

Agenda Item Details

Meeting	Nov 12, 2024 - Bryan City Council Second Regular Meeting
Category	5. Consent (Automatic Approval) Agenda - This agenda consists of ministerial or "housekeeping" items required by law such as routine bids, contracts, purchases, and resolutions. Items may be removed from the consent agenda for separate consideration at the request of two Councilmembers.
Subject	F. Authorize the Mayor to execute a Third Amendment to a Pre-Development Consultant and Master Development Agreement with Lero and Associates, Inc., to promote and encourage high density redevelopment of BCD-owned properties adjacent to Northgate and the flagship campus of Texas A&M University, located in Bryan's Midtown Area at the northwest corner of South College Avenue and the city limits
Type	Action (Consent)
Preferred Date	Nov 12, 2024
Absolute Date	Nov 12, 2024
Fiscal Impact	Yes
Dollar Amount	60,000.00
Budgeted	No
Budget Source	Bryan Commerce and Development Funds from Fiscal Years 2025 and 2026
Goals	Economic Development

Summary:

On November 9, 2021, City Council and Bryan Commerce and Development (BCD) approved a Consultant and Master Development Agreement with Lero & Associates, Inc. to promote and encourage high density redevelopment of BCD-owned properties adjacent to Northgate and the flagship campus of Texas A&M University, located in Bryan's Midtown Area at the northwest corner of South College Avenue and the city limits. In 2022 and 2023, the City Council and BCD approved two amendments to the original Agreement, extending the term to 48 months, and Lero's period of compensation from 36 months, including an additional \$50,000 for the additional year of consulting services.

Lero has worked over the past three years to market the Redevelopment Area in a way that results in the consideration of a final development agreement with one or more third-party developers to execute a shared vision for this area, as identified in the Midtown Plan and allowed through the adoption of Midtown High Density (MT-HD) zoning for this area, and as depicted in project renderings presented last year.

This Third Amendment extends the term of the original agreement from 48 months to 60 months, and an additional sum of \$60,000 plus reimbursables for the additional year of consulting services.

Staff Analysis and Recommendation:

Staff recommends approval of this Third Amendment, which extends Lero's consulting services and provides for the continued master planning and promotion of BCD-owned properties for potential high-density redevelopment.

Options:

1. Approve the Third Amendment
2. Modify the Third Amendment, which may require consideration at a future City Council meeting
3. Do not approve the Third Amendment and provide direction to staff

Attachments:

1. Proposed Third Amendment to Pre-Development Consultant and Master Development Agreement
2. Second Amendment to Pre-Development Consultant and Master Development Agreement
3. First Amendment to Pre-Development Consultant and Master Development Agreement
4. Original Pre-Development Consultant and Master Development Agreement

[Third Amendment Predev Cnslt Mstr Dev Tri Pty Lero 2024.pdf \(74 KB\)](#)

[FINAL EXECUTED Second Amendment to Master Development Tri-Party Agreement.pdf \(12,990 KB\)](#)

[FIRST AMENDMENT LERO & ASSOCIATES_PRE-DEVELOPMENT CONSULTANT AND MASTER DEVELOPMENT TRI-PARTY AGMT.pdf \(16,285 KB\)](#)

[EXECUTED PRE DEVELOPMENT CONSULTANT AND MASTER DEVELOPMENT TRI-PARTY AGMT.pdf \(4,277 KB\)](#)