



# City of Pflugerville

## Legislation Details (With Text)

**File #:** 2023-0023    **Version:** 1    **Name:**  
**Type:** Agenda Item    **Status:** Approved  
**File created:** 12/27/2022    **In control:** City Manager Office  
**On agenda:** 1/10/2023    **Final action:** 1/10/2023  
**Title:** Discuss and consider selection of Griffin Swinnerton/Catellus as the master developer for Downtown East.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

| Date      | Ver. | Action By    | Action   | Result |
|-----------|------|--------------|----------|--------|
| 1/10/2023 | 1    | City Council | Approved | Pass   |

Discuss and consider selection of Griffin Swinnerton/Catellus as the master developer for Downtown East.

The Downtown East project is located on +/-29 acres located at the northwest corner of Pecan Street and FM 685. Discussions for Downtown East have included aspirations to leverage the central Pflugerville location to become a mixed- use development with connections to Main Street and the City's hike and bike trail network anchored by the proposed new multi-generational recreation center and new city hall. On July 26, 2022, City Council authorized staff to solicit for a master developer that would ensure execution of the vision for Downtown East.

The solicitation process was completed through the fall of 2022 and a staff panel has completed a review of the submittals and unanimously selected Griffin Swinnerton/Catellus as the recommended development team to assist in execution of the Downtown East project.

### Future City Council Action

Next steps for the development of Downtown East will be entering into an Exclusive Negotiation Agreement (ENA) and Development Agreement (DA) with the selected master developer. Both agreements will come before City Council for discussion and consideration.

### Prior City Council Action

On July 26, 2022, City Council authorized staff to proceed with the solicitation of a master developer, project funding, a pursuing a request for funding from the Pflugerville Community Development Corporation (PCDC).

The Downtown Community Stakeholder Committee was appointed by City Council on May 10, 2022 and reappointed on June 14, 2022

Goals were adopted by City Council for the project on April 12, 2022

Professional Services Agreements were approved by City Council January 25 and February 28, 2022 for owner's project representatives and advisor services.

**Deadline for City Council Action**

Action is requested on January 10, 2023.

**Funding Expected:** Revenue  Expenditure  N/A

**Budgeted Item:** Yes  No  N/A

**Amount:** \_\_\_\_\_

**1295 Form Required?** Yes  No

**Legal Review Required:** N/A  Required  Date Completed: \_\_\_\_\_

**Recommended Action**

Motion to approve staff recommendation.