

Meeting Date (?)	09/27/2016
Subject Matter * (?)	Traditions land conveyances for ViaSat This must match rolling agenda entry
Department of Origin *	EXECUTIVE
Submitted By *	Joey Dunn
Type of Meeting *	<input type="radio"/> BCD <input type="radio"/> Special <input checked="" type="radio"/> Regular
Classification *	<input type="radio"/> Public Hearing <input type="radio"/> Consent <input type="radio"/> Statutory <input checked="" type="radio"/> Regular
Ordinance *	<input checked="" type="radio"/> None <input type="radio"/> First Read <input type="radio"/> Second Read <input type="radio"/> First & Only Read
Strategic Initiative *	<input type="checkbox"/> Public Safety <input type="checkbox"/> Service <input checked="" type="checkbox"/> Economic Development <input checked="" type="checkbox"/> Infrastructure <input type="checkbox"/> Quality of Life
Agenda Item Description *	Approve the conveyance of three (3) tracts, comprised of 5.191 acres, 1.42 acres, and 0.052 acres out of the J.H. Jones Survey A-26, from Bryan Commerce & Development (BCD) to Bryan/Traditions, L.P. for infrastructure development within Phase 101 of the Traditions Subdivision in College Station, Brazos County, Texas; and authorize the Mayor to execute general warranty deeds and other documents contemplated and required to carry out the conveyances in a form approved by the City Attorney.
Summary Statement *	<p>On May 24, 2016, BCD approved the conveyance of an 8.6 acre tract for an office building development (ViaSat) at the southwest corner of South Traditions Drive in College Station. To sell the 8.6 acre property, Traditions Acquisition Partnership (TAP) must file a final plat for Traditions Phase 101, which includes construction of a drainage detention pond and an extension of South Traditions Drive, all at the developer's (TAP's) expense. The conveyance of these three (3) additional tracts allows for TAP to construct the improvements and file the final plat.</p> <p>These additional conveyances (requested in accordance with the approved and executed Amended and Restated Agreement of Limited Partnership of Bryan/Traditions, L.P. between BCD, TAP and the City of Bryan, approved by BCD and City Council on October 13, 2009) are described as follows:</p> <ul style="list-style-type: none">- 5.191 acres: Block 1, Common Area 1, for construction of a drainage detention pond- 1.42 acres: right-of-way for extension of South Traditions Dr adjacent to the ViaSat office building- 0.052 acres: Common Area 1A for a construction of a entry-way median within the South Traditions Drive right-of-way south of HSC Parkway <p>Following conveyance of these tracts, the final plat for Traditions Phase 101 will be filed and the 8.6 acre tract 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 land.</p>
Staff Analysis & Recommendation *	<p>Staff recommends approval to authorize conveyance of the additional tracts to the Bryan/Traditions Partnership, in accordance with the binding Amended and Restated Agreement of Limited Partnership of Bryan/Traditions, L.P. between the City of Bryan, BCD, and TAP. The conveyance of these tracts allows for the developer to build infrastructure required to file a final plat and sell the 8.6 acre tract for development of an office complex for a local company to expand operations within the community.</p> <p>Further private development within Atlas continues to open new opportunities for mixed use development with significant short- and long-term economic impacts to the City of Bryan. BCD will receive proceeds from the sale of the 8.6-acre tract, and the City of Bryan will realize additional revenue from shared ad valorem taxes in accordance with the BioCorridor Interlocal Agreement between the cities of Bryan and College Station.</p>
Options *	(In Suggested Order of Staff Preference) <ol style="list-style-type: none">1. Authorize conveyance of the tracts in accordance with the Amended and Restated Agreement of Limited Partnership of Bryan/Traditions, L.P. between BCD, TAP, and the City of Bryan, approved on October 13, 20092. Modify terms of authorization, which may require consideration at a future BCD meeting and additional discussion/review3. Postpone authorization and provide direction to staff

Funding Source*

Funding is not necessary to approve conveyance of property to the Bryan/Traditions Partnership.

Attachments

Traditions land conveyances for ViaSat_Plat_Map.pdf	929.15KB
Traditions land conveyances for ViaSat_Letters.pdf	302.5KB

Please detail attachments and note attachments available for viewing in City Secretary's Office:
Attachments 1 and 2 are in one PDF file, Attachments 3-5 are in one PDF file.

1. Draft final plat of Traditions Phase 101
2. Map of tracts requested for conveyance
3. Conveyance request letter for 5.191 acre tract
4. Conveyance request letter for 1.42 acre tract
5. Conveyance request letter for 0.052 acre tract

Dept. Head Signature



**Deputy City Manager
Signature**

Hugh R. Walker

City Manager Signature



City Attorney Signature

Janis K. Hampton