

# Mayor and Council Communication

DATE: 08/27/24

M&C FILE NUMBER: M&C 24-0737

LOG NAME: 17UTAWESTINTERLOCAL

## **SUBJECT**

(CD 3) Authorize Execution of an Interlocal Agreement with the University of Texas at Arlington Which Will Allow for the Transfer of Up to \$4,000,000.00 from the Economic Development Initiatives Fund for Infrastructure Improvements Associated with the Development of a New Multi-Building Campus to be Constructed at Walsh Ranch

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## **RECOMMENDATION:**

It is recommended the City Council authorize the execution of an Interlocal Agreement with The University of Texas at Arlington which will allow for the transfer of up to \$4,000,000.00 from the Economic Development Initiatives Fund to University of Texas at Arlington for infrastructure improvements associated with the University of Texas at Arlington West Development at Walsh Ranch.

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## **DISCUSSION:**

The purpose of this Mayor & Council Communication is to authorize execution of an Interlocal Agreement (Agreement) with the University of Texas at Arlington (UTA) for the purpose of documenting the general agreement regarding the development of the new multi-building campus to be constructed at Walsh Ranch and to help accelerate its construction.

UTA plans to construct a new campus facility at Walsh Ranch outlined as the "North Parcel" consisting of up to five (5) buildings totaling approximately 930,000 gross square feet, parking structures comprised of approximately 1,589 spaces and all associated infrastructure to support the development. The total estimated cost of the North Parcel is over \$800,000,000.00. UTA plans to open the North Parcel of the campus for initial enrollment in Fall of 2028 with capacity to support 1,000 students and to grow to serve 5,000 students by 2043. The overall campus, including "North" and "South" parcels could include up to nine (9) buildings and enrollment up to 12,000 students at full build-out. The anticipated academic programs planned in engineering, social work, nursing, public health, public policy and business, will support future economic development & workforce development activities in the area.

In order to facilitate the construction of the initial phase of the campus, the City and UTA will enter into an Interlocal Agreement to support the installation of new infrastructure improvements.

UTA will be responsible for installation of the following improvements:

- Public Services/Utilities consisting of associated water lines, domestic water meters and sanitary sewer lines
- Construction of an inner campus road, lighting, frontage road approaches and acceleration/deceleration lanes
- Installation of all franchise utilities including electric, gas and telecom

For purposes of the agreement, December 31, 2027 will serve as the completion deadline for the project.

Under the agreement, the City shall, no later than 90 days following the execution of the agreement, provide \$2,000,000.00 to UTA to facilitate the infrastructure improvements. Subject to and upon the satisfaction of the completion of all infrastructure improvements as outlined above, the City will provide an additional \$2,000,000.00 to UTA as final reimbursement.

UTA voluntarily commits to expend by the completion deadline at least 15% of the total costs for all infrastructure improvements outlined above with Business Equity Firms (BEF). BEF has the meaning assigned to it in the City of Fort Worth's Business Equity Ordinance (Chapter 20, Article X of the City Code).

UTA at Walsh Ranch is located in Council District 3.

A Form 1295 is not required because: This contract will be with a governmental entity, state agency or public institution of higher education: University of Texas at Arlington

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## **FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that upon approval of the above recommendation and adoption of the Fiscal Year 2025 Budget by the City Council, funds will be available in the Fiscal Year 2025 operating budget, as appropriated, in the Economic Incentives Fund. Prior to an expenditure being incurred, the Economic Development Department has the responsibility to validate the availability of funds.

**Originating Business Unit Head:** Robert Sturns 2663

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