



MEMORANDUM

To: City of Seguin Mayor and Council
From: Andy Quittner, City Attorney *AQ*
Date: **August 12, 2015**
Re: **Chapter 380 Agreement with Nolte Farms, LLC**

As has been previously discussed Nolte Farms, LLC is proposing to build a Traditional Neighborhood Development (the "Development") on the Armstrong property adjacent and south of the Meadows at Nolte Farms. This type of Development, as evidenced by the attached General Land Use Plan, is not the typical residential subdivision development, but one that includes more parks, walking trails, pedestrian friendly streets and retail areas designed so that the community is more walkable, sustainable and user friendly.

The Development will include significantly more public space than traditional subdivisions resulting in an increased cost of development. To help insure that the development is economically feasible Nolte Farms has requested that the City enter into a 380 Agreement reimbursing Nolte Farms for up to 50% of the public infrastructure cost. This reimbursement would be based on a portion (75%) of the ad valorem taxes collected on the property over a period of fifteen years with a maximum reimbursement of \$8,000,000.00.

This development would likely spur other economic development in the area.