



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: Review and discussion of Letter of Intent signed by the City Manager with Clayton Properties Group, Inc, dba Brohn Homes regarding the proposed Altessa MUD Development

DEPARTMENT: City Manager

PROPOSED ACTION:

No Council action is requested or anticipated at this time. This item is to allow for general review, discussion, and/or comment on a Letter of Intent (LOI) signed by the City Manager and developer

BACKGROUND:

Clayton Properties Group, Inc, dba Brohn Homes (“Clayton/Brohn”) is the owner of approximately 234+/- acres of land located within the extraterritorial jurisdiction of the City, adjacent to the eastside of County Line Road in the area of the EHS campus. Clayton/Brohn intends to develop this land as "Altessa", a master-planned residential community that will include park and recreational facilities to serve the community; and will also include a land site for public safety.

As the project constitutes a substantial area that will be constructed in phases under a development plan, city staff recommends that the City enter into a Development Agreement with Clayton/Brohn, which will provide an alternative to the City's typical regulatory process for development.

Prior to proceeding with the development of a contract, however, an LOI has been executed to formally clarify for the record the general terms anticipated for such an Agreement; and to provide a basic Concept Plan for the project. The LOI is non-binding and merely an expression of interest by the parties in consummating the partnership as described.

BUDGET/FINANCIAL IMPACT:

Funding for this item was { } included { } not included in the current-year budget {X} N/A

RECOMMENDATION:

Consideration of the LOI and associated project, providing preliminary feedback to both staff and the developer as to any anticipated Development Agreement; and routine direction to staff, if any.

ATTACHMENTS:

Letter of Intent

- {X} Staff will be making a detailed presentation on this agenda item at the meeting.**
- { } Staff will provide brief comments and answer questions on this item at the meeting.**
- { } This is a routine procedural item and no presentation is planned for the meeting.**

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.