

Meeting Date (?)	11/10/2015
Subject Matter * (?)	Chapter 380 Agreement for the Oakmont Subdivision This must match rolling agenda entry
Department of Origin *	ECONOMIC DEVELOPMENT
Submitted By *	Lindsey Guindi
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 checked="" type="checkbox"/> Quality of Life
Agenda Item Description *	Consider approving an Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code, with Adam Development Properties L.P. and authorizing the Mayor to execute the Agreement providing a Chapter 380 rebate of a portion of the ad valorem taxes for a period of twelve (12) years to pay for infrastructure improvements. The agreement also allows for a reimbursement of actual costs associated with the design of an extension of University Drive from the terminus at the intersection of University Drive and FM 158 to Canterbury Drive, as well as the construction of a portion of the extension. The agreement is associated with the development of approximately 408 acres located north of FM158 approximately 700 feet east of Copperfield Drive and approximately 1,100 feet west of Dansby Lane, situated within the J.W. Scott League, Bryan, Brazos County, Texas

Summary Statement *

Adam Development Properties L.P. is proposing to develop a master planned, predominantly residential community referred to as Oakmont. Oakmont will be a 400 acre master planned community being thoughtfully designed to provide for a mix of residential, recreational, and commercial uses. The overall plans for the community anticipate approximately 800 single-family homes on lot sizes ranging from 5,000 to 12,000 square feet. Patio homes, townhomes, multi-family homes and other specialty residential products may be added as the community matures. Approximately 150 acres of open space will be incorporated into the master plan to provide for trails, parks, greenways, detention, and an amenity center. Land also will be set aside for commercial and retail uses.

The Chapter 380 payment period will begin after the development has produced an increase in property values within the development of at least \$5,000,000. The developer will receive annual rebates of 100% of the ad valorem taxes paid on the increased of the baseline value of the property, until the developer has been reimbursed \$10,000,000 or until twelve (12) years has passed since the first cash incentive was disbursed, whichever occurs first. The developer will not receive rebates for any taxes other than those paid for by the improvement of the property within this development.

The Chapter 380 payments are being utilized to reimburse the developer for the high cost of on-site infrastructure and assist with the amenities that will make this a unique subdivision. The developer estimates the City of Bryan alone will receive nearly \$2,000,000 annually in property tax revenue from this development at full build-out. The City will benefit from the development of this community in terms of property tax revenues and sales tax revenue. In addition, the infrastructure needed for this community will serve to encourage additional developments adjacent to and near this new master planned development.

Separate and apart from the Chapter 380 payments for ad valorem tax rebates, the City agrees to reimburse the Developer for the actual costs incurred by the Developer for the design of the University Drive Expansion Project, and the construction of the Phase 1 of the University Drive Public Improvements for a total not-to-exceed amount of \$2,600,000.00. The expansion is defined as the proposed 2018 City of Bryan capital improvement project to extend University Drive, as a major arterial thoroughfare, from its existing terminus at the intersection of University Drive and FM 158 and extending to connect to Canterbury Drive. Phase 1 is defined as the construction of that portion of the roadway extension of University Drive, as a major arterial thoroughfare, from its existing terminus at the intersection of University Drive and FM 158 and extending to the entrance of the Oakmont Development.

Staff Analysis & Recommendation *

Staff recommends approval of the Oakmont Economic Development Program pursuant to Chapter 380 of the Texas Local Government Code allowing for the tax rebate. This proposed agreement meets numerous strategic initiatives by creating additional opportunities for target residential housing, providing necessary infrastructure to serve not only this development but other residential developments in the area, and providing the city, county and school district with a master planned community that puts the quality of life of their residents as a top priority and will attract new development to the City of Bryan.

Options *

(In Suggested Order of Staff Preference)

1. Approve the Resolution and Chapter 380 Agreement
2. Modify Chapter 380 Agreement, which may require consideration at a future City Council meeting along with additional review by the Adam Development Properties L.P.
3. Deny the Resolution and Chapter 380 Agreement and provide direction to City staff

Funding Source *

General fund will be utilized to make Chapter 380 payments. The cost of the University Drive extension design and construction will be incurred by the City of Bryan, as envisioned in the Capital Improvement Plan.

Attachments

Oakmont Development Resolution..docx

16.38KB

Please detail attachments and note attachments available for viewing in City Secretary's Office:

Resolution (attached)

Agreement available for viewing in the City Secretary's Office

Dept. Head Signature

LINDSEY GUINDI

Deputy City Manager
Signature

A handwritten signature in black ink on a light gray rectangular background. The signature is cursive and appears to be "Guy D".

City Manager Signature

A handwritten signature in black ink on a light gray rectangular background. The signature is cursive and appears to be "K. D.". The letters are stylized and somewhat overlapping.

City Attorney Signature

A handwritten signature in black ink on a light gray rectangular background. The signature is written in a clear, cursive script and reads "Janis K. Hampton".