

## **RESOLUTION NO. 1081**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS, APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF TERRELL, TEXAS, AND NORTH FRANCES 240 LLC FOR THE HILLSIDE PARTNERSHIP FOR THE CONSTRUCTION OF AN EXECUTIVE ESTATE DEVELOPMENT ON APPROXIMATELY 83 ACRES OF LAND IN THE CITY OF TERRELL; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO NEGOTIATE AND THE MAYOR TO EXECUTE THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF TERRELL AND NORTH FRANCES 240 LLC FOR THE HILLSIDE PARTNERSHIP; AND ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, the Texas Local Government Code provides that Texas municipalities may create programs to promote local economic development to stimulate business and commercial activity in the municipality; and

**WHEREAS**, North Frances 240 LLC for the Hillside Partnership ("Hillside") and the City have negotiated a Development Agreement for the construction of an Executive Estate Development on approximately 83 acres of land ("Property") in the City of Terrell; and

**WHEREAS**, the City and Hillside executed a Development Agreement on October 30, 2020, providing for a single family residential development on land adjacent to the Property; and

**WHEREAS**, the City believes that the proposed development supports quality of life development, promotes new construction, attracts additional consumers to City and Kaufman County, increases commercial activity, generates new tax revenue and achieves the City's goals for development.

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

### **Section I.**

That the above recitals are found to be true and correct and they are incorporated herein as findings of the City Council for all purposes.

### **Section II.**

That the Development Agreement between North Frances 240 LLC for the Hillside Partnership and the City of Terrell, Texas, setting forth the agreement between the City of Terrell, Texas, and North Frances 240 LLC for the Hillside Partnership for the construction of a new Executive Estates Development in the City is in the best interest of the citizens of the City of Terrell and should be approved.

**Section III.**

That the City Council authorizes the City Manager or his designee to negotiate and the Mayor to execute the Development Agreement between North Frances 240 LLC for the Hillside Partnership and the City of Terrell, Texas, relating to the terms and conditions of the construction of a new Executive Estates Development on approximately 83 acres of land in the City of Terrell, Kaufman County, Texas.

**Section IV.**

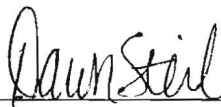
This Resolution shall be effective immediately after its passage.

**PASSED AND APPROVED** by the City Council of the City of Terrell, Texas, on this 14<sup>th</sup> day of December, 2021.



**E. RICK CARMONA, Mayor**

**ATTEST:**



**DAWN STEIL, City Secretary**