvement district within its City limits or its extraterritorial jurisdiction; and

**WHEREAS**, on April 16, 2024, the owner of (1) taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located and (2) real property liable for assessment under the proposal who: (A) constitutes more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal; or (B) owns taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal (the “Petitioner”), submitted and filed with the City Secretary of the City (the “City Secretary”) a petition (“Petition”) requesting the establishment of a public improvement district for property within the City; and

**WHEREAS**, the Petition requested the creation of the River Central Public Improvement District (the “District”), which District is located within the corporate limits of the City and is more particularly described by metes and bounds in **Exhibit A** and depicted in **Exhibit B** (the “Property”) each attached hereto and incorporated herein for all purposes; and

**WHEREAS**, the City Council of the City (the “City Council”) has investigated and determined that the facts contained in the Petition are true and correct; and

**WHEREAS**, after publishing notice in an official newspaper of general circulation in the City and mailing notice of the hearing, all as required by and in conformity with the Act, the City Council, conducted a public hearing on the advisability of the improvements and services on April 2, 2024; and

**WHEREAS**, the City Council closed the public hearing on the advisability of the improvements and services on April 16, 2024.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THAT:**

**SECTION 1.** The findings set forth in the recitals of this Resolution are found to be true and correct.

**SECTION 2.** The Petition submitted to the City by the Petitioner was filed with the City Secretary and complies with Section 372.005 of the Act.

**SECTION 3.** Pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), 372.009(b), and 372.010, the City Council, after considering the Petition and the evidence and testimony presented at the public hearing on April 16, 2024, hereby finds and declares:

(a) **Advisability of the Proposed Improvements.** It is advisable to create the District to provide the Authorized Improvements (as defined and described below). The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the Property.

(b) **General Nature of the Authorized Improvements.** The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District and which shall promote the interest of the City and confer a special benefit upon the Property, may include: (i) design, acquisition, construction, improvement, and other allowed costs related to street and roadway improvements, including related drainage, sidewalks, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, acquisition, construction, improvement, and other allowed costs related to storm drainage improvements, (iii) design, acquisition, construction, improvement, and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities, (iv) design, acquisition, construction, improvement, and other allowed costs related to parks, open space and recreational improvements including trails and landscaping related thereto; (v) design, construction and other allowed costs related to projects similar to those listed in sections (i) – (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (vi) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement (vii) payment of expenses incurred in the establishment, administration, and operation of the District; (viii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the District; and (ix) maintenance and operation expenses of the Authorized Improvements (collectively, the “Authorized Improvements”).

(c) **Estimated Costs of the Authorized Improvements.** The estimated total costs of the Authorized Improvements is \$400,000,000.00, which costs shall be paid by assessment of the property owners within the proposed District.

(d) **Boundaries of the District.** The District is proposed to include approximately 325.463 acres of property generally located along the West Fork Trinity River north of the 114th Street and east of North State Highway 360, located within the corporate limits of the City, as more particularly described in the metes and bounds in **Exhibit A** attached hereto, and as depicted in **Exhibit B** attached hereto.

(e) **Proposed Method of Assessment.** The City shall levy assessments on each parcel within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest) and certain assessments may be paid in annual installments (including interest). If allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

(f) **Apportionment of Costs.** The City will not be obligated to provide any funding to finance the Authorized Improvements, other than from assessments levied on the Property and possible tax increment reinvestment zone revenues. No City property in the District shall be assessed. The developer of the property (the “Developer”) may fund certain costs of the Authorized Improvements from other funds available to the Developer.

(g) **Management of the District.** The District shall be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

(h) **Advisory Board.** The District shall be managed without the creation of an advisory body.

**SECTION 4.** The River Central Public Improvement District is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

**SECTION 5.** The City Council hereby authorizes and directs the City Secretary, on or before April 23, 2024, in accordance with the Act, to file a copy of this Resolution authorizing the District with the county clerk of each county in which all or part of the public improvement district is located.

**SECTION 6.** Effective upon the date of the passage of this Resolution, the District shall be established.

**SECTION 7.** This Resolution is effectively immediately from and after the date of its passage in accordance with law

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16<sup>th</sup> DAY OF APRIL 2024.**

EXHIBIT A

PETITION FOR CREATION OF THE RIVER CENTRAL PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF GRAND PRAIRIE, TEXAS

THE STATE OF TEXAS §

COUNTY OF TARRANT §

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF GRAND PRAIRIE, TEXAS:

COMES NOW Great Southwest 205 LLC, a Texas limited liability company ("Petitioner"), the owner of certain taxable real property, and pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "Act"), hereby petitions the City of Grand Prairie, Texas ("City") to establish the River Central Public Improvement District (the "District") to include property owned by the Petitioner and located within the corporate limits of the City. In support of same, Petitioner would respectfully show the following:

I.

The boundaries of the proposed District are set forth in **Exhibit A** attached hereto and incorporated by reference herein (the "Property").

II.

The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District and which shall promote the interests of the City and confer a special benefit upon the Property, may include: (i) design, acquisition, construction, improvement, and other allowed costs related to street and roadway improvements, including related drainage, sidewalks, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, acquisition, construction, improvement, and other allowed costs related to storm drainage improvements, (iii) design, acquisition, construction, improvement, and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities, (iv) design, acquisition, construction, improvement, and other allowed costs related to parks, open space and recreational improvements including trails and landscaping related thereto; (v) design, construction and other allowed costs related to projects similar to those listed in sections (i) – (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (vi) acquisition of real property, interests in real

property, or contract rights in connection with each Authorized Improvement (vii) payment of expenses incurred in the establishment, administration, and operation of the District; (viii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the District; and (ix) maintenance and operation expenses of the Authorized Improvements (collectively, the "Authorized Improvements").

III.

The Petitioner estimates the cost to design, acquire and construct the Authorized Improvements is \$400,000,000.00.

IV.

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest), and certain assessments may be paid in annual installments (including interest). If the City allows an assessment to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

V.

The City will not be obligated to provide any funding to finance the Authorized Improvements, other than from assessments levied in the District and possible tax increment reinvestment zone revenues. No City property in the District shall be assessed. The Petitioner may fund certain improvements from other funds available to the Petitioner.

VI.

The management of the District will be by the City, with the assistance of one or more consultants, who shall, from time to time, advise the City regarding certain operations of the District.

VII.

The person or entity (through authorized representatives) signing this Petition for Creation of the River Central Public Improvement District Within the City of Grand Prairie, Texas (the "Petition") concurs with the establishment of the District and has the corporate authority to execute and deliver the Petition.

VIII.

The Petitioner proposes the District be established and managed without the creation of an advisory board. However, if an advisory board is created, the Petitioner requests a representative of the Petitioner be appointed to the advisory board.

IX.

The person or entity (through authorized representatives) signing this Petition is also owner of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal as determined by the current roll of the appraisal district in which the Property is located; and the record owner of real property liable for assessment under the proposal who (a) constitutes more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal, and (b) owns taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal.

X.

This Petition is hereby filed with the City Secretary, City of Grand Prairie, Texas, in support of the creation of the District by the City Council of the City as herein provided. The undersigned requests that the City Council grant its consent as above stated.

RESPECTFULLY SUBMITTED, on this \_\_\_\_ day of March, 2024.

[Signature on following page]

PETITIONER

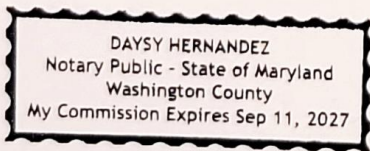
GREAT SOUTHWEST 205 LLC,  
a Texas limited liability company

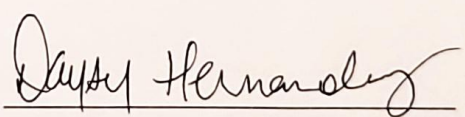
By:   
David Hasenzahl  
Manager

THE STATE OF ~~TEXAS~~ Maryland §

§  
COUNTY OF Washington §

This instrument was acknowledged before me on this the 20<sup>th</sup> day of March, 2024, by David Hasenzahl, Manager of Great Southwest 205 LLC, a Texas limited liability company, on behalf of said entity.



  
Notary Public in and for the  
State of ~~TEXAS~~ Maryland

(SEAL)



**EXHIBIT A**  
**Legal Description**

Being a 325.463 acre tract of land situated in the John Burnett Survey, Abstract No. 178, John Childress Survey, Abstract No. 268, Norman Underwood Survey, Abstract no. 1582, W. P. Crocker Survey, Abstract No. 384, Thomas W. Croker Survey, Abstract No. 341 and the Jefferson Estill Survey, Abstract No. 491, Tarrant County, Texas, being a portion of a tract of land as described by deed to 360 Riverside LLC, as recorded in Instrument Number D220232122, Deed Records, Tarrant County, Texas (D.R.T.C.T.), being a portion of a tract of land described by deed to Total E&P USA Real Estate LLC 3500 State Hwy 360, as recorded in Instrument Number D216266570, D.R.T.C.T., being a portion of a tract of land described by deed to Great Southwest 205, LLC., as recorded in Instrument Number D222132751, D.R.T.C.T., a portion of Lot 1, Block 1, River Park Addition, as recorded in Instrument Number D214111555, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being all of a tract of land described by deed to Great Southwest 205, LLC., as recorded in Instrument Number D220328260, D.R.T.C.T., and being more particularly described by the metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod, being in the northern most corner of a corner clip for the northeast intersection corner of State Highway 360 (having a variable width Right-Of-Way) and Riverside Parkway (having a variable width Right-Of-Way), also being the beginning of a curve to the left having a radius of 5904.58 feet, a central angle of 29°48'53", and a long chord which bears North 15°18'58" West, 3037.99 feet;

THENCE along the existing east right-of-way line of said State Highway 360, along said curve to the left an arc distance of 3072.53 feet to a found 1/2 inch iron rod for a point;

North 30°15'29" West, continuing along the said existing east right-of-way line of State Highway 360, a distance of 178.87 feet to a point;

leaving the said existing east right-of-way line of State Highway 360, and along the centerline of Trinity River the following bearings and distances:

North 46°08'17" East, a distance of 50.45 feet to a point;

North 37°14'15" East, a distance of 354.90 feet to a point, for the beginning of a curve to the right having a radius of 497.70 feet, a central angle of 29°04'22", and a long chord which bears North 43°42'44" East, 249.84 feet;

along said curve to the right an arc distance of 252.54 feet to a point for the beginning of a curve to the right having a radius of 199.10 feet, a central angle of 85°46'14", and a long chord which bears South 59°17'12" East, 270.99 feet;

along said curve to the right, an arc distance of 298.06 feet to a point for the beginning of a curve to the right having a radius of 752.79 feet, a central angle of  $29^{\circ}48'50''$ , and a long chord which bears South  $05^{\circ}47'29''$  East, 387.31 feet;

along said curve to the right, an arc distance of 391.72 feet to a point for the beginning of a curve to the left having a radius of 1756.85 feet, a central angle of  $16^{\circ}03'12''$ , and a long chord which bears South  $04^{\circ}03'34''$  East, 490.63 feet;

along said curve to the left, an arc distance of 492.24 feet to a point for the beginning of a curve to the left having a radius of 282.78 feet, a central angle of  $48^{\circ}27'04''$ , and a long chord which bears South  $42^{\circ}23'51''$  East, 232.07 feet;

along said curve to the left, an arc distance of 239.13 feet to a point;

South  $72^{\circ}28'38''$  East, a distance of 256.41 feet to a point for the beginning of a curve to the right having a radius of 3484.28 feet and a central angle of  $12^{\circ}02'09''$  and a long chord which bears South  $66^{\circ}38'42''$  East, 730.58 feet;

along said curve to the right an arc distance of 731.93 feet to a point for the beginning of a curve to the left having a radius of 369.63 feet, a central angle of  $127^{\circ}41'16''$ , and a long chord which bears North  $47^{\circ}23'59''$  East, 663.55 feet;

along said curve to the left, an arc distance of 823.74 feet to a point;

North  $25^{\circ}40'21''$  West, a distance of 342.24 feet to a point for the beginning of a curve to the right having a radius of 746.30 feet, a central angle of  $15^{\circ}21'58''$ , and a long chord which bears North  $08^{\circ}22'47''$  West, 199.55 feet;

along said curve to the right an arc distance of 200.15 feet to a point for the beginning of a curve to the right having a radius of 85.27 feet, a central angle of  $97^{\circ}07'25''$ , and a long chord which bears North  $40^{\circ}27'34''$  East, 127.84 feet;

along said curve to the right, an arc distance of 144.54 feet to a point for the beginning of a curve to the right having a radius of 210.25 feet, a central angle of  $32^{\circ}44'07''$ , and a long chord which bears South  $63^{\circ}42'21''$  East, 118.50 feet;

along said curve to the right, an arc distance of 120.12 feet to a point for the beginning of a curve to the right having a radius of 1458.32 feet, a central angle of  $27^{\circ}36'06''$ , and a long chord which bears South  $27^{\circ}09'19''$  East, 695.76 feet;

along said curve to the right, an arc distance of 702.53 feet to a point;

South  $20^{\circ}22'27''$  East, a distance of 1087.55 feet to a point for the beginning of a curve to the left having a radius of 903.57 feet and a central angle of  $45^{\circ}32'01''$  and a long chord which bears South  $41^{\circ}00'56''$  East, 699.33 feet;

along said curve to the left an arc distance of 718.08 feet to a point for the beginning of a curve to the left having a radius of 169.67 feet, a central angle of  $95^{\circ}37'46''$ , and a long chord which bears North  $80^{\circ}49'26''$  East, 251.45 feet;

along said curve to the left, an arc distance of 283.19 feet to a point;

North  $37^{\circ}53'04''$  East, a distance of 512.30 feet to a point for the beginning of a curve to the right having a radius of 267.02 feet and a central angle of  $108^{\circ}53'53''$  and a long chord which bears South  $76^{\circ}02'32''$  East, 434.50 feet;

along said curve to the right an arc distance of 507.51 feet to a point;

South  $09^{\circ}36'26''$  East, a distance of 493.64 feet to a point for the beginning of a curve to the left having a radius of 62.27 feet and a central angle of  $40^{\circ}25'05''$  and a long chord which bears South  $33^{\circ}42'48''$  East, 43.02 feet;

along said curve to the left an arc distance of 43.93 feet to a point for the beginning of a curve to the left having a radius of 744.06 feet, a central angle of  $36^{\circ}37'01''$ , and a long chord which bears South  $75^{\circ}44'08''$  East, 467.47 feet;

along said curve to the left, an arc distance of 475.52 feet to a point for the beginning of a curve to the right having a radius of 593.91 feet, a central angle of  $22^{\circ}33'50''$ , and a long chord which bears North  $89^{\circ}37'16''$  East, 232.38 feet;

along said curve to the right, an arc distance of 233.89 feet to a point;

South  $75^{\circ}06'12''$  East, a distance of 367.67 feet to a point for the beginning of a curve to the right having a radius of 223.44 feet, a central angle of  $58^{\circ}29'01''$ , and a long chord which bears South  $46^{\circ}05'23''$  East, 218.30 feet;

Along said curve to the right an arc distance of 228.07 feet to a point for the beginning of a curve to the right having a radius of 2560.89 feet, a central angle of  $43^{\circ}00'06''$ , and a long chord which bears South  $07^{\circ}06'12''$ , 1877.21 feet;

along said curve to the right, an arc distance of 1922.00 feet to a point for the beginning of a curve to the left having a radius of 3493.61 feet, a central angle of  $18^{\circ}52'09''$ , and a long chord which bears South  $03^{\circ}26'27''$  West, 1145.36 feet;

along said curve to the left, an arc distance of 1150.55 feet to a point for the beginning of a curve to the left having a radius of 356.76 feet, a central angle of  $52^{\circ}34'38''$ , and a long chord which bears South  $36^{\circ}11'00''$  East, 316.01 feet;

along said curve to the left, an arc distance of 327.38 feet to a point;

South  $78^{\circ}25'04''$  East, a distance of 262.06 feet to a point for the beginning of a curve to the right having a radius of 224.20 feet, a central angle of  $74^{\circ}33'24''$ , and a long chord which bears South  $48^{\circ}42'30''$  East, 271.59 feet;

along said curve to the right an arc distance of 291.74 feet to a point;

South  $08^{\circ}05'30''$  East, a distance of 727.97 feet to a point for the beginning of a curve to the right having a radius of 3417.82 feet, a central angle of  $6^{\circ}17'59''$ , and a long chord which bears South  $05^{\circ}14'07''$  West, 375.61 feet;

along said curve to the right an arc distance of 375.80 feet to a point;

South  $13^{\circ}38'18''$  West, a distance of 96.91 feet to a point, being the south line of a tract of land described by deed to Roy Orr Land LLC, as recorded in Instrument Number 202000238707, D.R.D.C.T., and Instrument Number D220222151, D.R.T.C.T., also being in the north line of a tract of land described by deed to Cynthia and Vance Smith, as recorded in Volume 2005061, Page 9, D.R.D.C.T., and Instrument Number D205083845, P.R.T.C.T.;;

THENCE leaving the centerline of Trinity River, and along the said north line of Smith tract the following bearings and distances:

South 89°40'56" West, a distance of 35.60 feet to a point;

South 12°30'06" West, leaving the said south line of Roy Orr Land LLC tract, a distance of 119.00 feet to a point;

South 64°26'40" West, a distance of 125.11 feet to a point;

North 64°49'09" West, a distance of 411.43 feet to a point;

South 60°24'57" West, a distance of 129.76 feet to a point;

THENCE South 89°37'12" West, a distance of 256.79 feet to a found 1/2 inch iron rod with a cap stamped "ORANGE TRANSGLOBAL", being in the northwest corner of a tract of land described by deed to Trinity River Authority of TX, as recorded in Instrument Number D208309723, D.R.T.C.T., and being in the east line of a tract of land described by deed to Colfin 2015-2 Industrial Owner LLC, as recorded in Instrument Number D215081346, D.R.T.C.T.;

THENCE North 00°22'48" West, a distance of 100.00 feet to a found 1/2 inch iron rod with a cap stamped "ORANGE TRANSGLOBAL", being in the southeast corner of a tract of land described by deed to Prologics Texas LP, as recorded in Instrument Number D206062209 D.R.T.C.T.;

THENCE along the east line of said Prologics tract the following bearings and distances:

North 12°37'12" East, a distance of 301.88 feet to a found 1/2 inch iron rod with a cap stamped "ORANGE TRANSGLOBAL" for a point;

North 19°20'23" West, a distance of 1329.30 feet to a found 1/2 inch iron rod with a yellow cap stamped "HALLF ASSOC" for a point;

North 32°40'13" West, a distance of 963.66 feet to a found Mag Nail in concrete, being in the south line of a Tract 2 described by deed to GSW Gateway LLC, as recorded in Instrument Number D217087262, D.R.D.C.T.;

THENCE North 57°15'56" East, leaving said east line of Prologics tract, and along the said south line of Tract 2, a distance of 30.93 feet to a found T Post for a point;

THENCE North 27°01'44" West, leaving the said south line Tract 2, a distance of 1388.73 feet to a found 1/2 inch iron rod with a yellow cap stamped "HALLF ASSOC", being in the east line of said Tract 2;

THENCE North 49°18'38" West, a distance of 1243.86 feet to a found 1/2 inch iron rod, being the northeast corner of Tract 1 of said GSW Gateway LLC tract;

THENCE South 40°41'27" West, along the north line of said Tract 1, a distance of 306.74 feet to a point, being in the existing north right-of-way line of said Riverside Parkway;

THENCE along the said existing north right-of-way line of Riverside Parkway the following bearings and distances:

South 89°25'46" West, a distance of 1051.82 feet to a point;

South 01°16'03" East, a distance of 48.53 feet to a point;

South 76°11'10" West, a distance of 52.69 feet to a point, for the beginning of a curve to the right having a radius of 1018.47 feet, a central angle of 12°56'16", and a long chord which bears South 82°57'07" West, 229.49 feet;

along said curve to the right an arc distance of 229.98 feet to a point, for the point of compound curvature of a curve to the right having a radius of 982.20 feet, a central angle of 13°25'04", and a long chord which bears North 83°52'13" West, 229.49 feet;

along said curve to the right an arc distance of 230.01 feet to a found 1/2 inch iron rod for a point;

North 77°09'41" West, a distance of 173.58 feet to a found 1/2 inch iron rod for a point;

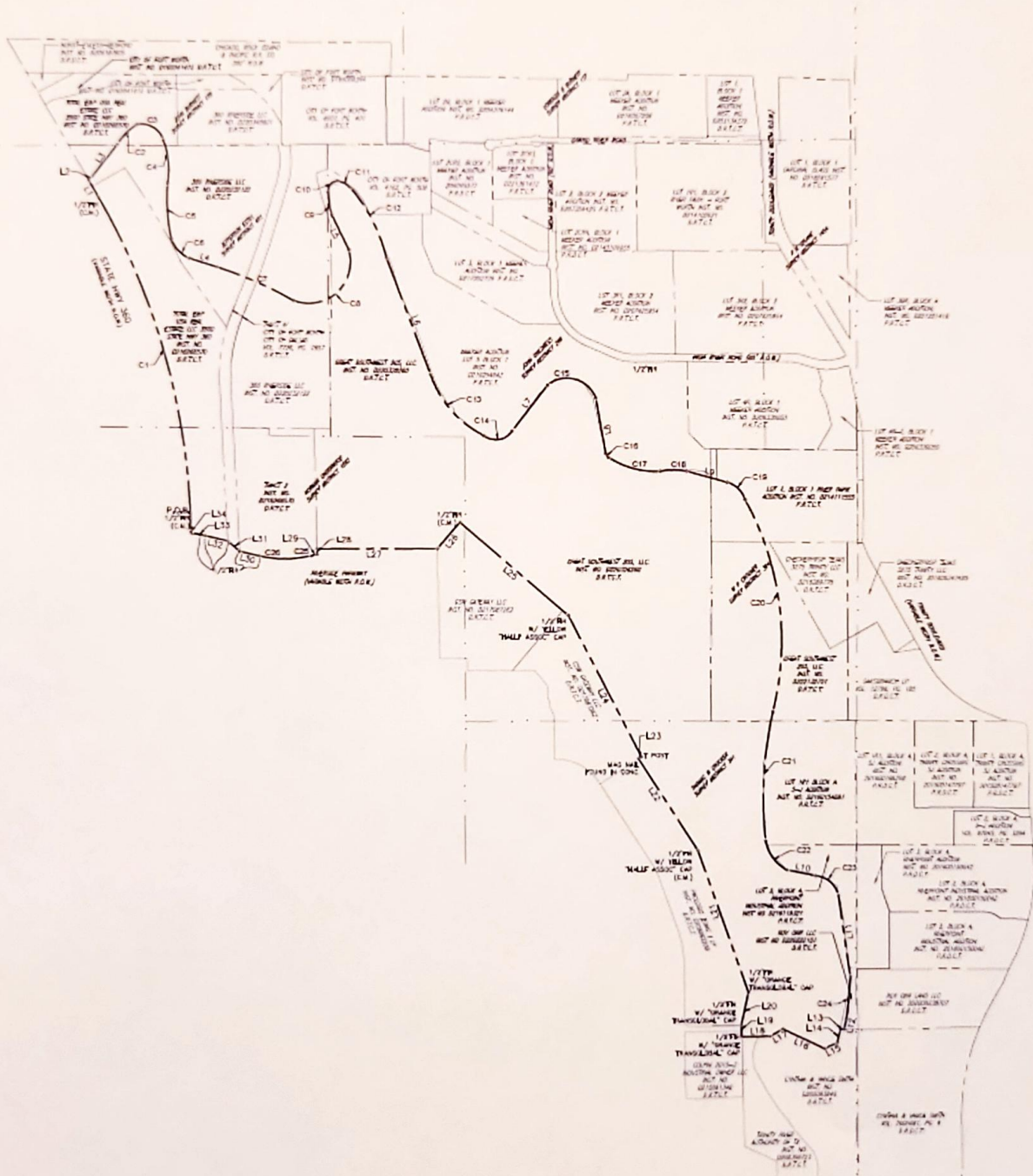
North 49°11'21" West, a distance of 137.60 feet to a found 1/2 inch iron rod for a point ;

North 77°10'52" West, a distance of 203.01 feet to a found 1/2 inch iron rod for a point;

North 80°22'22" West, a distance of 112.42 feet to a found 1/2 inch iron rod, being the eastern most corner of said corner clip for the northeast intersection of said State Highway 360 and said Riverside Parkway;

North 42°16'03" West, along said corner clip, a distance of 15.04 feet to the POINT OF BEGINNING and CONTAINING 14,177,191 square feet, 325.469 acres of land, more or less.

# Exhibit B Proposed River Central PID





## EXHIBIT B

### CITY OF GRAND PRAIRIE, TEXAS NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the “Act”), notice is hereby given that the City Council of the City of Grand Prairie, Texas (“City”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by Great Southwest 205 LLC, a Texas limited liability company (the “Owner”), requesting that the City create the River Central Public Improvement District (the “District”) to include property owned by the Owner and further described herein (the “Property”).

**Time and Place of the Hearing.** The public hearing will start at or after 4:30 p.m. on April 16, 2024, to be held at Grand Prairie City Hall, City Council Chambers, 300 W. Main Street, Grand Prairie, Texas 75050.

**General Nature of the Proposed Authorized Improvements.** The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District may include: (i) design, acquisition, construction, improvement, and other allowed costs related to street and roadway improvements, including related drainage, sidewalks, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, acquisition, construction, improvement, and other allowed costs related to storm drainage improvements, (iii) design, acquisition, construction, improvement, and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities, (iv) design, acquisition, construction, improvement, and other allowed costs related to parks, open space and recreational improvements including trails and landscaping related thereto; (v) design, construction and other allowed costs related to projects similar to those listed in sections (i) – (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (vi) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement (vii) payment of expenses incurred in the establishment, administration, and operation of the District; (viii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the District; and (ix) maintenance and operation expenses of the Authorized Improvements (collectively, the “Authorized Improvements”). These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property within the District.

**Estimated Cost of the Authorized Improvements.** The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is not to exceed \$400,000,000.00.

**Proposed District Boundaries.** The District is proposed to include approximately 325.463 acres of land generally located along the West Fork Trinity River north of 114<sup>th</sup> Street and east of North State Highway 360, located within the corporate limits of the City and as more particularly described by a metes and bounds description available at Grand Prairie City Hall located at 300 W. Main Street, Grand Prairie, Texas 75050 and available for public inspection during regular business hours.

**Proposed Method of Assessment.** The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments

may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness issued to finance or refinance those Authorized Improvements (including interest).

**Proposed Apportionment of Cost between the District and the City.** The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on real property within the District and possible tax increment reinvestment zone revenues. No municipal property in the District shall be assessed. The Owner may also pay certain costs of the improvements from other funds available to it as developer of the District.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District.



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 04/02/2024

**PRESENTER:** Ray Cerda, Director Parks Department

**TITLE:** Annual contract with Carruthers Landscape Management Inc. for landscape maintenance at multiple Park locations including all city-owned medians and rights-of-way. This contract will be for \$720,000.00 for one year with the option to renew for four additional one-year periods totaling \$3,600,000.00 if all extensions are exercised

**REVIEWING COMMITTEE:** (Reviewed by the Finance & Government Committee on 04/02/2024)

**SUMMARY:**

<i>Vendor Name</i>	<i>Annual Cost</i>	<i>Total Cost</i>
Carruthers Landscape Management Inc.	\$720,000.00	\$3,600,000.00

**PURPOSE OF REQUEST:**

This contract is for the landscape maintenance services to include mowing, edging, blowing, trimming, pruning, integrated pest management, fertilization, mulching, seasonal color rotations, tree maintenance, litter removal, irrigation maintenance, and repairs, and other landscape-related services for approximately 367 acres of medians, rights-of-way, and other City-owned properties. Such properties include the Tourist Information Center, The Betty Warmack Library, the City Service Center, and a few other locations.

**PROCUREMENT DETAILS:**

Procurement Method:  RFB

Number of Responses: Eight RFB #: 24073

Selection Details:  Low Bid  Best Value

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Parks Venue Fund
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**ATTACHMENTS / SUPPORTING DOCUMENTS:**

1- Bid Tabulation and Scorecard

## Landscape Maintenance for Parks Locations


RFB #24073


### TABULATION

				Woman Owned - NCTRCA		Asian - Not Certified		Local			
 Grand Prairie TEXAS Dream Big Play Hard		<b>Bid Tabulation</b> Landscape Maintenance for Park Locations RFB#: 24073		Carruthers Landscape Mgt., Inc.		Good Earth Corporation		Green World Care		Landworks	
		Dallas, Texas		Dallas, Texas		Dallas, Texas		Grand Prairie, Texas			
Item	Description	QTY	UOM	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended
1	Class A Areas	40	cycle	\$ 3,200.00	\$ 128,000.00	\$ 5,337.00	\$ 213,480.00	\$ 2,686.40	\$ 107,456.00	\$ 3,925.00	\$ 157,000.00
2	Class B Areas	20	cycle	\$ 16,000.00	\$ 320,000.00	\$ 24,901.00	\$ 498,020.00	\$ 13,417.70	\$ 268,354.00	\$ 16,826.00	\$ 336,520.00
3	Class C Areas	9	cycle	\$ 4,000.00	\$ 36,000.00	\$ 5,982.00	\$ 53,838.00	\$ 3,136.70	\$ 28,230.30	\$ 5,084.00	\$ 45,756.00
4	Class D Areas	2	cycle	\$ 500.00	\$ 1,000.00	\$ 456.00	\$ 912.00	\$ 227.75	\$ 455.50	\$ 1,116.00	\$ 2,232.00
5	Litter Removal	52	cycle	\$ 400.00	\$ 20,800.00	\$ 4,892.00	\$ 254,384.00	\$ 1,915.00	\$ 99,580.00	\$ 3,742.00	\$ 194,584.00
6	Concrete Medians	52	cycle	\$ 400.00	\$ 20,800.00	\$ 428.00	\$ 22,256.00	\$ 602.00	\$ 31,304.00	\$ 513.00	\$ 26,676.00
7	Irrigation Inspections & Repairs	20	cycle	\$ 2,000.00	\$ 40,000.00	\$ 15,490.00	\$ 309,800.00	\$ 3,047.00	\$ 60,940.00	\$ 1,660.00	\$ 33,200.00
8	Pruning of Shrubs & Perennials	1	cycle	\$ 14,000.00	\$ 14,000.00	\$ 17,600.00	\$ 17,600.00	\$ 22,295.25	\$ 22,295.25	\$ 12,156.00	\$ 12,156.00
9	Fire Ant Applications	2	application	\$ 0.00	\$ -	\$ 5,930.00	\$ 11,860.00	\$ 15,014.70	\$ 30,029.40	\$ 16,630.00	\$ 33,260.00
10	Fire Ant Treatment (Auto Pound)	1	application	\$ 300.00	\$ 300.00	\$ 2,455.00	\$ 2,455.00	\$ 2,092.50	\$ 2,092.50	\$ 2,346.00	\$ 2,346.00
11	Round Up Annual App. A&B	1	application	\$ 10,000.00	\$ 10,000.00	\$ 11,591.00	\$ 11,591.00	\$ 19,954.48	\$ 19,954.48	\$ 28,726.00	\$ 28,726.00
12	Celsiis App A&B	2	application	\$ 15,000.00	\$ 30,000.00	\$ 25,647.00	\$ 51,294.00	\$ 24,171.06	\$ 48,342.12	\$ 33,260.00	\$ 66,520.00
13	Landscape Bed Fertilization	3	cycle	\$ 1,200.00	\$ 3,600.00	\$ 694.00	\$ 2,082.00	\$ 996.13	\$ 2,988.39	\$ 1,068.00	\$ 3,204.00
14	Turf Fertilization	2	cycle	\$ 3,000.00	\$ 6,000.00	\$ 2,389.00	\$ 4,778.00	\$ 4,320.00	\$ 8,640.00	\$ 5,950.00	\$ 11,900.00
15	Pesticide Application	1	application	\$ 0.00	\$ -	\$ 1,263.00	\$ 1,263.00	\$ 2,640.00	\$ 2,640.00	\$ 12,400.00	\$ 12,400.00
16	Color Changes	2	cycle	\$ 24,750.00	\$ 49,500.00	\$ 45,965.75	\$ 91,931.50	\$ 31,175.00	\$ 62,350.00	\$ 35,910.00	\$ 71,182.00
17	Mulch (annually)	1	application	\$ 40,000.00	\$ 40,000.00	\$ 78,684.00	\$ 78,684.00	\$ 75,935.96	\$ 75,935.96	\$ 112,145.00	\$ 112,145.00
<b>TOTAL</b>					720,000.00		1,626,228.50		871,587.90		1,149,807.00

				Hispanic - Not Certified							
				Superscapes OpCo, LLC		Landscapes of Fort Worth		Yellowstone Landscape		BrightView Landscape Services, Inc.	
				Carrollton, Texas		Fort Worth, Texas		Keller, Texas		Dallas, Texas	
Item	Description	QTY	UOM	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended
1	Class A Areas	40	cycle	\$ 6,332.31	\$ 253,292.40	\$ 5,938.00	\$ 237,520.00	\$ 3,295.05	\$ 131,802.00	\$ 2,444.07	\$ 97,762.80
2	Class B Areas	20	cycle	\$ 26,353.00	\$ 527,060.00	\$ 17,250.00	\$ 345,000.00	\$ 16,688.07	\$ 333,761.40	\$ 20,987.18	\$ 419,743.60
3	Class C Areas	9	cycle	\$ 6,476.35	\$ 58,287.15	\$ 4,445.00	\$ 40,005.00	\$ 3,894.34	\$ 35,049.06	\$ 4,864.21	\$ 43,777.89
4	Class D Areas	2	cycle	\$ 1,070.72	\$ 2,141.44	\$ 850.00	\$ 1,700.00	\$ 1,097.01	\$ 2,194.02	\$ 405.36	\$ 810.72
5	Litter Removal	52	cycle	\$ 755.65	\$ 39,293.80	\$ 180.00	\$ 9,360.00	\$ 359.28	\$ 18,682.56	\$ 1,459.28	\$ 75,882.56
6	Concrete Medians	52	cycle	\$ 755.65	\$ 39,293.80	\$ 330.00	\$ 17,160.00	\$ 111.59	\$ 5,802.68	\$ 689.10	\$ 35,833.20
7	Irrigation Inspections & Repairs	20	cycle	\$ 3,041.82	\$ 60,836.40	\$ 3,000.00	\$ 60,000.00	\$ 4,448.08	\$ 88,961.60	\$ 7,082.95	\$ 141,659.00
8	Pruning of Shrubs & Perennials	1	cycle	\$ 2,409.12	\$ 2,409.12	\$ 28,079.00	\$ 28,079.00	\$ 14,849.86	\$ 14,849.86	\$ 12,857.04	\$ 12,857.04
9	Fire Ant Applications	2	application	\$ -	\$ -	\$ 6,412.00	\$ 12,824.00	\$ 1,189.03	\$ 2,378.06	\$ 2,816.30	\$ 5,632.60
10	Fire Ant Treatment (Auto Pound)	1	application	\$ 2,234.24	\$ 2,234.24	\$ 2,000.00	\$ 2,000.00	\$ 3,673.73	\$ 3,673.73	\$ 2,200.00	\$ 2,200.00
11	Round Up Annual App. A&B	1	application	\$ 25,194.42	\$ 25,194.42	\$ 6,225.00	\$ 6,225.00	\$ 2,406.44	\$ 2,406.44	\$ 6,886.85	\$ 6,886.85
12	Celsiis App A&B	2	application	\$ 28,627.24	\$ 57,254.48	\$ 31,608.00	\$ 63,216.00	\$ 3,400.29	\$ 6,800.58	\$ 5,290.00	\$ 10,580.00
13	Landscape Bed Fertilization	3	cycle	\$ 2,361.65	\$ 7,084.95	\$ 2,796.00	\$ 8,388.00	\$ 1,509.73	\$ 4,529.19	\$ 2,637.11	\$ 7,911.33
14	Turf Fertilization	2	cycle	\$ 5,474.40	\$ 10,948.80	\$ 6,275.00	\$ 12,550.00	\$ 4,988.89	\$ 9,977.78	\$ 10,202.03	\$ 20,404.06
15	Pesticide Application	1	application	\$ 16,944.80	\$ 16,944.80	\$ 3,500.00	\$ 3,500.00	\$ 855.77	\$ 855.77	\$ 12,306.80	\$ 12,306.80
16	Color Changes	2	cycle	\$ 39,467.46	\$ 78,934.92	\$ 37,060.00	\$ 74,120.00	\$ 15,613.64	\$ 31,227.28	\$ 103,068.15	\$ 206,136.30
17	Mulch (annually)	1	application	\$ 72,280.44	\$ 72,280.44	\$ 65,000.00	\$ 65,000.00	\$ 58,606.19	\$ 58,606.19	\$ 156,211.06	\$ 156,211.06
<b>TOTAL</b>					1,253,491.16		986,647.00		751,558.20		1,256,595.81

SCORECARD

			WO-NCTRCA	AI- Not Certified	Local
	<b>Evaluation Score Card</b>				
	Landscape Maintenance for Park Locations RFB#: 24073	Carruthers Landscape Mgt., Inc. Dallas, Texas	Good Earth Corporation Dallas, Texas	Green World Care Dallas, Texas	Landworks Grand Prairie, Texas
<b>Evaluation Criteria</b>	<b>Maximum Score</b>	<b>Score</b>	<b>Score</b>	<b>Score</b>	<b>Score</b>
Price	50.00	50.00	22.14	41.30	31.31
Qualifications	25.00	25.00	20.00	13.33	16.67
Past Experience with the City or another municipality	15.00	15.00	11.00	8.00	8.00
Reference Surveys	10.00	3.33	9.56	1.00	6.67
<b>Total</b>	<b>100.00</b>	<b>93.33</b>	<b>62.69</b>	<b>63.64</b>	<b>62.64</b>

			HI-Not Certified		
	<b>Evaluation Score Card</b>				
	Landscape Maintenance for Park Locations RFB#: 24073	Superscapes OpCo, LLC Carrollton, Texas	Landscapes of Fort Worth Fort Worth, Texas	Yellowstone Landscape Keller, Texas	BrightView Landscape Services, Inc. Dallas, Texas
<b>Evaluation Criteria</b>	<b>Maximum Score</b>	<b>Score</b>	<b>Score</b>	<b>Score</b>	<b>Score</b>
Price	50.00	28.72	36.49	47.90	28.65
Qualifications	25.00	15.00	11.67	20.00	25.00
Past Experience with the City or another municipality	15.00	8.00	5.00	10.00	14.00
Reference Surveys	10.00	6.67	3.33	0.00	2.78
<b>Total</b>	<b>100.00</b>	<b>58.39</b>	<b>56.49</b>	<b>77.90</b>	<b>70.43</b>



**CITY OF GRAND PRAIRIE  
ORDINANCE**

**MEETING DATE:** 04/02/2024

**PRESENTER:** Ray Cerda, Director of Parks, Arts and Recreation

**TITLE:** Ordinance amending the FY2023/2024 Prairie Lights Operating Fund; change order with Josh Barnett Productions (Lightasmic) not to exceed 650,000 for new displays at Prairie Lights

**REVIEWING COMMITTEE:** (Reviewed by the Finance & Government Committee on 04/02/2024)

**SUMMARY:**

<i>Vendor Name</i>	<i>Annual Cost</i>
Josh Barnett Productions, Inc	\$650,000

**PURPOSE OF REQUEST:**

As the success and popularity of Prairie Lights continues to grow and as it approaches its 20th year in operation, City staff believes it is an appropriate time to invest back into the event with several substantial upgrades within the drive-through portion of the park in addition to other typical year-to-year updates. These new features will utilize new, state-of-the-art technology that would enhance the overall guest experience and help the event to remain ahead of the competition in the ever-expanding market. In addition, to address the common complaint of long wait times at the event, these new features would allow for existing components to be repositioned along the road leading up to the entry/pay gates, which brings several exciting experiences to guests earlier in their journey.

Local Government Code Chapter 252 provides an exemption from the competitive bid process when an item or service is available from only one source. Josh Barnett Productions is the sole provider for design and fabrication of light displays for Prairie Lights.

**EXPENDITURE HISTORY (2 to 3 yrs info):**

	<i>Amount</i>	<i>Approval Date</i>	<i>Reason</i>
<i>Original Contract:</i>	300,000 annually	06-23-2016	Prairie Lights Display
<i>FY21</i>	170,000		Actual Expenditure
<i>FY22</i>	50,000		Actual Expenditure
<i>FY23</i>	225,000		Actual Expenditure

**PROCUREMENT DETAILS:**

Sole Source

**FINANCIAL CONSIDERATION:**

Budgeted?	<input type="checkbox"/>	Fund Name: Prairie Lights Operating	Account Unit (318410)
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\* Provide Accounting Unit for Operating funds. Provide the Activity for CIP and Grant projects.

**BODY**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY2023/2024 PRAIRIE LIGHTS OPERATING FUND (318410) BUDGET BY TRANSFERRING AND APPROPRIATING \$450,000 FROM THE ENDING RESOURCES IN THE PRAIRIE LIGHTS OPERATING FUND FOR NEW DISPLAYS AT PRAIRIE LIGHTS.**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THAT:**

**SECTION 1. THAT** THE FY2024/2024 Prairie Lights Operating Fund (318410) be amended by transferring and appropriating \$450,000 from the ending resources in the Prairie Lights Operating Fund (318410) to Equipment/Hardware (318410-68640).

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16 DAY OF APRIL 2024.**





**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 04/02/2024

**PRESENTER:** Andy Henning, Director of Design + Construction

**TITLE:** Contract for the purchase of furniture, fixtures and equipment (FF&E) for City Hall East Level 2 Public Health & Environmental Quality Office Renovations in the total amount of \$344,171.82 which will be divided into two contracts. The first contract in the amount of \$99,982.06 will be with Interior Resources Group through a national interlocal agreement with OMNIA Partners Cooperative. The second contract in the amount of \$244,189.76 will be with Wilson Bauhaus Interiors through national interlocal agreements with both NCPA and OMNIA Partners Cooperative

**REVIEWING COMMITTEE:** (Reviewed by Finance and Government Committee on 04/02/2024)

**SUMMARY:**

<i>Vendor Name</i>	<i>FF&amp;E Contract Cost</i>
Interior Resources Group	\$99,982.06
Wilson Bauhaus Interiors	\$244,189.76

**PURPOSE OF REQUEST:**

Approval of two contracts for the purchase of furniture, fixtures and equipment (FF&E) for City Hall East Level 2 Public Health & Environmental Quality Office Renovations in the total amount of \$344,171.82.

On December 12, 2023, the City Council awarded the Construction Manager at Risk (CMAR) Contract to Hill & Wilkinson General Contractors for pre-construction services in the amount of \$3,000.00. This award provided for CMAR services including development of project construction cost estimates, preliminary construction schedules, value engineering proposals and constructability review during the design phase.

On March 19, 2024, the City Council approved Contract Amendment 1 in the amount of \$1,650,508 for the scope of work defined in the Rouch Architects Construction Documents package as competitively bid by subcontractors to Hill & Wilkinson General Contractors per City and State procurement regulations. The \$1,650,508 Guaranteed Maximum Price (GMP) was achieved through a collaborative effort between Hill & Wilkinson General Contractors, Rouch Architects, City staff and City construction

personnel to reduce project cost by over \$175,000 while maintaining the required overall quality level of the project. In addition, on March 19, 2024, the City Council also approved a city-controlled construction contingency in the amount of \$108,775.

### **FUNDING HISTORY:**

	<u>Amount</u>	<u>Approval Date</u>	<u>Reason</u>
<i>Original Hill &amp; Wilkinson General Contractors Pre-Construction Contract Value:</i>	3,000.00	12/12/2023	Pre-construction services
<i>Amended Additional Hill &amp; Wilkinson General Contractors Construction Contract Value:</i>	\$1,650,508.00	03/19/2024	Overall construction scope of work associated with City Hall East Level 2 Office Renovations
<i>Siemens Industry Contract Value:</i>	\$38,200.00	03/15/2024	Security and door access control scope of work
<i>Cyson Contract Value:</i>	\$39,700.19	03/15/2024	Network structured cabling and internet technology equipment scope of work
<i>CMJ Engineering Allowance Value:</i>	\$10,000.00	TBD	Independent third-party owner construction testing services
<i>Infinity Sound Contract Value:</i>	\$25,324.00	03/15/2024	Audio/video cabling and equipment scope of work
<i>Wilson Bauhaus Interiors FF&amp;E Contract Value:</i>	\$244,189.76	04/16/2024	Office furniture, fixtures and equipment provisions
<i>Interior Resources Group FF&amp;E Contract Value:</i>	\$99,982.06	04/16/2024	Workstation furniture, fixtures and equipment provisions
<i>City of Grand Prairie Contingency Value:</i>	\$108,775.00	03/19/2024	Owner-controlled construction contingency
<b><u>TOTAL:</u></b>	\$2,219,679.01		

### **PROCUREMENT DETAILS:**

Procurement Method:  Cooperative/Interlocal  RFB/RFP  Sole Source  Professional Services  Exempt

Local Vendor  HUB Vendor

Number of Responses: 5

RFP/RFB #: 24000

Selection Details:  Low Bid  Best Value

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name: Capital Reserves CIP Fund, Municipal Facilities CIP Fund	Account Unit & Line: 402590 – 02400503, 405090 - 02309903
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If Capital Improvement:					
Total Project Budget	\$2,219,679.01	Current Funding Approval:	\$344,171.82	Remaining Contingency + Allowance Funding:	\$118,775.00