

ACTION FORM BRYAN CITY COUNCIL

DATE OF COUNCIL MEETING: November 18, 2014		DATE SUBMITTED: November 3, 2014	
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 type="checkbox"/> STATUTORY		<input checked="" type="checkbox"/> ECONOMIC DEVELOP.
<input type="checkbox"/> WORKSHOP	<input checked="" type="checkbox"/> REGULAR		<input type="checkbox"/> INFRASTRUCTURE
			<input checked="" type="checkbox"/> QUALITY OF LIFE
AGENDA ITEM DESCRIPTION: Approve the modification of a previously approved conveyance of a tract of land from Bryan Commerce & Development (BCD) to Bryan/Traditions, L.P., changing the acreage from 13.75 acres to 13.837 acres, situated in the J.H. Jones Survey A-26, in Bryan, Brazos County, Texas.			
SUMMARY STATEMENT: (Companion item is also on BCD agenda) On September 9, 2014, BCD and City Council approved the conveyance of two tracts, 13.75 acres and 1.89 acres, (totaling 15.64 acres) 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. On September 16, 2014, BCD and City Council approved a correction to authorize execution of a General Warranty Deed, instead of a Special Warranty Deed. TAP has since refined their original land plan and determined that the area of one of the two tracts needs to be slightly larger, 13.837 acres, to accommodate construction of the first phase development of the Atlas Town Center. Following conveyance from BCD to Bryan/Traditions L.P., a portion of the 13.837 acre tract will be sold from Bryan/Traditions, L.P. to Atlas Hotel, L.P. The hotel site will be sold as a "Lot" under the Limited Partnership Agreement, and BCD will receive proceeds from the sale of land.			
STAFF ANALYSIS AND RECOMMENDATION: Staff recommends approval to modify the acreage of one of the two tracts, from 13.75 acres to 13.837 acres, as requested. The conveyance of this tract allows for development of the first phase of ATLAS, a 200-acre master planned mixed use community that has been identified as the "epicenter" of the emerging One Health Plus Biocorridor. A portion of the tract will be sold for development of the Atlas Hotel and Conference Center, and BCD will receive proceeds from the sale of land.			
OPTIONS (In Suggested Order of Staff Preference): 1. Authorize modification in acreage from 13.75 acres to 13.837 acres 2. Do not approve modification in acreage			
ATTACHMENTS: 1. Request letter and boundary exhibit of 13.837 acre tract from David Segers dated October 29, 2014 (separate pdf file) 2. General Warranty Deed for 13.837 acre tract (separate pdf file)			
FUNDING SOURCE: Funding not necessary for conveyance of the property. BCD will receive proceeds from the sale of a portion of this property for the Atlas Hotel and Conference Center.			

APPROVALS:
APPROVED FOR SUBMITTAL: CITY MANAGER Kean Register, 11-04-2014
APPROVED FOR SUBMITTAL: CITY ATTORNEY Janis K. Hampton, 11-12-2014

Revised 05/2013