



# DOCUMENT CONTROL

Please attach this form to original documents to obtain signatures.

**FROM:** Matt Robinson    **DEPT:** Planning    **EXT:** 2632    **DATE:** 02/03/16  
 Reinvestment Zone Number One - Coit/Plano Parkway, Ltd. -  
**NAME OF DOCUMENT:** Agreement for 101 W. Louisiana Street – Exterior Roof Parapet  
 Restoration with Decorative Detail and Cornice Improvements Project

**TYPE OF DOCUMENT: (check one)**

- Contract/Agreement
- Contract Amendment
- Change Order
- Lien/Lien Release

**Start Date:**

- Grant
- Administrative Order
- Easement

**End Date:**

- Facility Agreement
- Other \_\_\_\_\_
- Grant

|   |             |
|---|-------------|
| Number of Documents Attached ( <i>minimum of 2 ORIGINALS required for all contracts</i> )                               | 2           |
| Date and Amount Approved by City Council ( <i>if applicable</i> )   | \$          |
| Agenda # ( <i>if applicable</i> )   | 16-131      |
| Project Name and Project Number ( <i>required for all AI, CO, DR, FA, FC, FI, GR, LI, PK, ST, TR, WA, WW projects</i> ) |             |
| Account No. ( <i>if applicable</i> )  |             |
| Contract/Grant Value ( <i>if applicable</i> )   | \$25,000.00 |

## ROUTING

Please sign the attached documents, initial, and date form then forward to the next person checked for signature (must be routed in the order shown below):

| Check box for required signatures                                 |  | INITIALS    | DATE          |
|---|--|-------------|---------------|
| <input checked="" type="checkbox"/>                               | Executive Director ( <i>Required for all documents</i> ) <sup>ML</sup> <i>rg</i>       | <i>ML</i>   | <i>2.3.16</i> |
| <input type="checkbox"/>  | IT Director ( <i>Required if IT related</i> )  |             |               |
| <input type="checkbox"/>  | Budget Manager ( <i>Item is budgeted and funds are available</i> )                     |             |               |
| <input type="checkbox"/>  | Purchasing Manager ( <i>Required if goods or services are purchased</i> )              |             |               |
| <input checked="" type="checkbox"/>                               | Finance Director ( <i>Required for all expenditure items</i> )                         |             |               |
| <input type="checkbox"/>  | Grant Administrator ( <i>Required for ALL grant related documents</i> )                |             |               |
| <b>SUBMIT TO CITY ADMINISTRATION FOR THE FOLLOWING SIGNATURES</b> |  |             |               |
| <input checked="" type="checkbox"/>                               | City Attorney <input checked="" type="checkbox"/> Review <input type="checkbox"/> Sign | <i>u</i>    | <i>2/8/16</i> |
| <input type="checkbox"/>  | Mayor  |             |               |
| <input checked="" type="checkbox"/>                               | City Manager / Assistant City Manager ( <i>Required for all contracts</i> )            | <i>D.D.</i> | <i>2-9-16</i> |
| <input type="checkbox"/>  | Notary   |             |               |
| <input checked="" type="checkbox"/>                               | City Secretary   | <i>JH</i>   | <i>2-9-16</i> |

RETURN ALL COPIES BY (date)

02/12/16

RETURN ALL COPIES TO

Matt Robinson

Send original document (with all required signatures) and this completed form to the City Secretary. Date received by City Secretary: \_\_\_\_\_

**REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY  
AND  
COIT/PLANO PARKWAY, LTD.  
CHAPTER 380 ECONOMIC DEVELOPMENT AND PROJECT PLAN  
IMPLEMENTATION AGREEMENT FOR 101 W. LOUISIANA STREET  
EXTERIOR ROOF PARAPET RESTORATION WITH DECORATIVE  
DETAIL AND CORNICE IMPROVEMENTS PROJECT**

**WHEREAS, *COIT/PLANO PARKWAY, LTD.*** , a Texas limited partnership (hereinafter “C.P.P., Ltd.”), is entering into this Chapter 380 Economic Development and Project Plan Implementation Agreement for Street/Sidewalk Improvements (this “Agreement”) pursuant to a program initiated by ***REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY*** (hereinafter “TIRZ”) pursuant to Section 311.010(h) of the Texas Tax Code and Chapter 380 of the Texas Local Government Code, for the primary purpose of renovating and improving a vacant/underutilized historic building situated at 101 W. Louisiana Street, McKinney, Texas (“Structure”), and which project is known as the ***101 W. LOUISIANA STREET EXTERIOR ROOF PARAPET RESTORATION WITH DECORATIVE DETAIL AND CORNICE IMPROVEMENTS PROJECT*** (the “Project”) located wholly within Reinvestment Zone Number One in the “Town Center” area of the TIRZ of McKinney, Texas; and

**WHEREAS,** the TIRZ has agreed to an economic development grant to C.P.P., Ltd. based on the timely satisfaction of the conditions and upon the timely completion of the Project, including but not limited to building and installing a new 167 linear foot parapet with decorative details and new cornices along the north and east elevations of the of the Structure together with any accompanying facade repairs necessitated thereby to maintain the historical integrity of the Structure; and

**WHEREAS,** the TIRZ has the authority under Section 311.010(h) and Chapter 380 of the Texas Local Government Code to make loans or grants of TIRZ funds for the purposes of promoting local economic development and stimulating business and commercial activity within the TIRZ; and

**WHEREAS,** the TIRZ has established the Project as an eligible project under the TIRZ Project Plan as required by law and determines that a conditional grant to C.P.P., Ltd. of its funds will serve the public purpose of promoting local economic development and enhancing business and commercial activity in the TIRZ and the City of McKinney, Texas; and

**WHEREAS**, the TIRZ has concluded and hereby finds that this Agreement clearly promotes economic development in the TIRZ and, as such, meets the requisites under Section 311.101(h) and Chapter 380 of the Texas Local Government Code and further, is in the best interests of the TIRZ, C.P.P., Ltd., and the City of McKinney, Texas; and

**WHEREAS**, the City Council has considered and approved this Agreement pursuant to applicable law.

**NOW, THEREFORE**, for and in consideration of the agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, TIRZ and C.P.P., Ltd., agree as follows:

## **SECTION 1. TERM**

This Agreement shall be effective from the Effective Date until August 31, 2016, unless terminated sooner under the provisions herein.

## **SECTION 2. DEFINITIONS**

The following words shall have the following meanings when used in this Agreement.

- a. Agreement. The word "Agreement" means this Chapter 380 Economic Development and Project Plan Implementation Agreement, together with all exhibits, schedules, and amendments attached to this Agreement from time to time, if any.
- b. Grant. The word "Grant" means a payment to C.P.P., Ltd. under the terms of this Agreement of an amount not to exceed Twenty-Five Thousand and No/100 Dollars (\$25,000) in eligible Project costs.
- c. Grant Submittal Package. The words "Grant Submittal Package" mean the documentation required to be supplied to TIRZ as a condition of receipt of any Grant.
- d. Project. The word "Project" means certain renovations to the historic building located generally at 101 W. Louisiana Street, McKinney, Texas, 75069. The specific renovations eligible for Project reimbursement shall include, and are limited to, building and installing a new 167 linear foot parapet with decorative details and new cornices along the north and east elevations of the Structure together with any accompanying facade repairs necessitated thereby to maintain the historical integrity of the Structure. Approved expenditures for the Project are referred to as the "Eligible Costs".

- e. C.P.P., Ltd. The phrase “C.P.P., Ltd.” means Coit/Plano Parkway, Ltd., a Texas limited partnership, including its assigns and successors-in-interest. For purposes of this Agreement, C.P.P., Ltd.’s address is 1113 Shady Oaks Circle, McKinney, Tx 75070-5213, McKinney, TX, 75069.
- f. TIRZ. The letters “TIRZ” means Reinvestment Zone Number One, City of McKinney. For purposes of this Agreement, TIRZ’s address is 222 N. Tennessee, McKinney, Texas 75069.

### **SECTION 3. GRANT FUNDING OBLIGATION OF TIRZ**

During the term of this Agreement, TIRZ shall fund a one-time grant in an amount not to exceed **Twenty-Five Thousand and No/100 Dollars (\$25,000.00)** for Eligible Costs, which shall be payable upon the satisfaction of the express terms and conditions described in Section 4 below. Subject to C.P.P., Ltd.’s complete and continuous satisfaction of the Section 4 conditions, TIRZ agrees to process the Grant within thirty (30) days after receipt of C.P.P., Ltd.’s complete and correct Grant Submittal Package. Notwithstanding the foregoing, the Grant shall not be funded until: (1) C.P.P., Ltd. satisfies all applicable obligations in Section 4 and (2) the TIRZ has sufficient funds in the TIRZ Fund to satisfy the entire Grant.

### **SECTION 4. OBLIGATIONS OF C.P.P., LTD.**

While this Agreement is in effect, C.P.P., Ltd. shall comply with the following terms and conditions to be eligible for any Grant; as such conditions are described or may apply:

- a. C.P.P., Ltd. shall fund and complete the Project on or before August 31, 2016, and shall receive a final “green tag” inspection for the Project at the historic building at 101 W. Louisiana Street on or before that date;
- b. C.P.P., Ltd. shall submit a Grant Submittal Package to the TIRZ staff consisting of: (1) the issued building permit(s), final certificate of occupancy, a Bills Paid Affidavit in the form of attached **Exhibit “A,”** and “as built” plans for any and all Project work shown on **Exhibit “B,”** both of which are attached hereto, and (2) all cost and payment documentation of C.P.P., Ltd. and its general contractor for the Eligible Costs. The TIRZ staff, or its designee, shall verify that the expenditures were made in such amounts prior to any Grant disbursement.
- c. C.P.P., Ltd. shall be in compliance with all applicable City of McKinney codes, state and federal laws, and local ordinances applicable to the Project.

## SECTION 5. EVENTS OF DEFAULT.

Each of the following shall constitute an event of default under this Agreement:

- a. TIRZ's failure to process any Grant payment to C.P.P., Ltd. in accordance with Section 3 of this Agreement.
- b. C.P.P., Ltd.'s violation or failure to perform any of the covenants contained in Section 4 hereinabove.

## SECTION 6. EFFECT OF AN EVENT OF DEFAULT

In the event of default under Section 5, the non-defaulting party shall give written notice to the other party of any default, and the defaulting party shall have thirty (30) days to cure said default. Should said default remain uncured and the non-defaulting party is not otherwise in default, the non-defaulting party shall have the right to immediately terminate this Agreement.

As long as it shall not be in default, C.P.P., Ltd. shall further have the power to enforce specific performance to collect amounts owing upon TIRZ's default without terminating this Agreement. No action shall lie for punitive damages, and no special or consequential damages shall be recovered by either party. C.P.P., Ltd. shall be entitled to receive from TIRZ any Grants due C.P.P., Ltd. through the date of termination.

If McKinney exercises its rights to terminate the Agreement, C.P.P., Ltd. shall not be entitled to any Grant payments hereunder.

## SECTION 7. MISCELLANEOUS PROVISIONS

The following miscellaneous provisions are a part of this Agreement:

- a. **Amendments.** This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by all of the parties hereto.
- b. **Applicable Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Collin County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Collin County, Texas.
- c. **Binding Obligation.** This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. TIRZ warrants and represents that the individual executing this Agreement on behalf of

TIRZ has full authority to execute this Agreement and bind TIRZ to the same. C.P.P., Ltd. warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same.

- d. **No Waiver of Sovereign Immunity.** No party hereto waives any statutory or common law right to sovereign immunity by virtue of its execution hereof.
- e. **Execution of Agreement.** The TIRZ has authorized its Chairman to execute this Agreement on behalf of TIRZ.
- f. **Severability.** In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.
- g. **Notices.** All notices required to be given under this Agreement shall be given in writing and shall be effective when actually delivered or when deposited in the United States mail, first class, postage prepaid, addressed to the party to whom the notice is to be given at the addresses shown above in Section 2. Any party may change its address for notices under this Agreement by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, each party agrees to keep the other informed at all times of its current address.
- h. **Effective Date.** The effective date (the "Effective Date") of this Agreement shall be the date of the later to execute this Agreement by C.P.P., Ltd. and TIRZ.
- i. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

**COIT/PLANO PARKWAY, LTD.,** a Texas Limited Partnership, By and Through its General Partner James A. Collier

By: \_\_\_\_\_  
Name: James A. Collier  
Title: General Partner  
Date: 1/28/16

**REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY**

**By:** \_\_\_\_\_  
**Name:** Don Day  
**Title:** Chairman



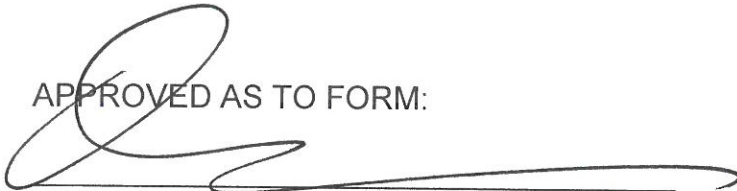
**Date:** \_\_\_\_\_

2-9-16

ATTEST:

**By:** \_\_\_\_\_  
**Name:** Sandy Hart, TRMC, MMC  
**Title:** TIRZ SECRETARY  
**Date:** 2/9/16

APPROVED AS TO FORM:



MARK S. HOUSER  
Attorney for Reinvestment Zone Number One,  
City of McKinney



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PREPARED IN THE OFFICES OF:  
BROWN & HOFMEISTER, L.L.P.  
740 E. Campbell Road, Suite 800  
Richardson, Texas 75081  
214/747-6100  
214/747-6111 Fax

**Exhibit "A"**

**BILLS PAID AFFIDAVIT**

**Date:** \_\_\_\_\_

**Project Name:** \_\_\_\_\_

**Owner Name:** \_\_\_\_\_

**Owner's Mailing Address:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Contractor Name(s):** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Contractor's Mailing Address(es):**

|       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

**Affiant's Name:** \_\_\_\_\_

**Affiant's Mailing Address:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Phase/Lots and Blocks:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Improvements:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**THE STATE OF TEXAS** §

**COUNTY OF COLLIN** §

Before me, the undersigned, on this day personally appeared \_\_\_\_\_, known to me to be a credible person and officer of \_\_\_\_\_, a \_\_\_\_\_ (hereinafter called "Affiant"), and who, being duly sworn, upon his oath declares and acknowledged that the following statements are true and within the personal knowledge of Affiant:

1. Affiant has personal knowledge of the facts stated in this affidavit. Affiant has full authority to make the agreements in this affidavit on behalf of Owner(s) \_\_\_\_\_

\_\_\_\_\_ (hereinafter referred to as "Owner" whether one or more).

2. Affiant understands that the Reinvestment Zone Number One, City of Mckinney, Texas and/or the City of McKinney, Texas ("TIRZ" and "City," respectively) have required this affidavit as a condition of a grant of incentives under an economic development agreement involving the Property identified above located within the City of McKinney, Collin County, Texas (the "Project").

3. Owner has constructed and installed, or caused to be constructed and installed, certain private building improvements, public improvements or infrastructure required by the TIRZ or City and necessary to serve the Project.

4. Affiant has actual knowledge that all bills owed by Owner to others for materials supplied or labor performed in connection with the Project have been fully paid and satisfied.

**5. Owner agrees to indemnify and hold TIRZ and City harmless from and against any loss or expense resulting from false or incorrect information in this affidavit.**

OWNER:

COIT / PLANO PARKWAY, LTD] \_\_\_\_\_  
A limited partnership for real estate  
development \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title \_\_\_\_\_

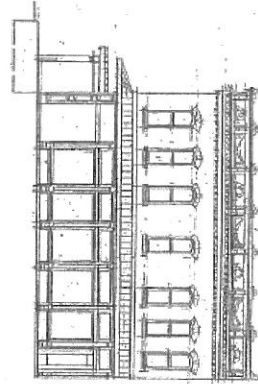
SUBSCRIBED AND SWORN TO before me on this \_\_\_\_ day of \_\_\_\_\_, 2016, by  
\_\_\_\_\_, in his/her capacity as \_\_\_\_\_, of  
\_\_\_\_\_ a \_\_\_\_\_ (hereinafter called "Affiant").

\_\_\_\_\_  
Notary Public, State of Texas

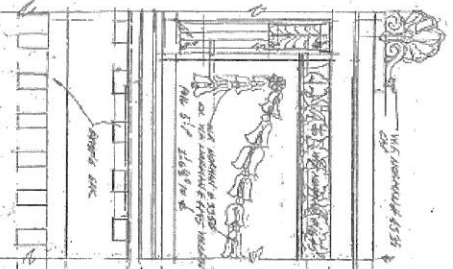
# Exhibit "B"

## PROJECT PLANS

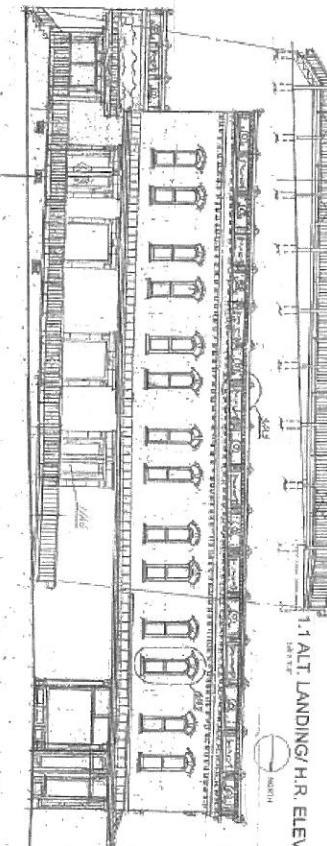
2 NORTH ELEVATION  
1/8" = 1'-0"



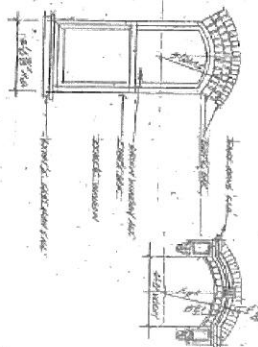
3 TYPICAL CORNICE  
1/8" = 1'-0"



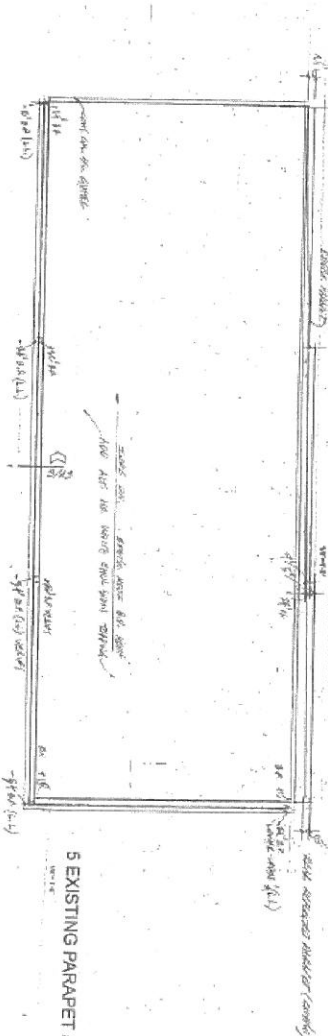
1 ALT. LANDING/H.R. ELEVATION  
1/8" = 1'-0"



4 TYPICAL WINDOW  
1/8" = 1'-0"



1 EAST ELEVATION  
1/8" = 1'-0"



5 EXISTING PARAPET PLAN  
1/8" = 1'-0"



A3

ARCHITECT  
101 W. LOUISIANA  
DALLAS, TEXAS 75202  
PHONE 214.751.1000  
FAX 214.751.1001  
WWW.A3ARCHITECTS.COM



NASH PARTNERS BUILDING  
101 W. LOUISIANA  
DALLAS, TEXAS 75202