

**Subject**

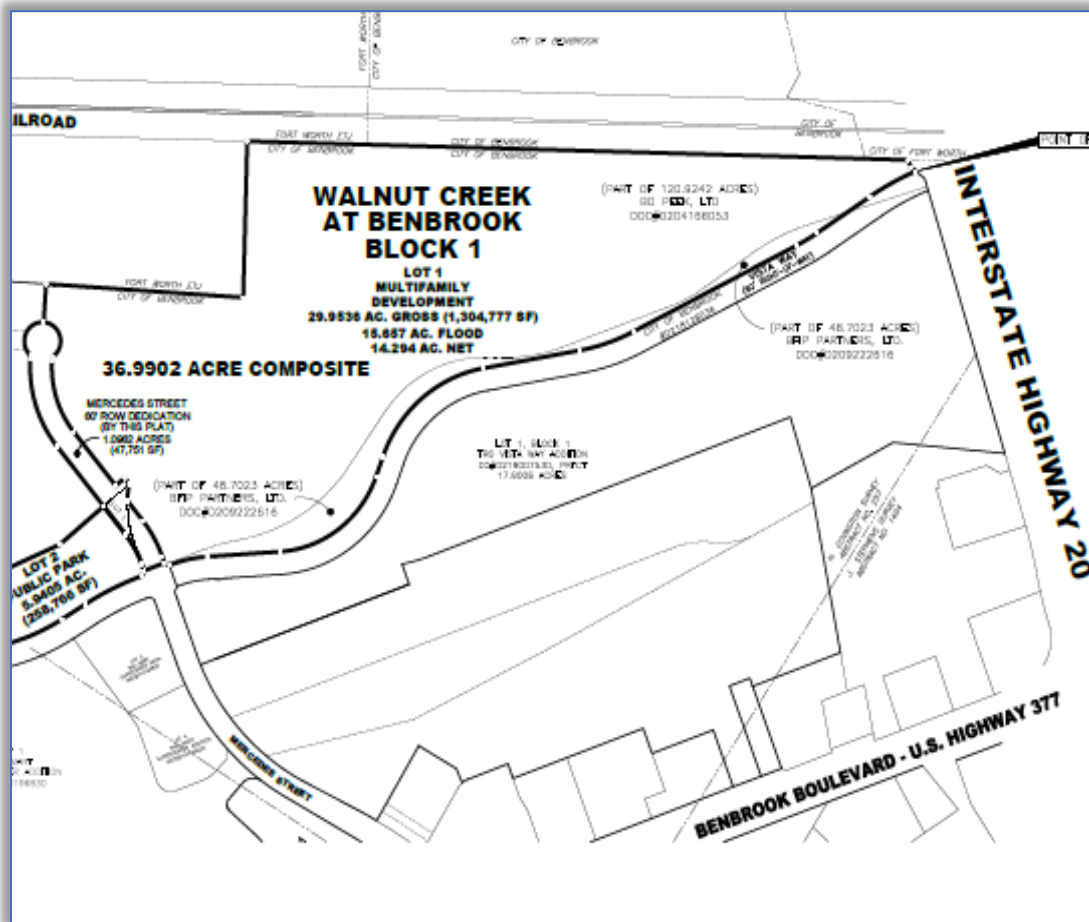
Developer-Authority Agreement – TG Benbrook Creekside, LLC.  
 Agreement No. 2020-5170

**Recommendation**

Staff recommends the Board of Directors approve a Developer-Authority Agreement with TG Benbrook Creekside, LLC. and Rumsey Construction, Inc. for the construction of water and wastewater improvements to serve Benbrook Creekside Apartments.

**Background/Analysis**

This project involves the construction of water and wastewater facilities to serve Benbrook Creekside Apartments. This development is to be constructed on approximately 37-acres of the proposed Lot 1, Block 1 Walnut Creek at Benbrook Addition, located NW of Walnut Creek. The complex will be accessed utilizing the new Mercedes St. Bridge and Mercedes St. extension that is currently under construction. A location map is provided below:

**Location Map**

# ***Staff Report***

This development will include the construction of approximately 3,305 linear feet of 8-inch water main, various fire hydrants and water valves. Additionally, 2,300 linear feet of public wastewater main is to be installed terminating at the Fort Worth WW-Meter Station that is currently under construction. Construction of the water and wastewater utilities will be funded by the Developer and conveyed to the Authority upon completion and acceptance.

Staff have reviewed submittals required of the Developer, Developer's Engineer and Contractor and have confirmed the documents are in general compliance with the Authority's Policies and Procedures.

## **Financial Impact**

1. Upon execution of the Developer-Authority Agreement, the Developer will be assessed an Administrative/Observation Fee of \$26,101.70 (5% of the \$522,035 utility construction cost).
2. Impact fees will be assessed for this project at the time the builder requests meter sets. The impact fee amount is currently pending.