

## Agenda Item Details

Meeting	May 11, 2021 - Bryan City Council Second Regular Meeting
Category	6. 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	B. Approval of a Chapter 380 Economic Development Agreement between the City of Bryan and 5J Land and Development, L.L.C., to reimburse the developer for an amount not to exceed \$100,000 for the construction of a sanitary sewer line and acquisition costs for the necessary easements
Type	Action (Statutory)
Preferred Date	May 11, 2021
Absolute Date	May 11, 2021
Fiscal Impact	Yes
Dollar Amount	100,000.00
Budgeted	No
Budget Source	This expenditure is proposed to be in the FY2022 General Fund budget.
Goals	Infrastructure Economic Development

### Summary:

The Developer, Dr. James Baggs doing business as 5J Land and Development LLC, is currently under contract to acquire approximately 9.15 acres of property located along FM 2818/Harvey Mitchell Parkway. The Developer is planning to develop the Property by subdividing the tract to allow the construction of a veterinary clinic plus additional commercial, office, or professional structures. The development of this tract requires certain infrastructure, including the construction of an 8-inch sanitary sewer line across topographically challenging terrain.

To facilitate development on this tract, the City has agreed to reimburse the Developer for an amount not to exceed \$100,000 for the construction of a sanitary sewer line and acquisition costs for the necessary easements. The Developer will be required to acquire the easements and build the sanitary sewer line.

The Developer must construct a veterinary clinic of at least 10,000 sq. ft. on a portion of the property. He must obtain a building permit for the Clinic no later than 180 days after the effective date of this Agreement. Finally, the Developer must complete construction and obtain a certificate of occupancy for the fully built-out Clinic no later than September 30, 2022.

**Staff Analysis and Recommendation:**

Staff has determined that development of the property and adjacent land is beneficial to the City by allowing the productive use of vacant land, meeting development needs of the City, facilitating the creation of jobs, and increasing economic activity and the City's tax base. Staff recommends approval.

**Options:**

1. Approve the Agreement
2. Modify the Agreement and confer with the Developer, which may require consideration at a future City Council meeting
3. Deny the Agreement and provide direction to staff

**Attachments:**

1. Chapter 380 Economic Development Agreement
2. Exhibit A of the Chapter 380 Economic Development Agreement

[Baggs Veterinary Clinic Chapter 380 Agreement v2 \(1\).pdf \(157 KB\)](#)

[Exhibit A.pdf \(1,058 KB\)](#)