



# Objectives of the Presentation

- Review the Medical District Opportunities and Purpose
- Review the Implementation Steps Related to the Medical District
- Review the Tools Proposed for the Implementation
- Provide Specifics/Discuss the Proposed Medical District TIRZ
- Provide Specifics/Discuss the Proposed Medical District Management District
- Discuss Next Steps

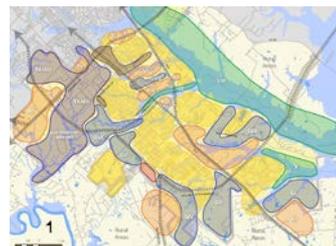
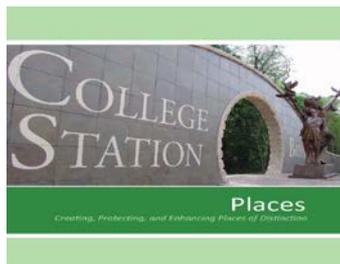
# The Opportunities

## Vision Statement

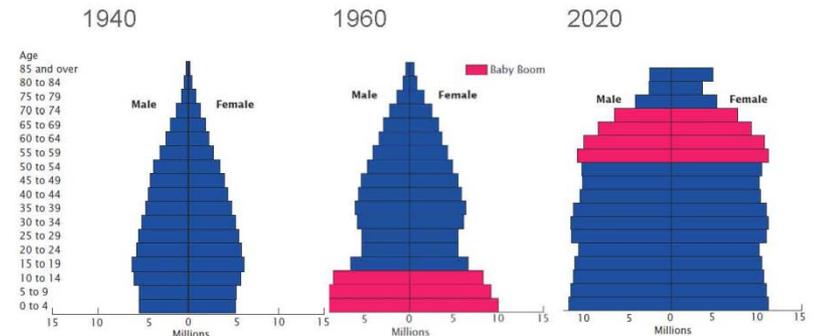
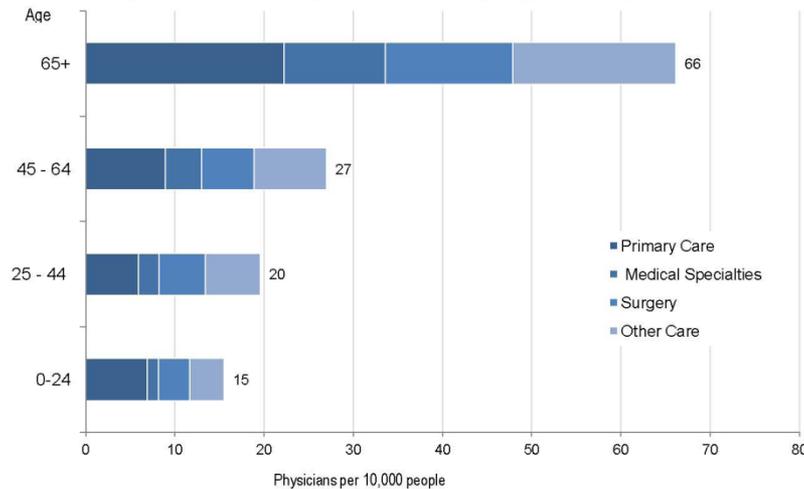
College Station, the proud home of Texas A&M University and the heart of the Research Valley, will remain a vibrant, forward-thinking, knowledge-based community which promotes the highest quality of life for its citizens by ...

- Ensuring safe, tranquil, clean, and healthy neighborhoods with enduring character;
- Increasing and maintaining the mobility of College Station citizens through a well planned and constructed inter-modal transportation system;
- Expecting sensitive development and management of the built and natural environment;
- Supporting well planned, quality and sustainable growth;
- Valuing and protecting our cultural and historical community resources;
- Developing and maintaining quality cost-effective community facilities, infrastructure and services which ensure our City is cohesive and well connected; and,
- Pro-actively creating and maintaining economic and educational opportunities for all citizens.

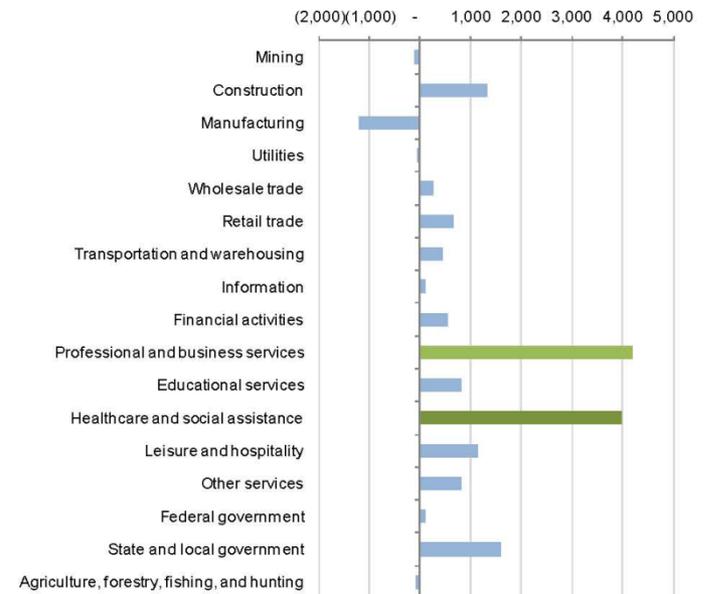
College Station will continue to be among the friendliest and most responsive of communities and a demonstrated partner in maintaining and enhancing all that is good and celebrated in the Brazos Valley. It will continue to be a place where Texas and the world come to learn, live, and conduct business!



# The Opportunities



- Population is Aging
- Older Adults Require Greater Health Care
- Aging Population is Seeking Alternative Housing Options
- Health Care Costs Rising
- Greater Emphasis on Healthy Living
- Aging Population = Greater Health Care Needs = Greater Employment Opportunities



# The Medical District

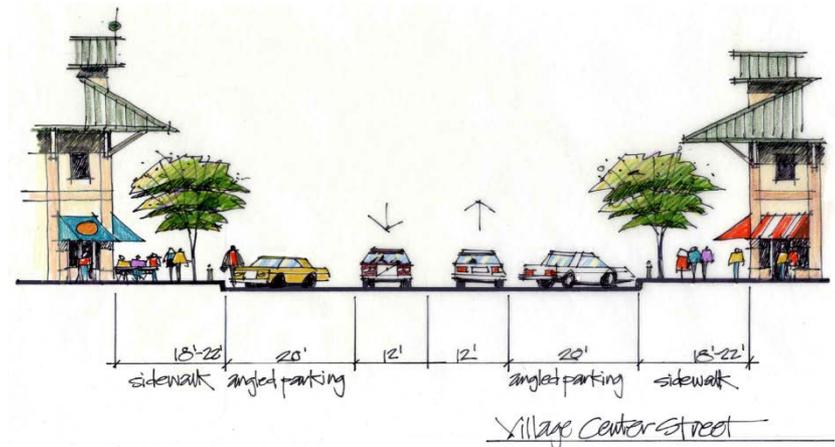


**Unique Place of Distinction  
Place to Work, Visit, Live,  
Recreate, and Seek Health Care**

**Oriented around Health &  
Wellness**

**Physically Integrated Parts for a  
Better Whole**

**Managed as District**



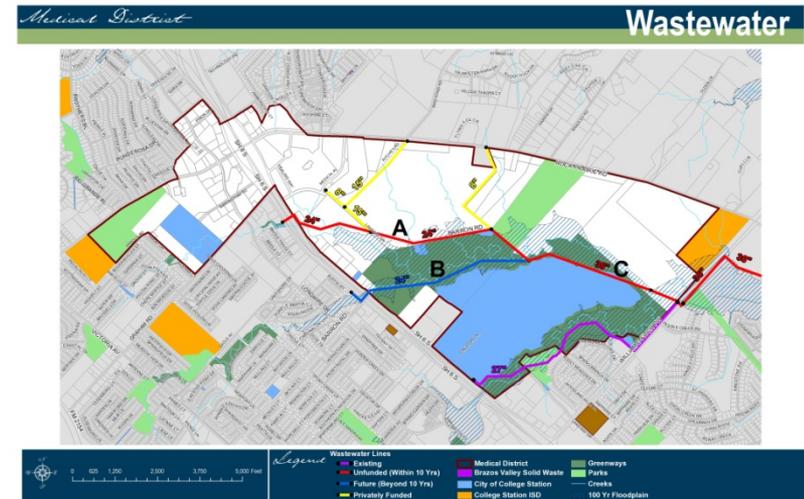
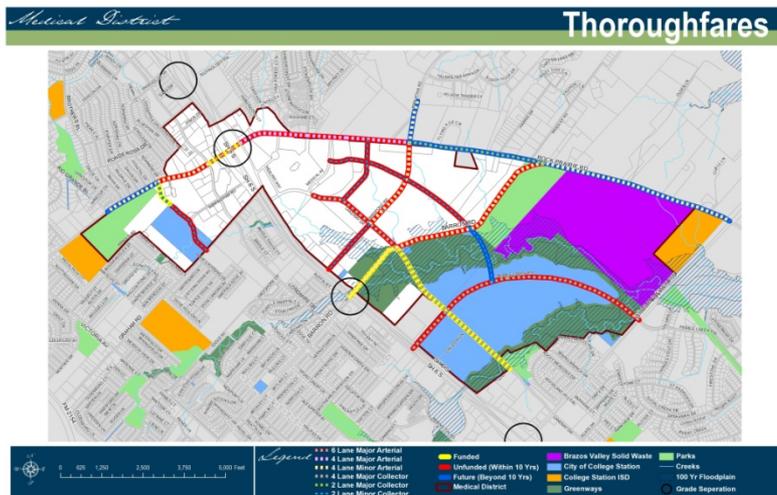
# Realizing the Vision

- **Significant Private Investment** (the Med, Scott & White, and Others)
- **Shared Commitment to the Vision**
- **Significant Infrastructure Investment** (Rock Prairie Road Bridge, Rock Prairie Road, Barron Road, Sanitary Sewer, Lick Creek Greenway Trail, etc)
- **Regulatory Structure** (Tailored Development Regulations and Standards)
- **Management Structure**
- **Time is of the Essence**

# Realizing the Vision

- Financing Needed Infrastructure

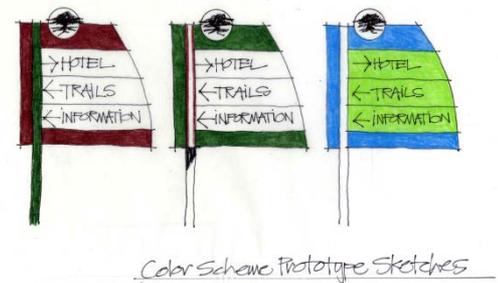
- Estimated Minimum \$60 Million Needed
- Estimated Nearly Half of This Cost is Necessary for Any Development
- Projects are of Magnitude Requiring City Involvement (Debt, Property Taxes, Rate Increases, etc)



# Realizing the Vision

- **Structured Management**

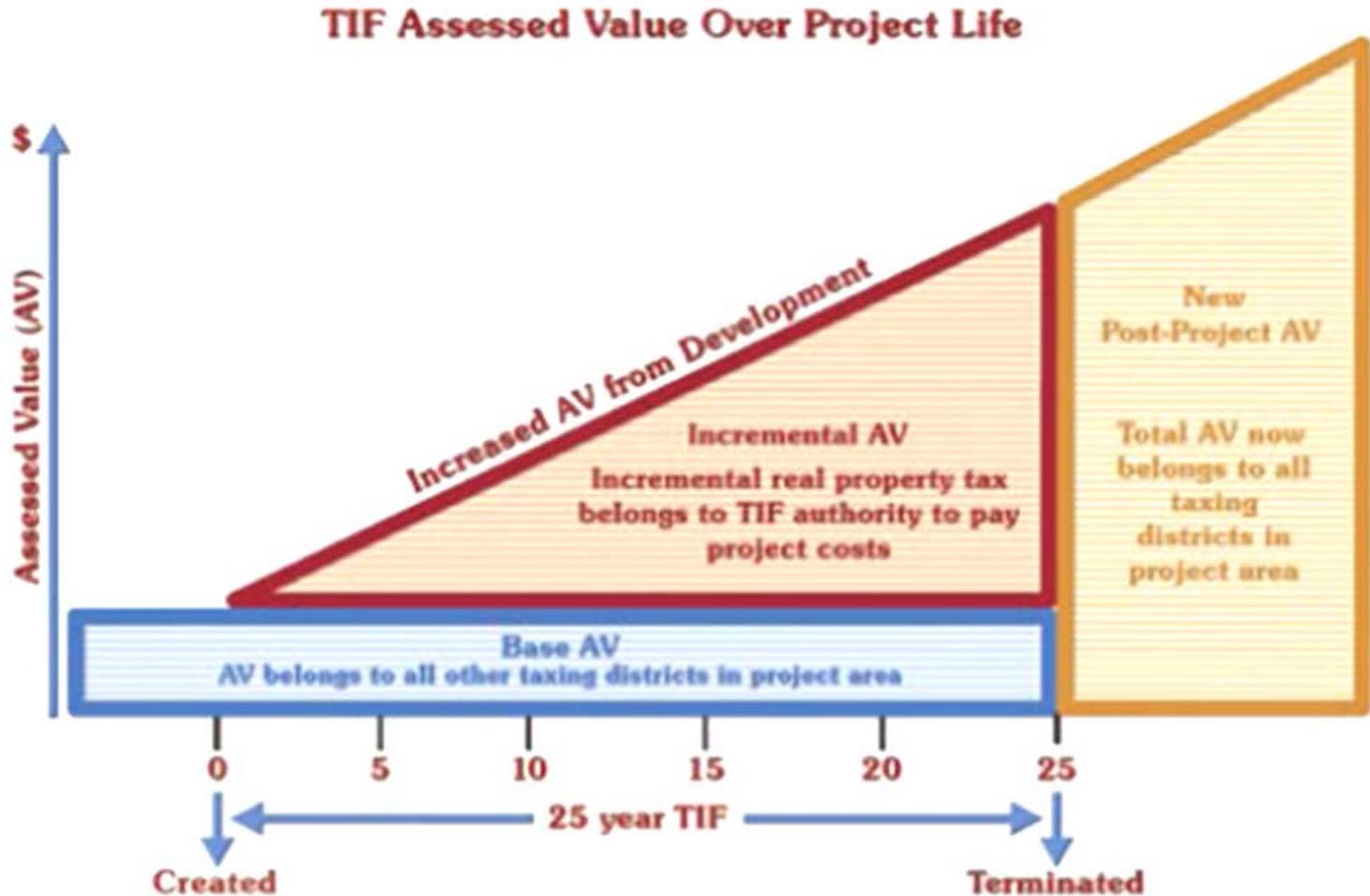
- Unique Identity Items (Enhanced Landscaping, Signage, etc)
- Marketing, Promotion, and Event Management
- Failures Limit District Success
- Without Structure Costs Likely Borne by all Tax Payers
- Direct Involvement of Beneficiaries



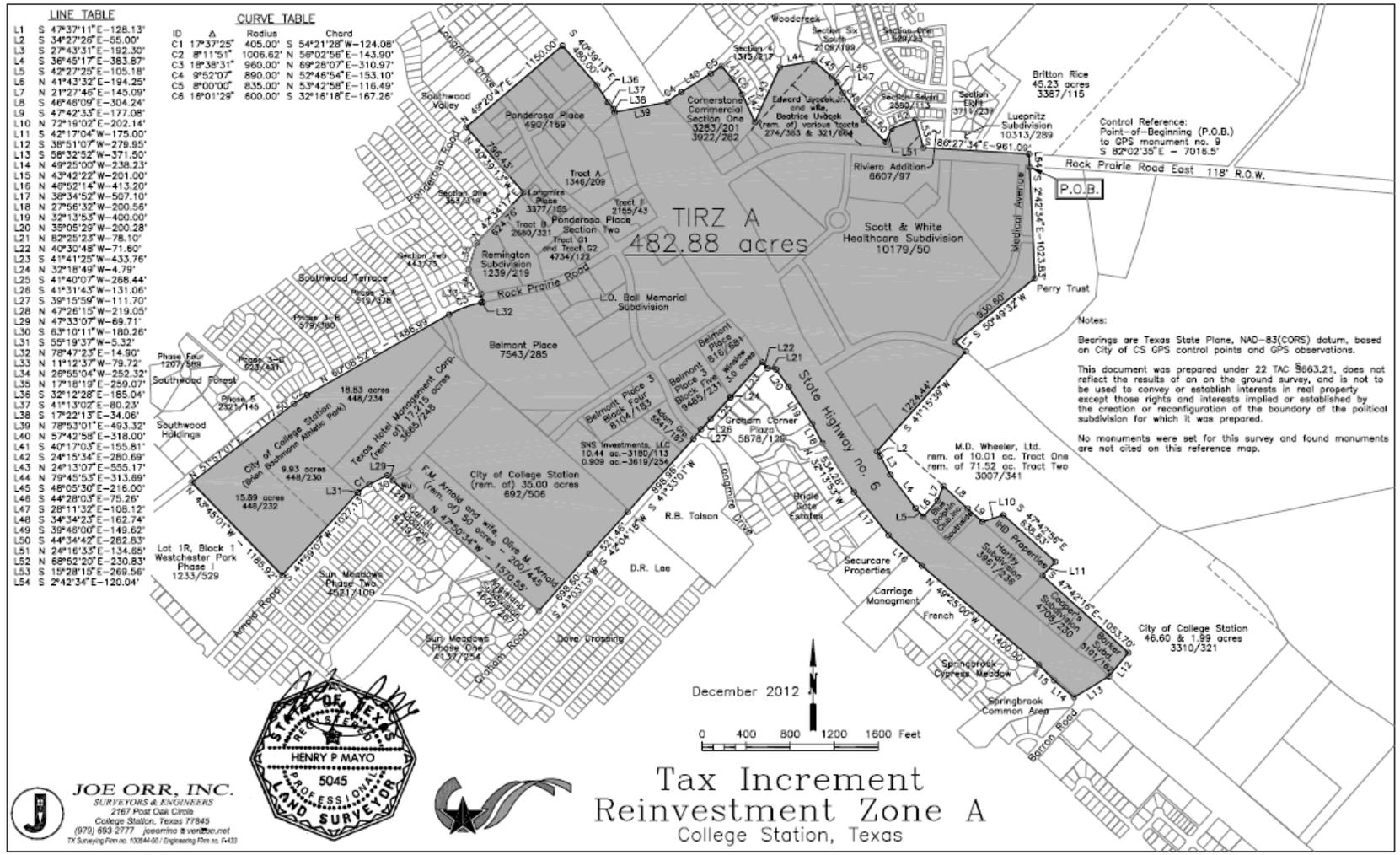
# Tax Increment Reinvestment Zones

- TIRZ – Authorized under Chapter 311 of the Texas Tax Code
- For Areas of City that are underdeveloped due to some inadequate or defective condition
- “Capture” an increment of new value to pay for remedies to inadequate or defective conditions
- Existing value/tax revenues continue to flow to taxing entity
- Based on Council-approved project list and finance plan
- Secure participation agreement w/ taxing entities
- Governed by Council-appointed Board
- May be combined with other funding mechanisms (LGC, MMD, Private funding, etc)

# Tax Increment Reinvestment Zones



# College Station Medical District TIRZ



**LINE TABLE**

L1	S 47°37'11"E-128.13'
L2	S 34°27'25"E-55.00'
L3	S 27°43'31"E-192.30'
L4	S 36°45'17"E-383.87'
L5	S 42°27'25"E-105.18'
L6	N 41°43'52"E-194.25'
L7	N 21°27'24"E-145.00'
L8	S 46°48'09"E-304.24'
L9	S 47°42'33"E-177.08'
L10	N 72°19'02"E-202.14'
L11	S 42°17'04"W-175.00'
L12	S 38°51'07"W-279.55'
L13	S 58°32'52"W-371.50'
L14	N 49°25'00"W-238.23'
L15	N 43°42'22"W-201.00'
L16	N 48°02'14"W-413.20'
L17	N 38°34'52"W-507.10'
L18	N 27°56'32"W-200.56'
L19	N 32°13'53"W-400.00'
L20	N 35°05'29"W-200.28'
L21	N 82°25'23"W-78.10'
L22	N 40°30'48"W-71.60'
L23	S 41°41'25"W-433.76'
L24	N 32°18'49"W-4.79'
L25	S 41°40'07"W-268.44'
L26	S 41°31'43"W-131.06'
L27	S 38°15'59"W-111.70'
L28	N 47°26'15"W-219.05'
L29	N 47°33'07"W-69.71'
L30	S 63°10'11"W-180.26'
L31	S 55°19'37"W-5.32'
L32	N 78°47'23"E-14.90'
L33	N 11°12'37"W-79.72'
L34	N 28°55'04"W-252.32'
L35	N 17°18'19"E-259.07'
L36	S 32°12'28"E-185.04'
L37	S 41°13'02"E-80.23'
L38	S 17°22'13"E-34.06'
L39	N 78°53'01"E-493.32'
L40	N 57°42'58"E-318.00'
L41	S 40°17'03"E-155.81'
L42	S 24°15'34"E-280.69'
L43	N 2°41'30"E-555.17'
L44	N 79°45'53"E-313.89'
L45	S 48°05'30"E-216.00'
L46	S 44°28'03"E-75.26'
L47	S 28°11'32"E-108.12'
L48	S 34°34'23"E-162.74'
L49	S 39°48'00"E-149.62'
L50	S 44°34'42"E-282.83'
L51	N 2°16'33"E-134.85'
L52	N 68°02'50"E-230.83'
L53	S 10°28'15"E-269.58'
L54	S 2°42'34"E-120.04'

**CURVE TABLE**

ID	Δ	Radius	Chord
C1	17°37'25"	405.00'	S 54°21'28"W-124.05'
C2	8°11'51"	1006.62'	N 58°02'56"E-143.90'
C3	18°38'31"	960.00'	N 69°28'07"E-310.97'
C4	9°52'07"	890.00'	N 52°46'54"E-153.10'
C5	8°00'00"	835.00'	N 53°42'58"E-116.49'
C6	18°01'29"	600.00'	S 32°16'18"E-167.26'

**JOE ORR, INC.**  
SURVEYORS & ENGINEERS  
2167 Post Oak Circle  
College Station, Texas 77845  
(979) 693-2777 joe@joeorr.com  
TX Surveying Firm No. 008440; Engineering Firm No. 1443



Tax Increment  
Reinvestment Zone A  
College Station, Texas

Britton Rice  
45.23 acres  
3367/115

Control Reference:  
Point-of-Beginning (P.O.B.)  
to GPS monument no. 9  
S 82°02'35"E - 7016.5'

Rock Prairie Road East 118' R.O.W.

**P.O.B.**

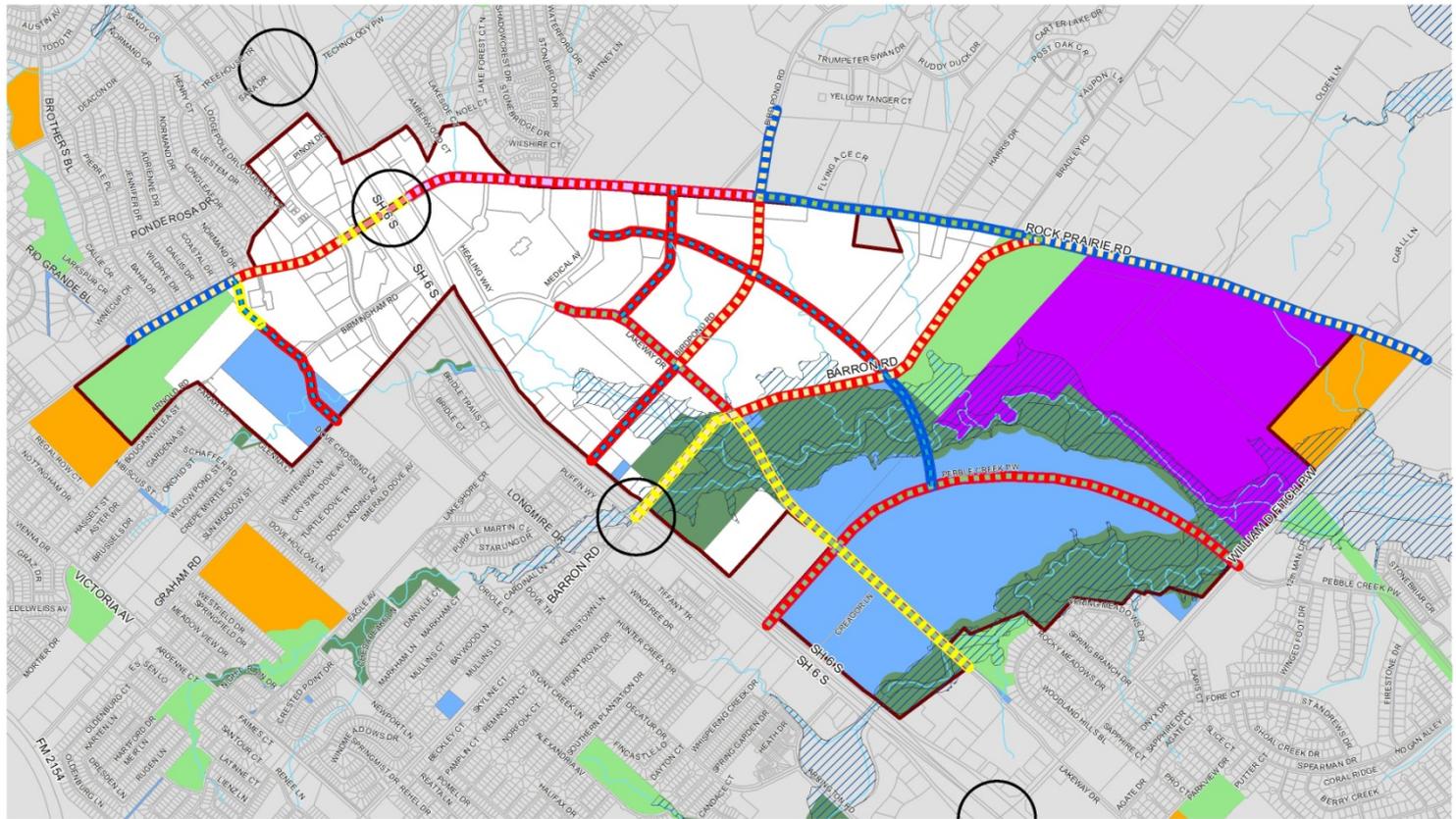
Notes:  
Bearings are Texas State Plane, NAD-83(CORS) datum, based on City of CS GPS control points and GPS observations.  
This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.  
No monuments were set for this survey and found monuments are not cited on this reference map.



# College Station Medical District TIRZ

Medical District

Thoroughfares



0 625 1,250 2,500 3,750 5,000 Feet

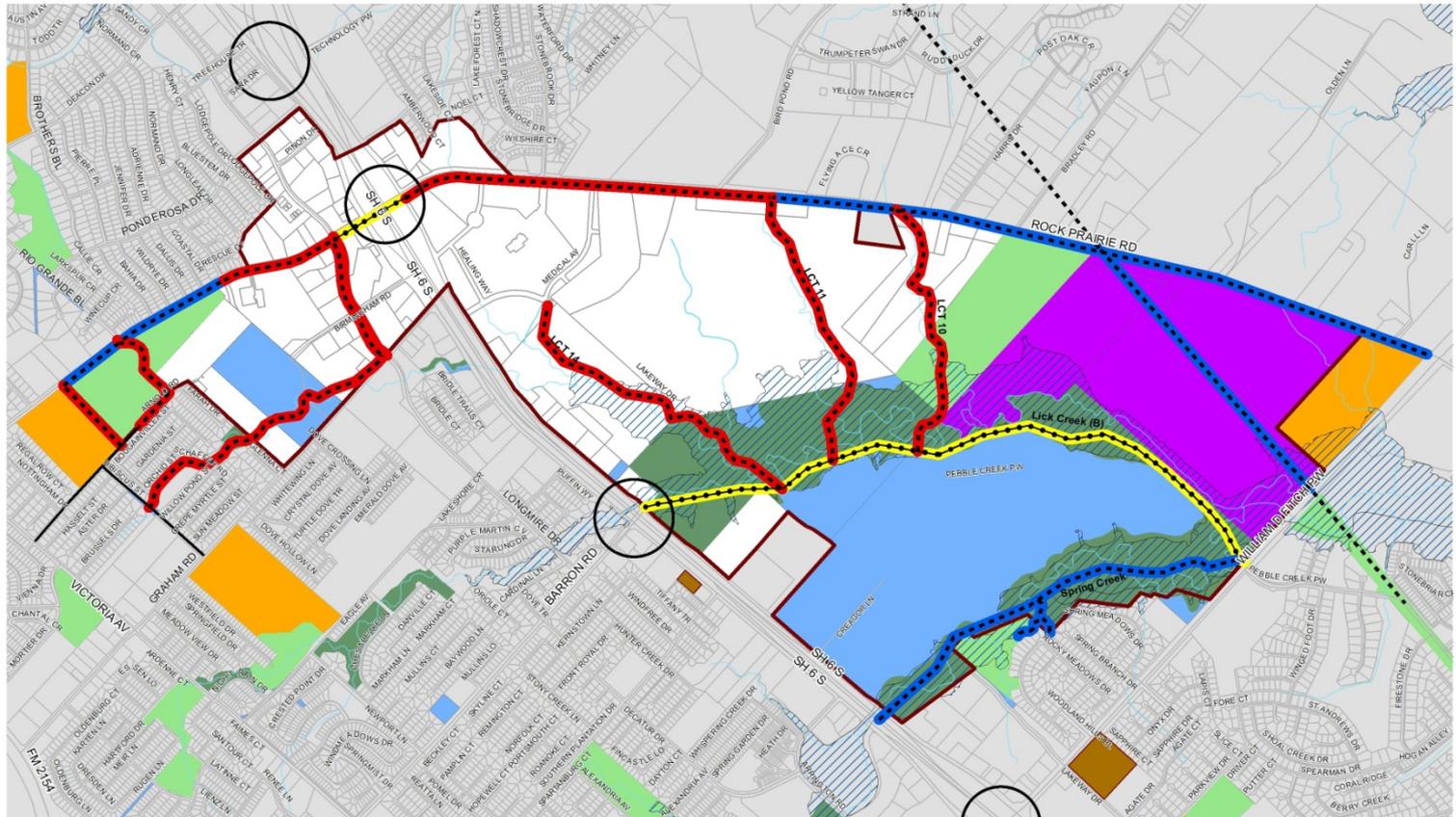
Legend

- 6 Lane Major Arterial
- 4 Lane Major Arterial
- 4 Lane Minor Arterial
- 4 Lane Major Collector
- 2 Lane Major Collector
- 2 Lane Minor Collector
- Funded
- Unfunded (Within 10 Yrs)
- Future (Beyond 10 Yrs)
- Medical District
- Brazos Valley Solid Waste
- City of College Station
- College Station ISD
- Greenways
- Parks
- Creeks
- 100 Yr Floodplain
- Grade Separation

# College Station Medical District TIRZ

Medical District

Greenway Trails

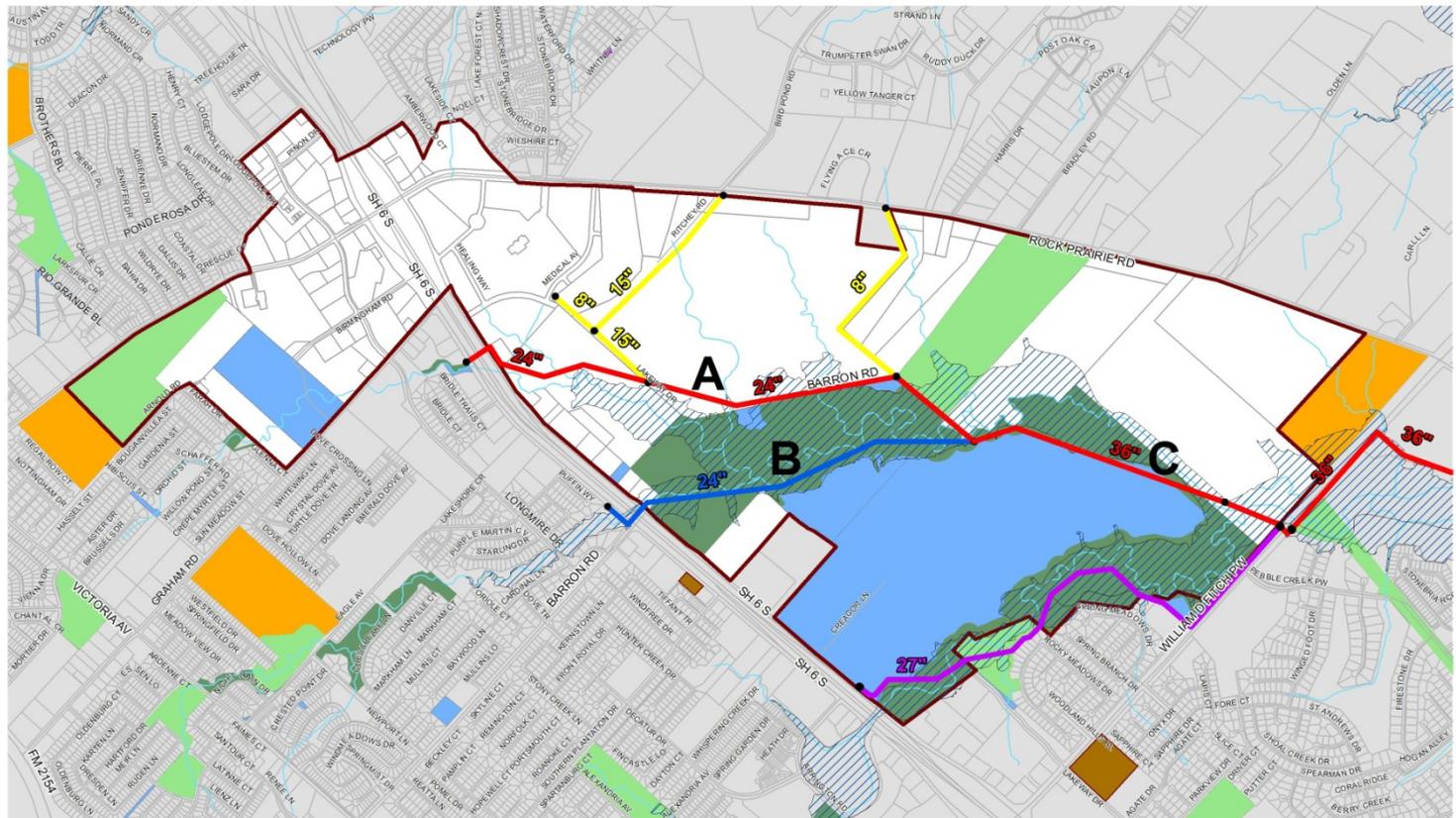


Legend	
	Multi-use Path Existing
	Multi-use Path Funded
	Multi-use Path Proposed
	Medical District
	Funded
	Unfunded (Within 10 Yrs)
	Future (Beyond 10 Yrs)
	City of College Station
	College Station ISD
	Greenways
	Parks
	Creeks
	100 Yr Floodplain
	Grade Separation
	Brazos Valley Solid Waste

# College Station Medical District TIRZ

Medical District

Wastewater



0 625 1,250 2,500 3,750 5,000 Feet

Legend

Wastewater Lines

- Existing
- Unfunded (Within 10 Yrs)
- Future (Beyond 10 Yrs)
- Privately Funded

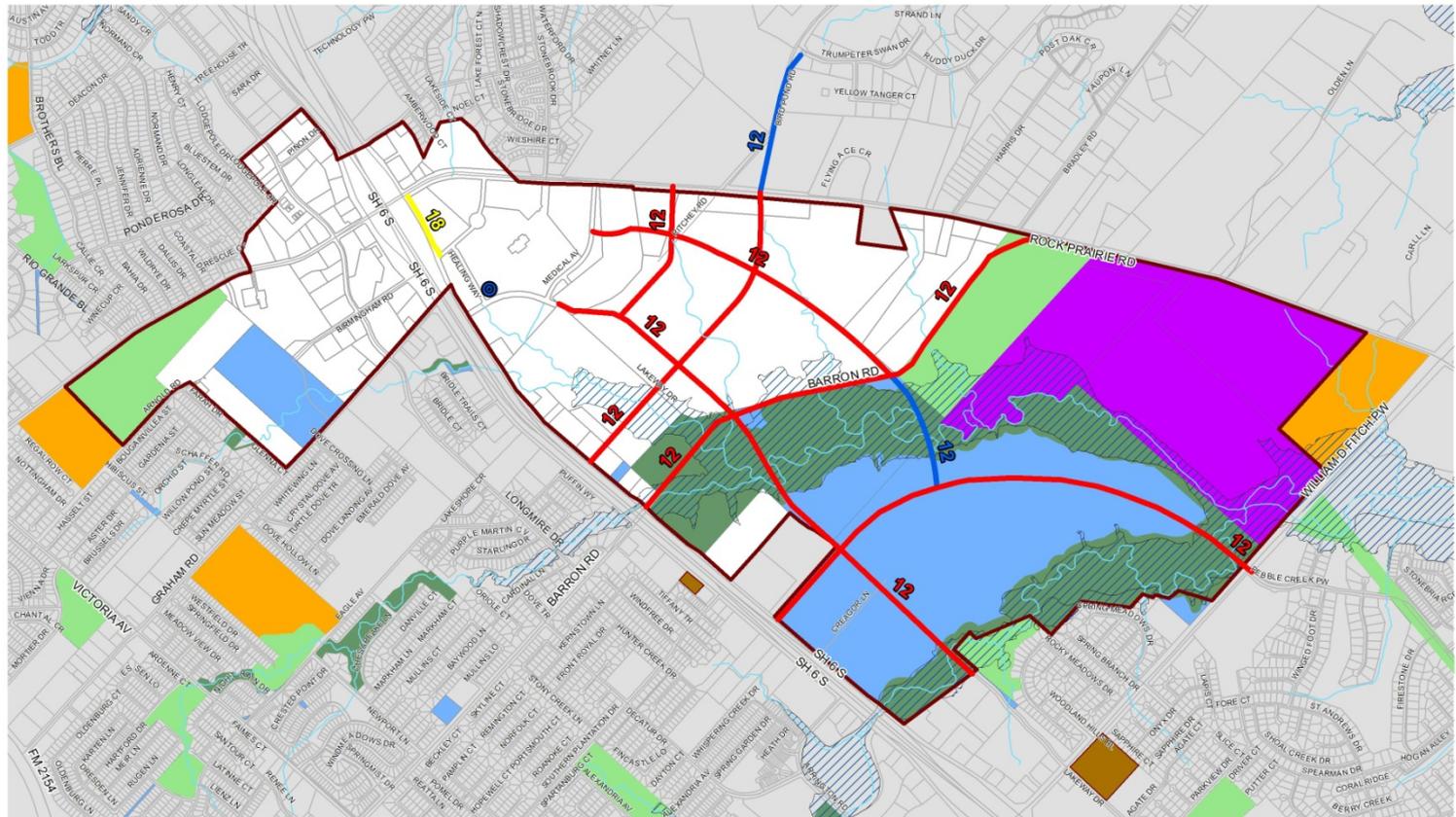
- Medical District
- Brazos Valley Solid Waste
- City of College Station
- College Station ISD

- Greenways
- Parks
- Creeks
- 100 Yr Floodplain

# College Station Medical District TIRZ

Medical District

Water



<p>0 625 1,250 2,500 3,750 5,000 Feet</p>	<p><i>Legend</i></p>		<p><b>Water Lines</b></p> <ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> Funded</li> <li><span style="color: red;">—</span> Unfunded (Within 10 Yrs)</li> <li><span style="color: blue;">—</span> Future (Beyond 10 Yrs)</li> </ul>	<ul style="list-style-type: none"> <li><span style="border: 1px solid darkred; display: inline-block; width: 15px; height: 10px;"></span> Medical District</li> <li><span style="background-color: purple; display: inline-block; width: 15px; height: 10px;"></span> Brazos Valley Solid Waste</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px;"></span> City of College Station</li> <li><span style="background-color: orange; display: inline-block; width: 15px; height: 10px;"></span> College Station ISD</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: green; display: inline-block; width: 15px; height: 10px;"></span> Greenways</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px;"></span> Parks</li> <li><span style="border-bottom: 1px solid blue; display: inline-block; width: 15px;"></span> Creeks</li> <li><span style="background-color: lightblue; border: 1px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> 100 Yr Floodplain</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: blue;">●</span> Water Tower (Beyond 10 Yrs)</li> </ul>
---	----------------------	--	---	---	---	---

# College Station Medical District TIRZ

- Preliminary Finance Plan
  - Chapter 311 of Texas Tax Code Requires Development of Preliminary Finance Plan
  - After TIRZ creation by Council, the TIRZ Board will develop Final Project List and Finance Plan and Submit for Council Approval
  - Preliminary Finance Plan Includes:
    - List of Project Costs
    - Economic Feasibility Study
    - Estimated Amount of Bonded Indebtedness
    - Time When Costs or Obligations are Incurred
    - Financing Methods and Expected Sources of Revenue
    - Current Total Appraised Value of Property in Zone
    - Estimated Capture Value of Zone in Each Year of Existence
    - Duration of Zone



# College Station Medical District TIRZ

- **Actions Requested at December 13<sup>th</sup> Council Meeting**
  - Presentation TIRZ A and TIRZ B Proposals and Preliminary Finance Plan
  - Public Hearing on TIRZ A and TIRZ B
  - Approval of Ordinance Creating TIRZ A and TIRZ B, adopting Preliminary Project and Finance Plans, and adopting the TIRZ Boards

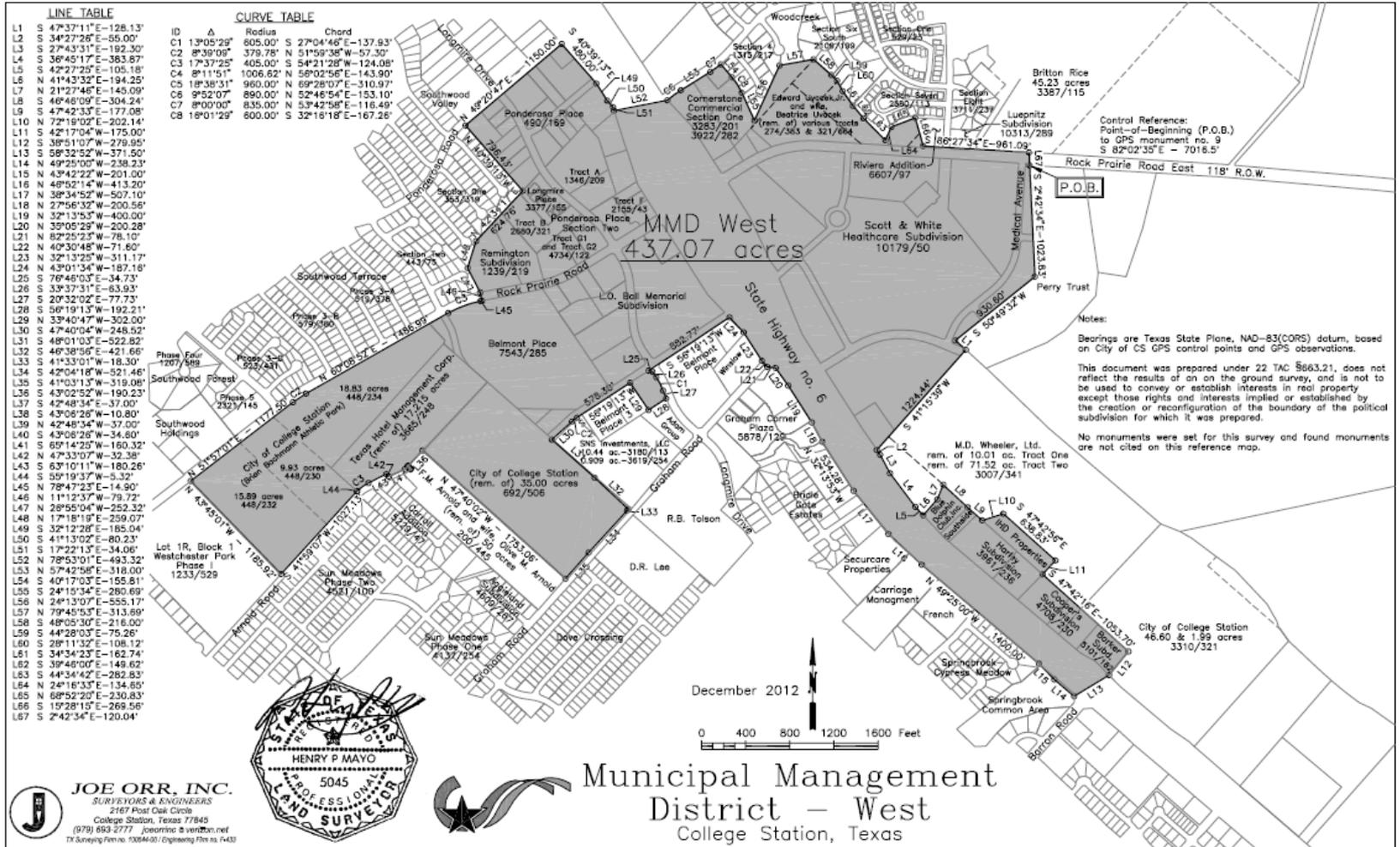
# College Station Medical District TIRZ

- **Actions That Will Follow December 13<sup>th</sup> Council Meeting**
  - Council Appointment of Board of Directors
  - Board of Directors Adopts the Final Project Plan and Financing Plan, then Submits to Council for Approval (will include an economic feasibility study)
  - Council Adopts the Final Project Plan and Financing Plan by Ordinance
  - City Enters Into a Participation Agreement with Brazos County
  - City Submits a First Year Report to Texas Comptroller (due by April 2013)
  - City Submits Annual Report to Brazos County, CSISD, and Texas Comptroller Following Each Fiscal Year Thereafter

# Municipal Management Districts

- MMD – Authorized under Chapter 375 of the Texas Local Government Code and by Enabling Legislation
- For Areas of City Where it is Desirable for Property Owners to Work Together to Identify and Address Common Problems or Opportunities
- MMD's are Used to Supplement Municipal Services
- MMD's May Also be Used to Develop Improvements
- MMD's are Governed by a Board of Directors Initially Appointed Through the Enabling Legislation Then by Council Appointment
- MMD's may be Financed Through Property Assessments, Ad Valorem Taxes, and Issuance of Debt
- Council's Maintain Oversight of MMD's Through:
  - Enabling Legislation
  - Board Appointments
  - Consent to the Issuance of any Bonds
  - Consent to Add Area to the District
  - Ability to Dissolve the District
  - May be combined with other funding mechanisms (LGC, TIRZ, Private funding, etc)

# College Station Medical District MMD



**JOE ORR, INC.**  
 SURVEYORS & ENGINEERS  
 2167 Post Oak Circle  
 College Station, Texas 77845  
 (979) 699-2777 Joe.orr@joeorr.com  
 TX Surveying Permit No. 33864-01 Engineering Permit No. 7443



**Municipal Management District - West**  
 College Station, Texas

# College Station Medical District MMD

- Staff Recommendations Regarding MMD
  - West
    - “Increased” Board Composition to increase participation – 12-15 Members
    - No Ad Valorem Authority
    - Ability to Consider Additions to District – Council Approval and “Pay-in” Mechanism
    - Primary Purpose of MMD-West is Enhanced Services, Promotion, and Marketing



# College Station Medical District MMD

- Staff Recommendations Regarding MMD
  - East
    - “Limited” Board Composition to increase participation – 5-7 Members
    - Ad Valorem Authority in addition to assessment, etc. (requires vote)
    - Ability to Consider Additions to District – Council Approval and “Pay-in” Mechanism
    - Primary Purpose of MMD-East is Construction of Improvements and Enhanced Services, Promotion, and Marketing

# College Station Medical District MMD

- Stakeholder Meeting
- Public Hearing on December 13<sup>th</sup>
- Following Council Action on December 13<sup>th</sup>, Mailed 30-Day Notice of Filing of Legislation
- Legislation Filed January 15<sup>th</sup>

# College Station Medical District MMD

- **Actions That Will Follow  
December 13<sup>th</sup> Council Meeting**
  - 30-Day Notice of Intent to File Legislation
  - File Legislation
  - Meetings with Legislators
  - Meetings with MMD Stakeholders
  - Committee Hearings
  - Amendments as Needed
  - Legislation Approved
  - Council Consent to Establish MMD



# Questions?