

Town Center Elementary Land Swap

Memo

To: Dr. Jeff Turner
From: Sid Grant
CC: Ralph Seeley, Penny Tramel
Date: 6/17/2005
Re: Town Center Elementary Land Swap with the City of Coppell

As you are aware, the City of Coppell has proposed to exchange 8,100 square feet of City-owned property with 6,550 square feet of District-owned property as part of the planned Coppell Town Center Plaza development. The District would gain 1,550 square feet of property as a result of the swap. The exchange of land, as proposed, will allow the City to create a common focal point adjacent to Coppell Town Center with the construction of a decorative tower.

The land exchange would necessitate a reconfiguration and addition to the District's existing brick and wrought iron fencing to ensure the safety and security of Town Center Elementary students. Approximately 490 to 500 linear feet of fencing would be affected. The City has agreed to pay 100 percent of a predetermined portion of the fencing demolition and realignment and 50 percent of the remaining fence construction. With the exact measurements and cost per square foot unknown at this time, the best estimate of the potential cost to the District would be approximately \$20,000.

Should the Board of Trustees approve us to move forward with this proposal, we at a later date will present the final documentation and agreement for their approval.

RECOMMENDATION: That the Coppell ISD Board of Trustees approve the proposed land swap with the City of Coppell pending the successful negotiation of the necessary agreements and documentation by Coppell ISD legal counsel and pending the final approval of such documents by the Coppell ISD Board of Trustees.