

Mayor and Council Communication

DATE: 01/10/23

M&C FILE NUMBER: M&C 23-0012

LOG NAME: 17RILGC

SUBJECT

(ALL) Adopt a Resolution Authorizing the Formation of the Research & Innovation Local Government Corporation

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution authorizing the formation of the Research & Innovation Local Government Corporation.

DISCUSSION:

The Texas A&M University System (TAMUS) in collaboration with the City of Fort Worth intend to develop approximately 3.54 acres of land into a mixed use hub for education, research, innovation, and corporate collaboration. The campus will consist of three (3) buildings, anchored by the Texas A&M University School of Law, other Texas A&M academic programs, an executive education and conference facility, and other TAMUS uses. TAMUS intends to design and construct the Law and Education Building at their expense. To facilitate construction of the remaining two (2) buildings, TAMUS intends to enter into a long-term ground lease (under nominal terms) with a City-established Local Government Corporation (LGC) for approximately 1.86 acres of land. The LGC will in turn sublease the property and enter into a development agreement with a Developer to construct two (2) buildings, and associated campus plaza, to support academic, commercial tenants that are complementary to TAMUS uses and aligned with the innovation and economic development goals of the City of Fort Worth and Tarrant County.

Utilizing an LGC would allow for accelerated delivery of the TAMUS Fort Worth campus. The plan would be for the LGC to issue and sell debt for the parts of buildings 2 and 3 to be occupied by TAMUS uses, with bonds secured by and payable from lease payments from TAMUS to the LGC. In addition, the LGC could have a role in financing a portion of a shared-parking facility to accommodate public and private users and other City projects.

Upon adoption of the resolution, it is the intent of the City to submit a written application to the State seeking the incorporation of a local government corporation. This local government corporation may not be formed unless the City Council determines by means of an adopted Resolution that the formation of such a local government corporation is necessary and/or advisable and approves the form of the proposed articles of incorporation and bylaws of the local government corporation. The resolution provides for such a finding and approval, and the form articles of incorporation and bylaws are attached to this M&C. The local government corporation that will be created following the approval of the resolution will be called the Research & Innovation Local Government Corporation.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that adoption of the Resolution will have no material effect on City funds.

Submitted for City Manager's Office by: William Johnson 5806

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Expedited