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## **MEMORANDUM**

**To:** Mayor and City Council

**From:** Warren Hutmacher, City Manager

**Date:** May 23, 2012 (for May 29, 2012)

**Subject:** **Development Agreement with John Wieland Homes**

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### **ITEM DESCRIPTION**

As a next step in the implementation of Project Renaissance, staff recommends Council consider entering a Development Agreement with John Wieland Homes and Neighborhoods.

### **BACKGROUND**

In April, the City adopted an Urban Redevelopment Plan which outlines the City's strategy to redevelop a 16 acre property, purchased by the City in 2011, and a 19 acre property the City has under contract.

As described in the Urban Redevelopment Plan, in order to engage and select a private sector partner, the City completed a competitive bidding process by releasing an Invitation for Proposals (IFP). The IFP solicited proposals from the private sector to redevelop or rehabilitate the Redevelopment Area or any portion thereof.

After evaluating all responses, the selection committee, comprised of City Council and staff members, unanimously recommended the City partner with John Wieland Homes and Neighborhoods. In their proposal, John Wieland Homes and Neighborhoods suggests a low-density, owner-occupied residential development interwoven with the City's proposed improvements including parks and a multi-use trail running across and connecting both properties. Additionally, the IFP and the recommended proposal reserve approximately 3 acres on the North Shallowford edge of the 16 acre parcel of the City to market and sell a 3-acre future neighborhood commercial node.

Earlier this month, the City and John Wieland Homes and Neighborhoods signed a Letter of Intent which expresses the basic conditions and business terms that should be considered as the formal Development Agreement is finalized.

Over the last two weeks, the City's land use attorney and legal counsel for John Wieland Homes and Neighborhoods have been working to finalize a formal, binding Development Agreement for the Council's consideration. Best efforts were made to bring a final agreement to you with sufficient time available for public review. However, the agreement will not be ready until the day of the Council meeting.

### **RECOMMENDATION**

Staff recommends delaying a vote on this issue until the document can be publicly available for sufficient time for public input and City Council review. The forthcoming Development Agreement with John Wieland Homes and Neighborhoods is intended to formalize the obligations of each party in the future redevelopment of the 35 acres targeted in Project Renaissance. Staff recommends holding a vote on the Development Agreement at your June 11, 2012 Council meeting.