



January 21, 2021

Mr. Mark Israelson, City Manager

City of Plano

PO Box 860358

Plano, TX 75086-0358

RE: Reconsideration of Development Agreement – 1897 Addition

Dear Mr. Israelson:

We are respectfully requesting City Council's reconsideration of the development agreement between the City and InTown Homes to redevelop the First Baptist Church property. As you know, we partnered closely with the church and the surrounding homeowners to craft a development plan that builds on and expands Downtown Plano's revitalizing energy but also respects the history and scale of the neighborhood. The name "1897 Addition" has significance; the church purchased the property in 1897 and we have committed to preserving the historic 1940's chapel.

The development agreement offers incentives very similar to those granted to other downtown redevelopment projects over the years, including public improvement reimbursement from TIF #2 and fee waivers. The TIF #2 Board approved the use of funds to build wider sidewalks, install street trees and take overhead electric lines underground, which will benefit the entire neighborhood. We would like the opportunity to present the agreement again and respond to any questions or concerns of the Council.

With Rice Field, 15th Street Townhomes and now this project, InTown Homes has made an enduring commitment to Downtown Plano and its revitalization with significant investments to bring new housing and commercial space to the community. We are very appreciative of the City's continued support and partnership in these efforts.

Thank you and please do not hesitate to contact me at frankl@lovetthomes.com or 713-961-3877 if you have any questions or need additional information.

Sincerely,

Frank Liu, President

InTown Homes