

# A Resolution

NO. \_\_\_\_\_

## ENDORISING THE WOODHAVEN NEIGHBORHOOD REDEVELOPMENT PLAN AND DIRECTING STAFF TO PURSUE THE DEVELOPMENT THROUGH A PRIVATE-PUBLIC PARTNERSHIP

**WHEREAS**, the City Council of the City of Fort Worth (the “City Council”) previously approved a Professional Services Agreement (M&C C-20369) with Gideon Toal, Inc. for the creation of a Woodhaven Master Development Plan (the “Plan”); and

**WHEREAS**, pursuant to the contract requirements Gideon Toal, Inc has completed the Plan which outlines development and redevelopment opportunities in the Woodhaven area of the City, along with proposed costs and density recommendations; and

**WHEREAS**, the terms of the contract requires the City Council to approve the Plan before it is considered complete; and

**WHEREAS**, the Plan recommends, among other things, development of a neighborhood center for Woodhaven (the “Neighborhood Center”), which would be the catalyst development needed to spur development and redevelopment in Woodhaven; and

**WHEREAS**, the Plan anticipates that the Neighborhood Center will not develop solely through private sector investment and recommends that a public-private partnership between the City and a private sector developer be created to fulfill this development need; and

**WHEREAS**, the City cannot exercise its powers of eminent domain for the purpose of acquiring property for economic development purposes; and

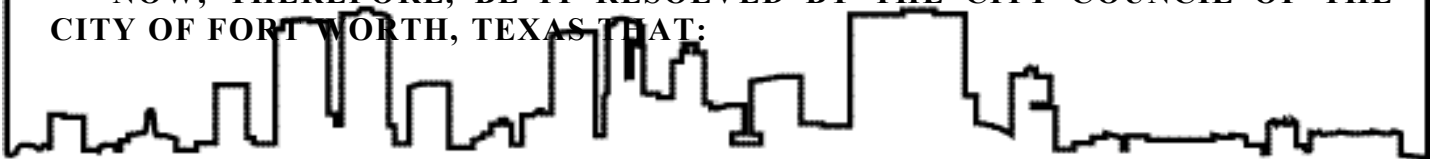
**WHEREAS**, the Plan recommends that quality affordable housing be a component of the redevelopment so that a balanced mixed-use community can be created; and

**WHEREAS**, the City supports development that enhances the opportunities for quality affordable home ownership; and

**WHEREAS**, the City supports the full rights of all tenants that may be impacted by the redevelopment of any property as prescribed in the Plan; and

**WHEREAS**, the City’s general practice has been to participate financially in economic and community development opportunities through incentive programs that utilize or are based on the future incremental tax revenue from the new development anticipated in order to help address a “financial gap” that may exist in the development:

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS THAT:**



**CITY OF FORT WORTH**

1. The City Council hereby endorses the Woodhaven Neighborhood Redevelopment Plan, as created by Gideon Toal, Inc., and authorizes the City Manager to incorporate this plan into the Comprehensive Plan as appropriate.
2. The City Council hereby requests the City staff to negotiate a public-private partnership for implementation of the goals outlined in the Plan by means of any of the City's available economic and community development incentive tools, as City staff deems appropriate and feasible, including, but not limited to, tax abatement and tax increment financing.

**AND IT IS SO RESOLVED.**

**ADOPTED** this 14<sup>th</sup> day of February 2006.

ATTEST:

By: \_\_\_\_\_

City Secretary



**CITY OF FORT WORTH**