

RESOLUTION NO. 45-1984

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, AUTHORIZING THE ABILENE REINVESTMENT ZONE NUMBER ONE (TAX INCREMENT BOARD) TO ENTER INTO A CONTRACT WITH TRKLA, PETTIGREW, ALLEN AND PAYNE OF CHICAGO, ILLINOIS, TO PREPARE A PROJECT PLAN AND A REINVESTMENT ZONE FINANCING PLAN FOR DOWNTOWN DEVELOPMENT.

WHEREAS, the City Council of the City of Abilene created a reinvestment zone one in December 1982, pursuant to the Texas Tax Increment Financing Act, Article 1066e of 1981, as revised.

WHEREAS, the Texas Tax Increment Financing Act requires that the Board of Directors for the Reinvestment Zone prepare and adopt a project plan and a reinvestment zone financing plan for the zone and submit the plans to the City Council.

WHEREAS, the Board of Directors of Abilene Reinvestment Zone Number One after following a careful selection process, has chosen the firm of Trkla, Pettigrew, Allen and Payne of Chicago, Illinois, to prepare the plans; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS,

PART I: The City Council of the City of Abilene, Texas, hereby authorizes the Board of Directors of Abilene Reinvestment Zone Number One to enter into a contract with Trkla, Pettigrew, Allen, and Payne of Chicago, Illinois, to prepare a plan which shall meet the requirements under the Texas Tax Increment Financing Act of 1981, as amended. The plan shall include a project plan and a reinvestment zone financing plan.

PART II: The contract shall substantially conform to the proposal submitted by said firm and summarized in Attachment "A."

PART III: The City Council of the City of Abilene, Texas, authorizes the allocation of One Hundred Twenty Thousand (\$120,000) dollars as an advancement from the City Council of the City of Abilene, Texas, to the Board of Directors of Abilene Reinvestment Zone Number One with the condition that the City Council may appropriate reimbursement of said money when it is available from the tax increment fund.

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PART IV: That this resolution shall take effect immediately from and after its passage.

PASSED this 28 day of June, 1984 A.D.

ATTEST:

Patricia Patton
City Secretary

David Stulbeman
Mayor

Approved:

Karen J. Anderson
City Attorney

Exhibit "A"

PRINCIPAL FIRM:

TRKLA, PETTIGREW, ALLEN & PAYNE; Chicago, Illinois
(Development Management and Urban Planning Consulting
Firm)

SUPPORTING FIRMS:

METRO-ECONOMICS, INC.; Chicago, Illinois
(Real Estate and Development Management Consulting
Firm)

BARTON-ASCHMAN ASSOCIATES; Evanston, Illinois
(Transportation Planning, Traffic Engineering and
Parking Consulting Firm)

PROPOSAL:

The TPAP proposal is organized in four sections as follows:

1. Project methodology, including goals, objectives, and methods for fulfilling the assignment. This section also includes a flow chart outlining expected completion times for each phase of the project.
2. Statement pertaining to scope of services.
3. Proposed project budget.
4. Assurance of compliance with all local, state and Federal laws.
5. Synopsis of firm's qualifications.

METHODOLOGY:

The Trkla, Pettigrew, Allen and Payne Proposal contains at least three meetings with the TIF Board and contains the following three broad work phases.

- Phase I. Planning: This phase is designed to facilitate local discussion with respect to the nature and character of existing conditions, trends, problems, opportunities, and constraints having a bearing on the planning for the TIF district.
 - Job Initiation
 - Review of Existing Reports and Documents
 - Key Person Interviews
 - Marketability and Feasibility Analysis
 - Work Session with the TIF Board
- Phase II. Evaluation: Focus of this phase is on the preparation and testing of alternative development plans for the downtown, high-priority project opportunities in various subareas, and overall strategies for downtown improvement and development action.
 - Planning and Design Principles and Standards
 - Alternative Development Concepts
 - Alternative Project Opportunities
 - Alternative Programs, Strategies and Resources
 - Work Session with the TIF Board and the City Council
- Phase III. Refinement: This phase is designed to refine (a) the concept plan, (b) the early action projects, (c) the public improvements plan, and (d) the development strategy.
 - Development Plan
 - Development Strategy

- Project Improvements Recommendations
- TIF Economic Feasibility Study
- Marketing Strategies
- Work Session with the TIF Board

- Final Report

COST:

- Estimated Budget

Phase I	41,000
Phase II	46,000
Phase III	<u>33,000*</u>
	\$120,000**

- * Includes final report.
- ** A not to exceed maximum compensation contract.