

Agenda Item Details

Meeting	Jun 08, 2021 - Bryan City Council Second Regular 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	A. Approval of a ground lease between the City of Bryan and the Bryan Business Council, Inc., (BBC) for approximately one acre of city-owned land located adjacent to Travis Field at Travis Bryan Midtown Park, for development of a D-BAT Aggieland facility and to authorize execution of necessary documents in a form to be approved by the City Attorney to facilitate BBC's anticipated sub-lease to GRBD TX L.L.C., DBA D-BAT Aggieland
Type	Action (Statutory)
Preferred Date	Jun 08, 2021
Absolute Date	Jun 08, 2021
Fiscal Impact	No
Dollar Amount	1.00
Budgeted	No
Budget Source	BBC Funds
Goals	Quality of Life Economic Development

Summary:

The Bryan Business Council, Inc. (BBC), in support of the City of Bryan's economic development mission, is working with D-BAT Aggieland on the development and operation of a D-BAT baseball and softball academy facility located at Travis Park Fields @ Midtown Park. As background, the City of Bryan issued a Request for Proposals (RFP) for the management and operations of Travis Fields to include said facility. Rally Cap Investments, LLC dba D-BAT Aggieland, was selected and notified of the City of Bryan's interest in finalizing a public-private partnership with them and the BBC. This public-private partnership includes the following:

- a Ground Lease from the City of Bryan to the BBC of approximately 1 acre located at Travis Fields (see Site Plan);
- a BBC build-to-suit 13,128 square foot D-BAT Aggieland facility to include long term financing;
- a BBC lease of facility to D-BAT Aggieland; and
- a City of Bryan Management Agreement with D-BAT Aggieland for the Travis Fields Complex and to include D-BAT Aggieland commitment to design and construct two (2) additional ball fields adjacent to the D-BAT Aggieland facility.

At this time, the BBC has finalized a 20-year lease of the facility with D-BAT Aggieland, as well as the necessary financing subject to City Council approval of the ground lease. The BBC has submitted all construction plans on the property for City of Bryan development review and approval. Furthermore, the BBC is finalizing a construction contract with a "start of construction" target date of mid-June 2021.

The ground lease for City Council consideration and possible approval provides for the following:

- a 25-year Term;
- Lessee pays Lessor \$1.00 per year during the Term;
- Buildings, improvement and fixtures (except furniture and trade fixtures) become Lessor's property when Lease terminates;
- Lessee is required to maintain the property in a good state of appearance and repair at Lessee's own expense; and
- Assignment of the Lease requires the prior, written consent of the other Party and such consent shall not unreasonably be withheld or delayed.

Finally, City staff estimates the project to generate approximately \$25,000 per year in direct, combined (property and sales) tax revenue to the City. City staff also believes this public-private partnership will generate increased brand recognition and exposure for Travis Park Fields @ Midtown Park as a world-class sports destination venue to include bringing in ball players from all over the world to showcase their skills.

Staff Analysis and Recommendation:

Staff recommends approval of the Ground Lease between the City of Bryan and the Bryan Business Council, Inc.

Options:

1. Approve the Ground Lease
2. Do not Approve the Ground Lease
3. Amend and approve the Ground Lease

Attachments:

1. D-Bat Aggieland-Site Plan
2. Bryan and BBC land lease

[D-Bat Aggieland-Site Plan2-C3 Site Plan.pdf \(817 KB\)](#)

[Bryan and BBC Lease of Bomber Drive Property FINAL 6.03.21.pdf \(164 KB\)](#)