

A large, light-colored watermark logo is centered in the background. It consists of the letters 'H', 'C', and 'B' in a stylized, rounded font. A white five-pointed star is positioned between the 'C' and 'B'.

HOPE CROSSING

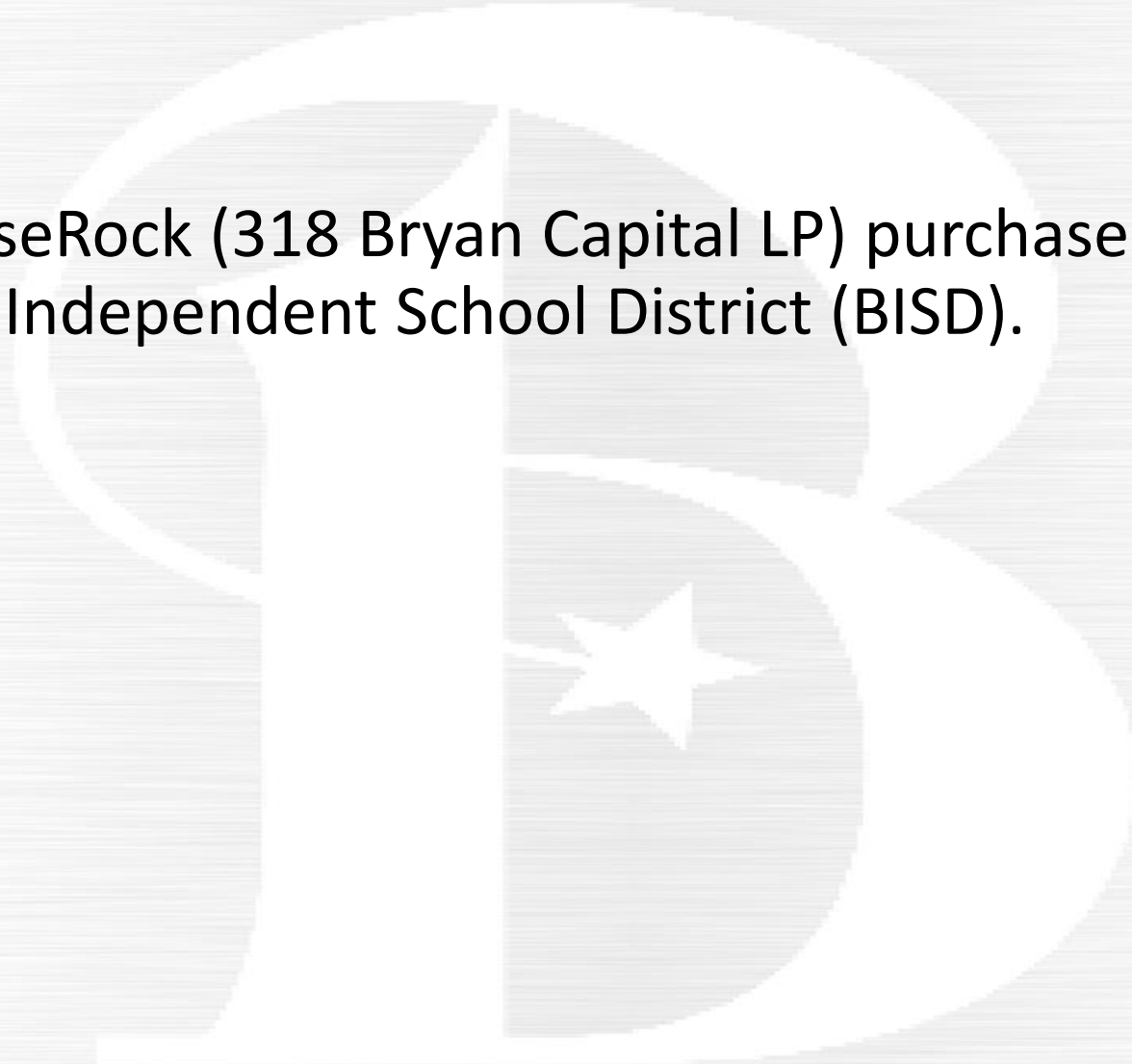
Second Regular Meeting - Regular Agenda Item 6 (b)

Frank Clark
October 9, 2018

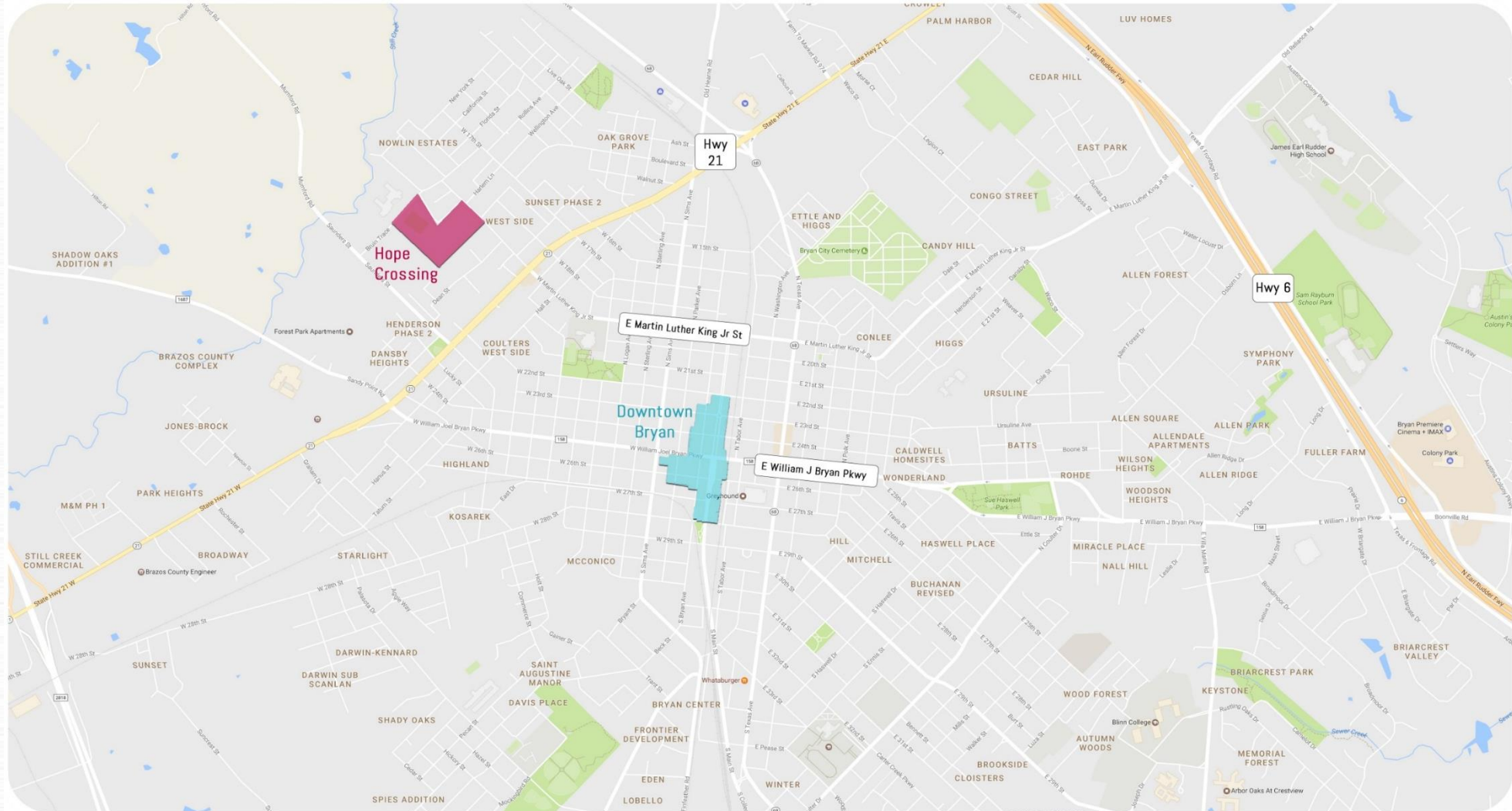
HOPE CROSSING

History

- In 2014, RoseRock (318 Bryan Capital LP) purchased 15.353 acres from Bryan Independent School District (BISD).



HOPE CROSSING



HOPE CROSSING

History

- In 2014, RoseRock (318 Bryan Capital LP) purchased 15.353 acres from BISD.
- Ronnie Jackson Memorial Trail partially constructed by City crews.

HOPE CROSSING

History

- In 2014, RoseRock (318 Bryan Capital LP) purchased 15.353 acres from BISD.
- Ronnie Jackson Memorial Trail partially constructed by City crews.
- In 2017, Roserock gifted 8.853 acres of vacant land to the City of Bryan for development into single-family detached owner occupied housing and retained ownership of old Carver School Buildings and 5.5 acres.

HOPE CROSSING



HOPE CROSSING

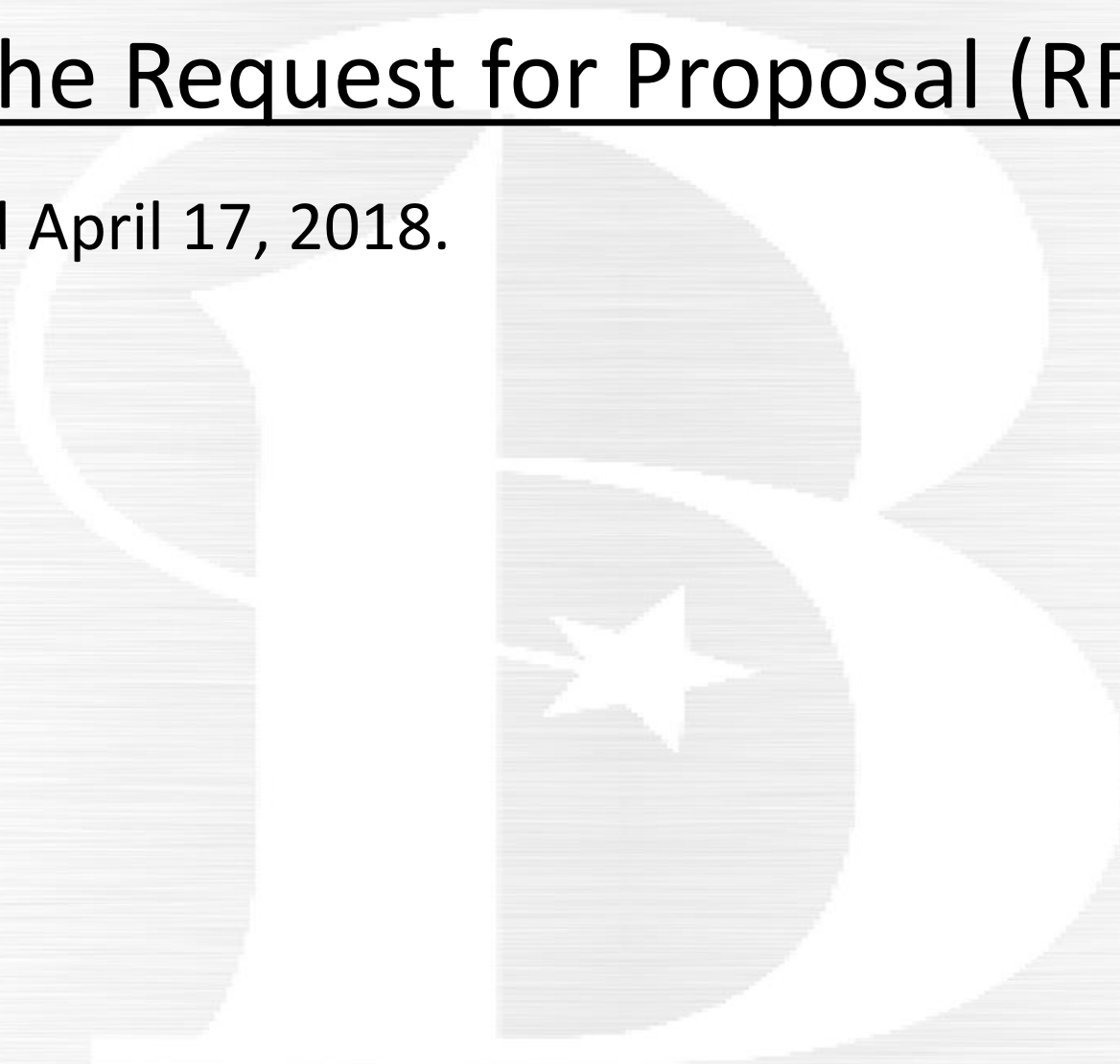
History

- In 2014, RoseRock (318 Bryan Capital LP) purchased 15.353 acres from BISD.
- Ronnie Jackson Memorial Trail partially constructed by City crews.
- In 2017, Roserock gifted 8.853 acres of vacant land to the City of Bryan for development into single-family detached owner occupied housing and retained ownership of old Carver School Buildings and 5.5 acres.
- On March 27, 2018, City Council directed staff to issue RFP for developers to build a new single family home subdivision.

HOPE CROSSING RFP

History of the Request for Proposal (RFP)

- RFP Issued April 17, 2018.



HOPE CROSSING RFP

History of the Request for Proposal (RFP)

- RFP Issued April 17, 2018.
- Deadline May 29, 2018 (6 weeks).

HOPE CROSSING RFP

History of the Request for Proposal (RFP)

- RFP Issued April 17, 2018.
- Deadline May 29, 2018 (6 weeks).
- Advertised on brazosbid.cstx.gov, which includes over 1,400 builders, developers and construction companies.

HOPE CROSSING RFP

History of the Request for Proposal (RFP)

- RFP Issued April 17, 2018.
- Deadline May 29, 2018 (6 weeks).
- Advertised on brazosbid.cstx.gov, which includes over 1,400 builders, developers and construction companies.
- Over 40 downloads of the RFP.

HOPE CROSSING RFP

History of the Request for Proposal (RFP)

- RFP Issued April 17, 2018.
- Deadline May 29, 2018 (6 weeks).
- Advertised on brazosbid.cstx.gov, which includes over 1,400 builders, developers and construction companies.
- Over 40 downloads of the RFP.
- RFP shared with the Brazos Valley Builders Association, personal phone calls made and meetings with local developers.

HOPE CROSSING RFP

History of the Request for Proposal (RFP)

- RFP Issued April 17, 2018.
- Deadline May 29, 2018 (6 weeks).
- Advertised on brazosbid.cstx.gov, which includes over 1,400 builders, developers and construction companies.
- Over 40 downloads of the RFP.
- RFP shared with the Brazos Valley Builders Association, personal phone calls made and meetings with local developers.
- Received one proposal on May 29, 2018 from Greens Prairie Investors, LTD.

GREENS PRAIRIE 'S PROPOSAL

Greens Prairie's Team Members:

- Wallace Phillips, Manager/ President of Greens Prairie Investors, LTD
- J.R. Torres, President of New Vision Custom Homes
- Fred Burris, President of Kaleo Homes
- Joe Schultz, Schultz Engineering, LLC
- Brad Kerr, Kerr Surveying, LLC

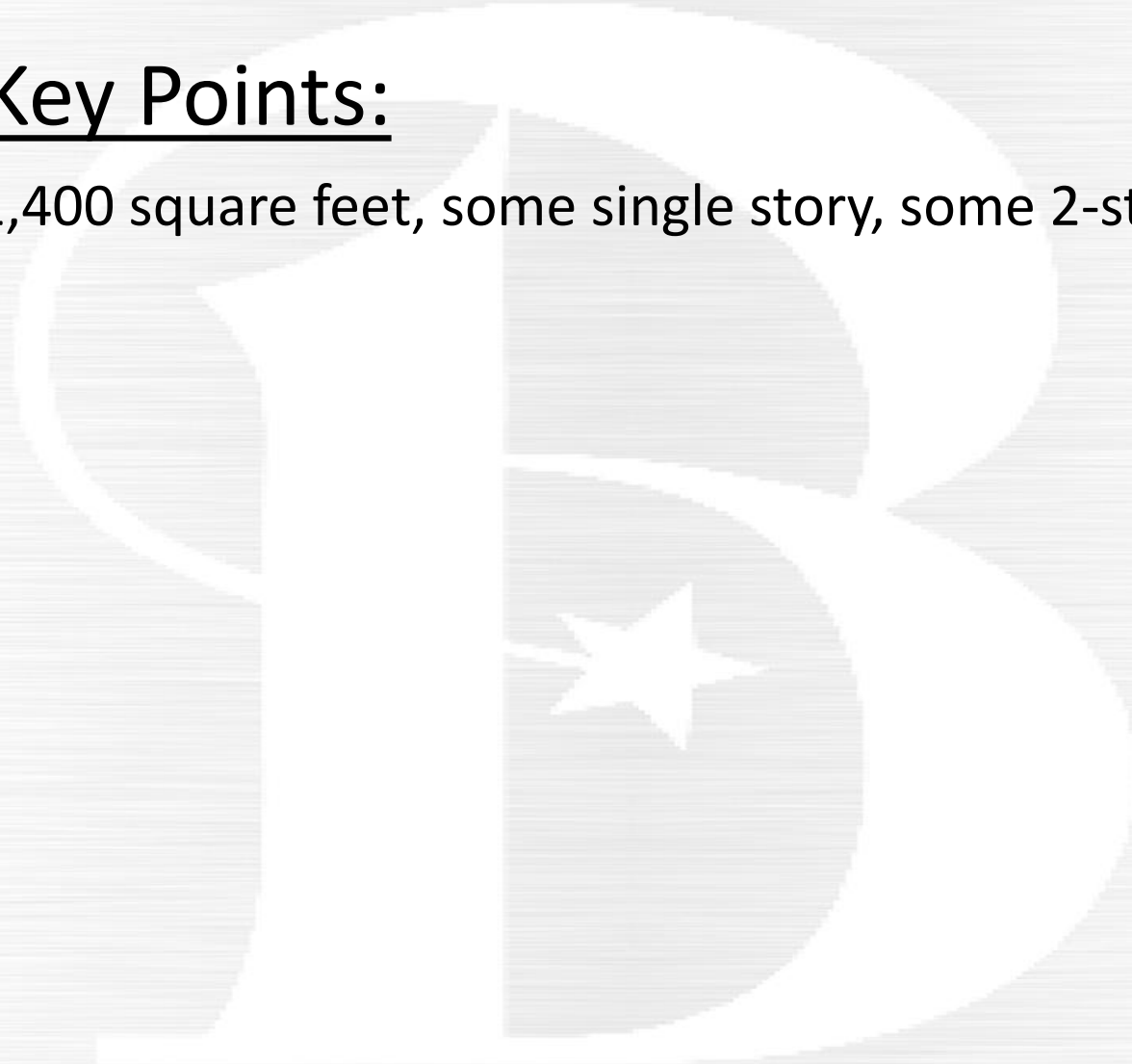
HOPE CROSSING PROPOSAL



GREENS PRAIRIE 'S PROPOSAL

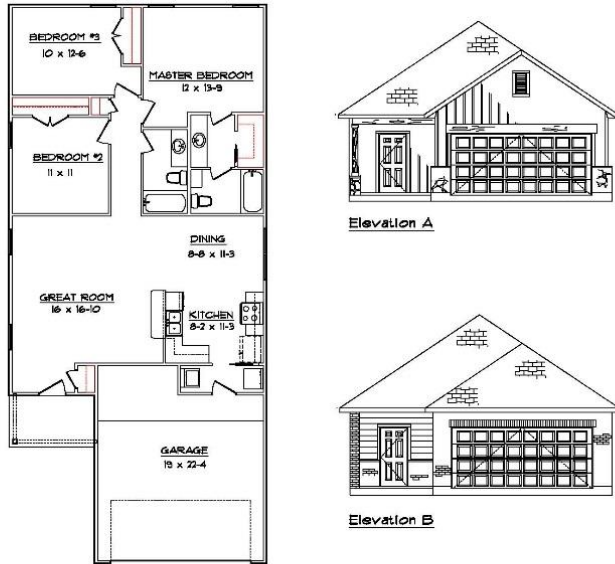
Proposal's Key Points:

- Homes 1,000-1,400 square feet, some single story, some 2-story, some with garages.



HOPE CROSSING PROPOSAL

New Vision Custom Homes



Floor Plan

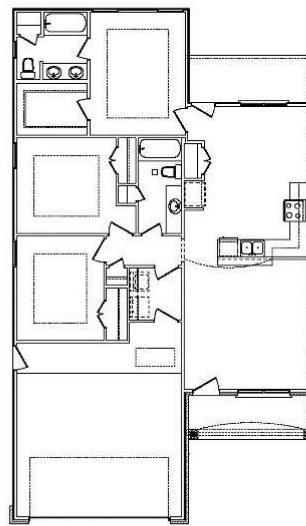
1284 of Heated
409 of Garage
59 of Front Porch
(SF will vary w/masonry)

Illustrative purposes only. Areas, features and specifications subject to change. Design remains the property of Designer. BOB Design The Firm, LLC, Design, TX. Non-exclusive right granted to Builder to display and use this design for marketing purposes only.



September 2018

New Vision Homes Plan 1230



Floor Plan



Front Elevation A



Front Elevation B

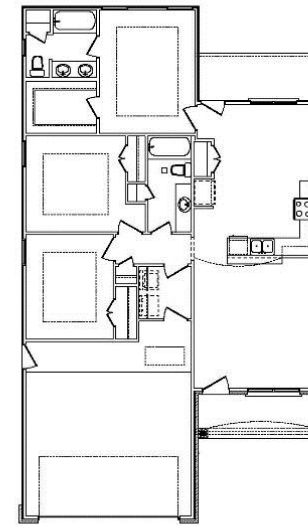


Front Elevation C

Illustrative purposes only. Areas, features and specifications subject to change. Design remains the property of Designer. Non-exclusive right granted to Builder to display and use this design for marketing purposes.

September 2018

New Vision Homes Plan 1230



Floor Plan



Front Elevation A



Front Elevation B



Front Elevation C

Illustrative purposes only. Areas, features and specifications subject to change. Design remains the property of Designer. Non-exclusive right granted to Builder to display and use this design for marketing purposes.

September 2018

GREENS PRAIRIE 'S PROPOSAL

Proposal's Key Points:

- Homes 1,000-1,400 square feet, some single story, some 2-story, some with garages.
- Sales prices range \$126K to \$190K, at current market values.

GREENS PRAIRIE 'S PROPOSAL

Proposal's Key Points:

- Homes 1,000-1,400 square feet, some single story, some 2-story and some with garages.
- Sales prices range \$126K to \$190K, at current market values.
- \$8-\$10M total valuation at build out.

GREENS PRAIRIE 'S PROPOSAL

Proposal's Key Points:

- Homes 1,000-1,400 square feet, some single story, some 2-story and some with garages.
- Sales prices range \$126K to \$190K, at current market values.
- \$8-\$10M total valuation at build out.
- Dedication of approx. 2.8 acres for parkland & half-mile Ronnie Jackson Trail loop.

GREENS PRAIRIE 'S PROPOSAL

Proposal's Key Points:

- Homes 1,000-1,400 square feet, some single story, some 2-story and some with garages.
- Sales prices range \$126K to \$190K, at current market values.
- \$8-\$10M total valuation at build out.
- Dedication of approx. 2.8 acres for parkland & half-mile Ronnie Jackson Trail loop.
- Per the RFP, the 8.853 acres would be conveyed to winning proposal. Once conveyed, Greens Prairie will start the engineering for site review, P&Z and Parks for a PD (zoning).

HOPE CROSSING PROPOSAL

The agreement with Greens Prairie Investors:

- Deed conveys the 8.853 acres at no cost to Developer:



HOPE CROSSING PROPOSAL

The agreement with Greens Prairie Investors:

- Deed conveys the 8.853 acres at no cost to Developer:
 - Per the Local Government Code 272.001 (g), the Developer can receive real property for the development of low-income or moderate-income housing,

HOPE CROSSING PROPOSAL

The agreement with Greens Prairie Investors:

- Deed conveys the 8.853 acres at no cost to Developer:
 - Per the Local Government Code 272.001 (g), the Developer can receive real property for the development of low-income or moderate-income housing,
 - Current median sales price in BCS MSA is \$228,000.
 - Per the Gov. Code, the max. sales price of homes cannot exceed 95% of the median sales price = \$216,000.

HOPE CROSSING PROPOSAL

The agreement with Greens Prairie Investors:

- Deed conveys the 8.853 acres at no cost to Developer:
 - Per the Local Government Code 272.001 (g), the Developer can receive real property for the development of low-income or moderate-income housing,
 - Current median sales price in BCS MSA is \$228,000.
 - Per the Gov. Code, the max. sales price of homes cannot exceed 95% of the median sales price = \$216,000.
 - BCAD Land Value = \$53,990

HOPE CROSSING PROPOSAL

The agreement with Greens Prairie Investors:

- Deed conveys the 8.853 acres at no cost to Developer:
 - Per the Local Government Code 272.001 (g), the Developer can receive real property for the development of low-income or moderate-income housing,
 - Current median sales price in BCS MSA is \$228,000.
 - Per the Gov. Code, the max. sales price of homes cannot exceed 95% of the median sales price = \$216,000.
 - BCAD Land Value = \$53,990
- Construction of infrastructure to start no later than eight (8) months after zoning approval.

HOPE CROSSING PROPOSAL

The agreement with Greens Prairie Investors:

- Deed conveys the 8.853 acres at no cost to Developer:
 - Per the Local Government Code 272.001 (g), the Developer can receive real property for the development of low-income or moderate-income housing,
 - Current median sales price in BCS MSA is \$228,000.
 - Per the Gov. Code, the max. sales price of homes cannot exceed 95% of the median sales price = \$216,000.
 - BCAD Land Value = \$53,990
- Construction of infrastructure to start no later than eight (8) months after zoning approval.
- Construction of homes to start no later than 18 months after zoning approval.

HOPE CROSSING PROPOSAL

The agreement with Greens Prairie Investors:

- Deed conveys the 8.853 acres at no cost to Developer:
 - Per the Local Government Code 272.001 (g), the Developer can receive real property for the development of low-income or moderate-income housing,
 - Current median sales price in BCS MSA is \$228,000.
 - Per the Gov. Code, the max. sales price of homes cannot exceed 95% of the median sales price = \$216,000.
 - BCAD Land Value = \$53,990
- Construction of infrastructure to start no later than eight (8) months after zoning approval.
- Construction of homes to start no later than 18 months after zoning approval.
- After 48 months, at least 50% of the C.O.'s must be issued.

HOPE CROSSING PROPOSAL

The agreement with Greens Prairie Investors:

- Deed conveys the 8.853 acres at no cost to Developer:
 - Per the Local Government Code 272.001 (g), the Developer can receive real property for the development of low-income or moderate-income housing,
 - Current median sales price in BCS MSA is \$228,000.
 - Per the Gov. Code, the max. sales price of homes cannot exceed 95% of the median sales price = \$216,000.
 - BCAD Land Value = \$53,990
- Construction of infrastructure to start no later than eight (8) months after zoning approval.
- Construction of homes to start no later than 18 months after zoning approval.
- After 48 months, at least 50% of the C.O.'s must be issued.
- Greens Prairie must maintain a certificate of deposit for \$53,990 to be used in the event of default.

HOPE CROSSING PROPOSAL

Agreement with Greens Prairie Investors:

- The City will waive the development fees (excluding parkland and building permit) which should be less than \$6,000.

HOPE CROSSING PROPOSAL

Agreement with Greens Prairie Investors:

- The City will waive the development fees (excluding parkland and building permit) which should be less than \$6,000.
- Greens Prairie must take the development through site review, Planning and Zoning (P&Z) and the Parks Board with Council having the final approval.

HOPE CROSSING PROPOSAL

Agreement with Greens Prairie Investors:

- The City will waive the development fees (excluding parkland and building permit) which should be less than \$6,000.
- Greens Prairie must take the development through site review, Planning and Zoning (P&Z) and the Parks Board with Council having the final approval.
- If for some reason, the PD zoning cannot be agreed upon (number of lots, parkland, etc.), Greens Prairie will re-convey the property back to the City.

HOPE CROSSING PROPOSAL



Questions?