



REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday, August 24, 2021

REVIEWALS:

City Administrator – Completed

SUBJECT:

Amendment of the Shoppes at Sunset Hills Community Improvement District

LIST OF ATTACHED REFERENCE DOCUMENTS:

District Project Agreement – Clean
District Project Agreement – Redlined
CID Model Updated

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

The City has received an amended district agreement for the previously established Community Improvement District in the Shoppes at Sunset Hills Plaza. The district is 9.57 acres of property which has, in history, housed the Toys R Us toy store, Ross Dress for Less, The Tile Shop, and the Longhorn Steakhouse out-lot. Toys R Us vacated three years ago, leaving over 50% of subject property empty, and Ross Dress For Less closed their doors in January of 2021 leaving the property 81% vacant. Sales tax revenues have declined significantly since 2018, and in 2020 were less than half of what they were in 2018. With the departure of Ross Dress For Less, sales taxes will be reduced even further.

The previously approved CID District Agreement required that a grocer occupy at least 25,000 square feet of space. The amendment seeks approval to remove the phrase “grocery store occupying at least 25,000 square feet” and replace it with “retailer occupying at least 60,000 square feet”. The ability for the Board of Aldermen to have full discretion over the tenant remains. Another notable change is the requirement for the CID to fund the cost of the access from the development to W. Watson Rd. This is no longer required as a part of the Community Improvement District agreement. However, this would not be the last opportunity to impose this condition; the Board would also be able to enact this requirement during the Amended Development Plan process.

UPDATE: The CID Project Agreement was further amended after the first reading to specify “Bass Pro Shops” in lieu of “retailer” at the request of the Board of Aldermen.
OPTIONAL ADDED LANGUAGE FOR SECTION 4.04 (e) (3): “Such cross access shall be designed, constructed, and in use within 6 months of the opening of the Approved Store.”

STAFF RECOMMENDATION:

With approval of the Board of Aldermen, the attached ordinance amends the previously approved CID agreement and will allow for a Bass Pro Shop in lieu of a grocery store.

MEETING HISTORY:

March 9, 2021 – Board of Aldermen: First Reading, Original Ordinance

March 23, 2021 – Board of Aldermen: Second Reading and Passage, Original

Ordinance August 10, 2021 – Board of Aldermen: First Reading, Amended Agreement