

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL  
MEETING MINUTES  
July 24, 2013**

The Irving City Council met in work session July 24, 2013 at approximately 1:05 p.m. The following members were present/absent:

<b>Attendee Name</b>	<b>Organization</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Beth Van Duyne	Irving City Council	Mayor	Present	
John C. Danish	Irving City Council	Councilman	Present	
Allan Meagher	Irving City Council	Councilman	Present	1:30 PM
Dennis Webb	Irving City Council	Councilman	Absent	
Joe Putnam	Irving City Council	Councilman	Present	
Rose Cannaday	Irving City Council	Councilwoman	Present	
Brad M. LaMorgese	Irving City Council	Councilman	Present	
Gerald Farris	Irving City Council	Councilman	Present	
Thomas Spink	Irving City Council	Councilman	Present	

**DISCUSSION TOPIC**

**1 Review of Regular Agenda**

INDIVIDUAL CONSIDERATION

- 19** Resolution -- Approving Assignment of Entertainment Center Memorandum of Understanding to ARK Group of Irving, Inc.

Charles Anderson, City Attorney, noted that the developer has changed its name from Irving Music Factory to ARK Group of Irving and has requested all agreements be in the new name. This resolution approves assignment of the project to the new entity name.

- 20** Resolution -- Approving the Entertainment Center Development Agreement Between the City of Irving and ARK Group of Irving, Inc.

Jim Blagg, Interim Community & Economic Affairs Director, outlined the details of the development agreement with Ark Group for the construction of the Entertainment Center.

Council and staff discussed the agreement at length, noting the importance of limiting the city's risks while not giving away all the profits when the city is providing the infrastructure.

- 21** Resolution -- Approving the First Amended and Restated Memorandum of Understanding with ARK Group of Irving, Inc., to Include Term Sheets Regarding a Lease and Economic Development Incentives Relating to the Entertainment Venue

Charles Anderson, City Attorney, described the proposed changes to the MOU with ARK Group.

Council recessed at approximately 2:50 p.m.

Council reconvened at approximately 3:10 p.m.

Council convened into executive session pursuant to Section 551.072 of the Texas Local Government Code at approximately 3:14 p.m.

Council reconvened from Executive Session at 3:45 p.m.

**22** Resolution -- Approving Settlement of a Lawsuit with Las Colinas Group, LP

Charles Anderson, City Attorney, noted that draft agreements were emailed to the Council on Monday and further discussion of this item may be done in Executive Session.

**23** Resolution -- Approving a Reimbursement and Indemnity Agreement with ARK Group of Irving, Inc.

This item was discussed in Executive Session.

Charles Anderson, City Attorney, confirmed that the reimbursement would only be used if the city does not sell the bonds under the development agreement.

**24** Resolution -- Amending the Tax Increment Reinvestment Zone No. 1 Property Owner/Company Reimbursement Policy

Max Duplant, Chief Financial Officer, described the proposed changes to the TIF No. 1 reimbursement policy and outlined the available TIF funds that are projected to be available until 2018.

#### ZONING CASES AND COMPANION ITEMS

**25** Ordinance -- Zoning Case #ZC13-0024 - Granting S-P-1 (Detailed Site Plan) for Movie Theater and Related Uses and R-AB (Restaurant with Attendant Accessory Use for the Sale of Alcohol Beverages for On-Premises Consumption) - Approximately 1.42 Acres Located at 2433 Irving Mall - AMC ITD, INC., Applicant - Simon Property Group (Texas), L.P., Owner

Ken Bloom, Chief Planner, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

## **2** **FY 2013-14 Preliminary Budget Overview**

Tommy Gonzalez, City Manager, described how the city handled the recent recession through focusing on employees and cost containment. He noted the proposed FY 2013-14 budget is a structurally balanced budget with no tax increases or water, sewer or solid waste rates while providing for additional personnel.

Bret Starr, Budget Administrator, presented a preliminary overview of the FY 2013-14 Budget. The presentation included an outline of General Fund revenues, noting a projected recovery of 4.9% as well as recovery in property and sales taxes.

**3 Housing and Human Services 2013 Action Plan**

Vicki Ebner, Assistant Director of Community Resources, presented the 2013 Action Plan. The Plan includes funds for various programs utilizing Community Development Block Grants, Home Investment Partnerships Grants and Emergency Solutions Grants. She noted that over 100,000 Irving residents have been helped.

**4 Quarterly Update from Irving Economic Development Partnership**

Shawn Callaway, Greater Irving-Las Colinas Chamber of Commerce Chief Operating Officer, detailed several company relocations and new construction in Irving amounting to 11,143 new jobs and over \$600 million in new taxable investment. He also confirmed that taxable value has increased compared to 2012 and provided an update on the Sister Cities program.

**EXECUTIVE SESSION**

Council convened into executive session pursuant to Section 551.072 of the Texas Local Government Code at approximately 3:45 p.m.

- 5 Real Estate - Kiamichi Right of Way Acquisition**  
Texas Open Meetings Act § 551.072

Council reconvened from executive session at approximately 3:58 p.m.

Council adjourned the work session at 5:24 p.m.

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Beth Van Duyne, Mayor

ATTEST:

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Shanae Jennings, TRMC  
City Secretary