

Agenda Item Details

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| Meeting | Sep 24, 2019 - Bryan City Council Special Meeting |
| Category | 7. Statutory (Automatic Approval) Agenda - This agenda consists of items previously approved by Council action such as adoption of items that are part of an approved budget or capital improvement projects, first and only readings of ordinances, interlocal agreements, or action that is required by law or delegated to the City Manager. Items may be removed from the statutory agenda for separate consideration at the request of two Councilmembers. |
| Subject | D. Consent to allow the transfer of interest of Traditions Acquisition Partnership, L.P. in the Amended and Restated Master Economic Development Agreement, and authorizing the execution of all documents related to such approval on forms approved by the City Attorney |
| Type | Action |
| Preferred Date | Sep 24, 2019 |
| Absolute Date | Sep 24, 2019 |
| Fiscal Impact | No |
| Goals | Economic Development |

Summary:

Just over ten years ago, Traditions Acquisition Partnership (TAP) acquired Traditions Club and became Bryan Commerce and Development's partner in Bryan/Traditions, LP. Over the years, TAP has accomplished many things, including the development of the Traditions Club clubhouse, a diversification of the residential product offerings in Traditions, and the creation of a new commercial center. Entering into the partnership, no one could have anticipated the community that exists in Traditions today, including amenities such as Parc at Traditions, The Stella, Mature Well, Lake Walk, and the various companies that call the corporate campus home.

In 2009, TAP anticipated they would develop out the balance of a residential community and golf club. TAP was set up for that purpose but the area has now transitioned into both a thriving residential and commercial master planned community. Per TAP, in order for it to continue to grow, it needs institutional level investment for which the TAP partnership is not designed. They have indicated that to really see the potential of Lake Walk take hold, new capital is required.

TAP is comprised of three general partners: Peter Currie represents his family's interest, Mike Rupe represents his family's interest, and Spencer Clements and David Segers represent the interest owned by William Cole Companies, a firm started by Clements in 1996. Together, the four have managed the affairs of Traditions for over ten years. They have reached an agreement whereby William Cole Companies will acquire TAP's interests in Bryan/Traditions, LP and all of TAP's remaining real estate surrounding Traditions Club. TAP will continue to own and operate Traditions Club, will remain as part of the General Partner of The Stella and Parc at Traditions, and also will be a passive investor in William Cole's new entity that will be acquiring the opportunity.

William Cole will be the controlling partner in a new entity with funding provided in part by a Texas based investment group that will be investing not only for the existing land development opportunity, but also to provide significant funding to enable William Cole to complete the development of Lake Walk, ATLAS, and Traditions in a manner necessitated by today's market. In particular, the build-out of Lake Walk Town Center will be a benefit to the entire Traditions community and help to create employment, retail sales tax, and increased hotel occupancy taxes.

Staff Analysis and Recommendation:

To facilitate the most efficient build-out of the Lake Walk Town Center and to allow the partnership to evolve in such a way that is beneficial to all parties involved, staff recommends approval of the consent.

Options:

1. approve the consent
2. deny the consent and provide direction to staff

Attachments:

All documents will be available for viewing in the City Secretary's Office.