



# City of Pflugerville

## Legislation Text

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Presentation regarding the Downtown East Project.

This item has been included to allow for a presentation on the Downtown East Project. The Downtown east project is located on +/-29 acres located at the northwest corner of Pecan Street and FM 685. After several actions, as summarized below, the tract of land was purchased by the City in December 2021 with plans to create a civic center that includes a city hall, recreation center, and mixed used development. This presentation includes a description of the project, summary of the steps that staff have taken over the past several months and a plan to move the project forward.

At their December 14, 2021 meeting, City Council voted to approve the selection of Hayat Brown for P3 Financial and Transactional Advisor Services and enter in contract negotiations. At the same meeting, City Council also approved the selection of AGCM, Inc. and ECM, Inc. to provide Owner's Representative Services for the proposed multi-generational recreation center and city hall projects. The AGCM Professional Services Agreement is included on this agenda for City Council consideration. The Hayat Brown and ECM agreements are expected to be brought forward for City Council consideration on February 8, 2022.

Project Timeline (2018 to Present):

- 2018 - City of Pflugerville conducts a City Hall Needs Assessment that determines additional public and office space are needed.
- May 14, 2019 - City Council votes in support of pursuing options for a new city hall campus in Downtown Pflugerville.
- November 3, 2020 - Pflugerville voters approve a General Obligation Bond for a multi-generational recreation center.
- June 22, 2021 - City Council approves a resolution to appoint a resident bond committee, in order to provide a recommendation regarding the purchase of land for a new voter-approved recreation center, city hall or economic development projects. Councilmembers select fifteen resident committee members who met three times and discussed the vision for this land and potential funding mechanisms.
- July 13, 2021 - City Council authorizes the final negotiation and execution of a purchase and sale agreement for the Pfluger Tract with the ability to withdraw until November 17, 2021. (Read the City's statement here.)
- August 10, 2021 - The resident committee returns to City Council with the following recommendation: "Recommend approval of the purchase of the land at FM 685 and Pecan Street for the creation of a civic center that includes a city hall, recreation center, and mixed used development, using a combination of cash reserves and land General Obligation (G.O.) bonds, not to exceed \$10 million, and utilize a Request for Proposal (RFP) process to explore market driven opportunities for the creation of a civic and mixed-use center with the incorporation of a citizen advisory committee." City Council votes to support this recommendation.

- December 22, 2021 - City of Pflugerville acquires the Pfluger Tract.

**Supporting documents attached:**

N/A

**Recommended Action**

Presentation only.