



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 22-0893      **Name:** JPI Term Sheet for Jefferson Verdant  
**Type:** Agenda Item      **Status:** Regular Agenda Item  
**In control:** McKinney Public Facility Corporation Regular Meeting  
**On agenda:** 9/27/2022      **Final action:** 9/27/2022  
**Title:** Consider/Discuss/Act on a Term Sheet for the Development of Jefferson Verdant as a Partnership between JPI Companies and the McKinney Public Facilities Corporation  
**Indexes:**  
**Attachments:** 1. Term Sheet

Date	Ver.	Action By	Action	Result
9/27/2022	1	McKinney Public Facility Corporation Regular Meeting	Approved	Pass

Consider/Discuss/Act on a Term Sheet for the Development of Jefferson Verdant as a Partnership between JPI Companies and the McKinney Public Facilities Corporation

**COUNCIL GOAL:** Financially Sound Government  
 4A: Provide funding and organizational framework to ensure continual economic improvements.

**MEETING DATE:** September 27, 2022

**DEPARTMENT:** City Manager’s Office & Housing and Community Development

**CONTACT:** Kim Flom, Assistant City Manager  
 Cristel Todd, Affordable Housing Administrator

**RECOMMENDED CITY COUNCIL ACTION:**

- Approve the Memorandum of Understanding (MOU)

**ITEM SUMMARY:**

- City Council approved a resolution authorizing the City Manager to negotiate terms with JPI Hardin Development, LLC for a Public Facilities Corporation partnership on August 2, 2022.
- The attached Term Sheet includes proposed partnership terms for the development of Jefferson Verdant, an approximately 383-unit multifamily residential project, located on approximately 15 acres of property.

**BACKGROUND INFORMATION:**

- City Council approved a Request for Qualifications (RFQ) for a future public private partnership development for workforce/affordable housing on May 17, 2022
- The RFQ sought an experienced real estate developer for a Public Facility Corporation (PFC)

partnership.

- An evaluation team recommended JPI based on their response and development experience. City Council approved a resolution authorizing the City Manager to negotiate terms with JPI Hardin Development, LLC for a potential Public Facilities Corporation partnership on August 2, 2022.
- City Staff and the City's Consultant team have been working with JPI to establish partnership parameters that are reflected in the attached Term Sheet.
- If the Term Sheet is approved, the parties will complete a more definitive agreement that will be brought back to the Public Facilities Corporation Board for review.

**FINANCIAL SUMMARY:**

- The City of McKinney will recognize financial gain from the transaction per the terms established in the Term Sheet and subsequent agreement.
- The PFC Board will establish the use of the financial gain at a future date.

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A