



**SPECIAL CALLED
MEETING OF THE
TEMPLE CITY COUNCIL**

**MUNICIPAL BUILDING
2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS – 2ND FLOOR
TEMPLE, TX**

THURSDAY, MAY 14, 2015

8:30 A.M.

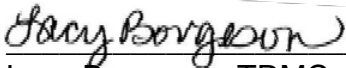
AGENDA

1. [2015-7698-R](#): Consider adopting a resolution canvassing the returns of the May 9, 2015, City of Temple Parks Bond Election.
2. [2015-7699-R](#): Consider adopting a resolution authorizing an Economic Development Agreement between the City of Temple and Baylor Scott & White Health.

Executive Session: Pursuant to Section 551.087 of the Government Code, the City Council may meet in executive session to discuss either commercial or financial information that the City has received from a business prospect that the City wishes to locate, stay or expand within the City limits and with which the City is conducting economic development negotiations, or to deliberate the offer of a financial or other incentive to a business prospect the public discussion of which would adversely affect ongoing economic development negotiations.

The City Council reserves the right to discuss any items in executive (closed) session whenever permitted by the Texas Open Meetings Act.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 8:25 AM, on Monday, May 11, 2015.



Lacy Bergeson, TRMC
City Secretary



COUNCIL AGENDA ITEM MEMORANDUM

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DEPT./DIVISION SUBMISSION & REVIEW:

Jonathan Graham, City Manager
Kayla Landeros, City Attorney

ITEM DESCRIPTION: Consider adopting a resolution authorizing an Economic Development Agreement between the City of Temple and Baylor Scott & White Health.

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TAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Baylor Scott & White Health ("BS&W") desires to acquire real property and construct a new distribution facility within the city limits of Temple. BS&W will utilize the facility as a distribution point for medical and other supplies utilized by its system of hospitals and clinics. BS&W anticipates making at least a \$10,000,000 investment in the construction of the approximately 100,000 square foot facility. BS&W's construction will also benefit Temple's economy by creating approximately 40 new jobs. In order to induce BS&W to make the improvements, the City has offered certain economic incentives that are discussed below.

Staff seeks approval of an Economic Development Agreement between the City and BS&W which includes the following material terms:

- **BS&W's Obligations:**
 - BS&W agrees to make a capital investment in the distribution facility of not less than \$10,000,000.
 - BS&W agrees to create at least 40 new jobs at the distribution facility.
 - BS&W agrees to make the investment not later than 2 years following the effective date of the Economic Development Agreement.
 - BS&W agrees to convey to the City a utility easement for installation of a wastewater line.

- **City's Obligations:**

- The City agrees to construct a water line to serve the distribution facility and surrounding area.
- The City agrees to convey to BS&W approximately 41.861 acres of land located at 5141 North General Bruce Drive.

If BS&W defaults with respect to its obligations under the agreement, the City may either (1) require BS&W to pay to the City the amount of \$3,957,432.53 which represents the price the City paid for the property or (2) require BS&W to convey the property back to the City.

FISCAL IMPACT:

ATTACHMENTS:

Resolution