

ACTION FORM BRYAN CITY COUNCIL

DATE OF COUNCIL MEETING: October 13, 2015		DATE SUBMITTED: September 29, 2015	
DEPARTMENT OF ORIGIN: CMO		SUBMITTED BY: Joey Dunn	
MEETING TYPE:	CLASSIFICATION:	ORDINANCE:	STRATEGIC INITIATIVE:
<input type="checkbox"/> BCD	<input type="checkbox"/> PUBLIC HEARING	<input type="checkbox"/> 1ST READING	<input type="checkbox"/> PUBLIC SAFETY
<input type="checkbox"/> SPECIAL	<input type="checkbox"/> CONSENT	<input type="checkbox"/> 2ND READING	<input type="checkbox"/> SERVICE
<input checked="" type="checkbox"/> REGULAR	<input checked="" type="checkbox"/> STATUTORY		<input checked="" type="checkbox"/> ECONOMIC DEVELOP.
<input type="checkbox"/> WORKSHOP	<input type="checkbox"/> REGULAR		<input type="checkbox"/> INFRASTRUCTURE
			<input checked="" type="checkbox"/> QUALITY OF LIFE
<p>AGENDA ITEM DESCRIPTION: Approve the conveyance of two tracts comprised of 10.76 acres and 2.46 acres out of the J.H. Jones Survey A-26, from Bryan Commerce & Development (BCD) to Bryan/Traditions, L.P. as parcels for future development within the Atlas Town Center development in Bryan, Brazos County, Texas; and authorize the President of BCD to execute general warranty deeds and other documents contemplated and required to carry out the conveyances in a form approved by the City Attorney.</p>			
<p>SUMMARY STATEMENT: (Companion item also is on BCD agenda)</p> <p>The conveyance of these tracts totaling 13.22 acres is requested by the Traditions Acquisition Partnership (TAP) in accordance with the approved and executed Final Partnership Agreement between BCD, TAP and the City of Bryan, approved by BCD on October 13, 2009.</p> <p>The conveyance of the 10.76 acre tract from BCD to Bryan/Traditions L.P. allows for a second phase development of the Hawthorne at Traditions luxury apartment community, northeast of the intersection of Atlas Pear Drive and HSC Parkway. Conveyance of the 2.46 acre tract will allow for construction of St. Joseph's new MatureWell Lifestyle Center within the Atlas Town Center, adjacent to the new Stella Hotel and Conference Center, which is currently under construction.</p> <p>Following conveyance, these tracts will be sold for development in accordance with provisions of the Limited Partnership Agreement, which outlines the process for BCD to receive proceeds from the sale of these tracts.</p>			
<p>STAFF ANALYSIS AND RECOMMENDATION: Staff recommends approval to authorize conveyance of the tracts, in accordance with a binding Final Partnership Agreement between the City of Bryan, BCD, and TAP. The conveyance of these tracts allows for development of an additional phase of The Hawthorne at Traditions luxury apartments and the MatureWell Lifestyle Center, a senior wellness center to be developed by St. Joseph's Regional Health Center.</p> <p>The conveyance of these tracts allows for continued development of the Atlas Town Center, which continues to open up new opportunities for mixed use development in the Atlas Town Center, with significant short- and long-term economic impacts to the City of Bryan. BCD will receive proceeds from the sale of tracts, and the City of Bryan will realize additional revenue from sales and ad valorem taxes.</p>			
<p>OPTIONS (In Suggested Order of Staff Preference):</p> <ol style="list-style-type: none"> 1. Authorize conveyance of the tracts, in accordance with the Final Partnership Agreement between BCD, TAP, and the City of Bryan, approved on October 13, 2009. 			

2. Modify terms of authorization, which may require consideration at a future BCD meeting.
3. Postpone authorization and provide direction to staff.

ATTACHMENTS:

1. Proposed conveyances depicted on Atlas conceptual master plan (attached to CAF)
2. Request letter from David Segers dated September 9, 2015, and boundary description of 10.76 acre tract and General Warranty Deed for 10.76 acre tract (separate pdf file)
3. Request letter from David Segers dated September 11, 2015, and boundary description of 2.46 acre tract and General Warranty Deed for 2.46 acre tract (separate pdf file)

FUNDING SOURCE: Funding not necessary for conveyance of the property.

APPROVALS: Hugh R. Walker, 09/30/2015

APPROVED FOR SUBMITTAL: CITY MANAGER Kean Register, 10-01-2015

APPROVED FOR SUBMITTAL: CITY ATTORNEY Janis K. Hampton, 10/01/2015

Revised 05/2013

Proposed conveyances depicted on conceptual master plan:

