

CITY OF SEGUIN

RESOLUTION NO. ____

STATE OF TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AUTHORIZING THE CONTINUATION OF WORK WITH TBA DOUGLAS FOR PHASE 5 (DEVELOPER CONTRACTING) OF THE NOLTE PROJECT, LOCATED AT 101 E. NOLTE STREET, SEGUIN, TX.

WHEREAS, TBA Douglas is a commercial architecture and planning firm based in San Antonio, Texas, with experience in new construction, renovation and adaptive reuse, interior design, and master planning services; and

WHEREAS, on August 22, 2023, the Seguin City Council approved Resolution No. 2023R-136, authorizing the City Manager to execute a contract with TBA Douglas for professional services associated with The Nolte Project located at 101 E. Nolte Street; and

WHEREAS, Phase 1 services performed by TBA Douglas included evaluating existing site conditions, identifying development considerations aligned with City goals and objectives, and providing recommendations to promote the redevelopment of the property; and

WHEREAS, Phase 2 services focused on gathering community and stakeholder input, with engagement sessions held on February 21, March 7, and March 20, 2024; and

WHEREAS, Phase 3 services centered on establishing Planned Unit Development (PUD) standards for the future redevelopment of the site; and

WHEREAS, Phase 4 services involved the preparation, issuance, and support of the Request for Qualifications (RFQ) and Request for Proposals (RFP) processes for The Nolte Project; and

WHEREAS, TBA Douglas has prepared a Scope of Work for Phase 5 services, which will focus on assisting the City during the Exclusive Negotiation Period. This includes the preparation of a Memorandum of Understanding (MOU) with the selected developer, development of a Conveyance and Development Agreement, and identification of special requirements to be considered and incorporated into the final agreements.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Seguin, Texas:

SECTION 1. The City Council hereby approves the continuation of work with TBA Douglas for Phase 5 of The Nolte Project in an amount not to exceed \$78,280.00. Phase 5 services will

support the City during the Exclusive Negotiation Period, including the development of an MOU, Conveyance and Development Agreement, and identification of special requirements to be incorporated into the final documents.

SECTION 2. The City Manager is authorized to execute the Proposal for Professional Services for Phase 5 with TBA Douglas.

SECTION 3. This resolution is effective on the date of its passing.

PASSED AND APPROVED this 1st day of July 2025.

DONNA DODGEN, MAYOR

ATTEST:

Kristin Mueller
City Secretary