

**PROPOSED CONVEYANCE OF ROCK PRAIRIE PROPERTY  
BY CSISD TO THE CITY OF COLLEGE STATION**

**Agenda Item:**

Consider approval of the sale, exchange, and conveyance of a parcel of real property to the City of College Station, and the contract and deed evidencing the sale, subject to final approval by the Texas Education Agency. The contract and deed are summarized as follows: a Special Warranty Deed for approximately thirty (30.0) acres of real property more or less, situated on Rock Prairie Road, east of Texas Highway 6 South, in College Station, Brazos County, Texas, by and between College Station Independent School District (Seller) and the City of College Station, Texas (Buyer), for the sale of the Property for Four Million Twenty Thousand and 00/100 Dollars (\$4,020,000.00).

**RESOLUTION**

On motion made and seconded, it is hereby resolved that:

- A. Whereas, College Station Independent School District ("**CSISD**") owns approximately thirty (30.00) acres of real property situated on Rock Prairie Road, east of Texas Highway 6 South, in College Station, Brazos County, Texas, and more particularly described in **Exhibit A** attached hereto and incorporated by reference herein (the "**Property**"); and
- B. Whereas, the City of College Station ("**City**") has identified the geographic area in and around the Property as an area of the City that would be appropriately developed as a hospital or medical care corridor ("**Medical Corridor**"); and
- C. Whereas, the City desires that the Property be acquired and developed as a part of the Medical Corridor; and
- D. Whereas, the City wants to have the Property developed pursuant to a contract with the Research Valley Partnership, an Economic Development Corporation ("**RVP**"); and
- E. Whereas, the RVP is prepared to facilitate the acquisition and development of the Property as a part of the Medical Corridor, and is prepared to do so by selling the Property to Scott & White Health Care ("**S&W**"), for the construction of a hospital and other related medical facilities and office complexes; and
- F. Whereas, the City has determined that the ultimate acquisition and development of the Property through the RVP and by S&W will serve a public purpose and significantly advance the Medical Corridor concept in the City of College Station; and
- G. Whereas, CSISD Board of Trustees ("**Board**"), has determined that the Property is not necessary for school purposes; and
- H. Whereas, the Board has determined that it would be in the best interest of CSISD to sell the Property to the City; and
- I. Whereas, CSISD and the City are governmental entities and/or political subdivisions under Texas Local Government Code Section 272.001; and
- J. Whereas, pursuant to Section 272.001, CSISD may convey the Property to the City for an amount equal to or greater than the fair market value of the Property without complying with the notice and bidding procedures set forth in Section 272.001; and

- K. Whereas, CSISD has obtained an independent appraisal of the Property; and
- L. Whereas, pursuant to Section 272.001 the fair market value of real property is conclusively established by an appraisal obtained by the governmental entity; and
- M. Whereas, pursuant to Section 272.001, without following the notice and bidding procedures of Section 272.001, the City may convey the Property to the RVP, an independent foundation, to facilitate the development of the Medical Corridor; and
- N. Whereas, in furtherance of the above described public purpose, and pursuant to procedures consistent with and in compliance with Section 272.001, the RVP will transfer the Property to S&W for the development and construction of a hospital and related medical facilities and office complexes; and
- O. Whereas, the City has presented CSISD with a Contract evidencing the proposed exchange, which is attached hereto as **Exhibit B** and incorporated by reference herein.

Now, therefore, the Board makes the following resolutions:

- 1. The Board approves the conveyance, sale, and exchange of the Property to the City in exchange for Four Million Twenty Thousand and 00/100 Dollars (\$4,020,000.00) ("**Sales Price**"), which exceeds the appraised value of the property.
- 2. The Board authorizes the Board President, the Superintendent or their appointed designees, to execute and deliver a contract to the City evidencing the Board's resolution set forth above.
- 3. The Board further authorizes the Board President to execute and deliver a deed and any other documents necessary to the conveyance of the Property to the City, so long as the forms include the conditions required by Federal Court Order in Civil Action No. 5281, *United States v. Texas*. The Board's resolution concerning execution and delivery of the deed is subject, however, to the advance approval of the form of deed by the Texas Education Agency.
- 4. The Board authorizes the Board President, following approval of all documents by the Texas Education Agency, to execute any additional documents necessary to accomplish the conveyance of Property to the City in exchange for the City's payment of the Sales Price to CSISD.
- 5. The Board further resolves that the conveyance, sale and exchange of the Property as approved by this resolution is in conformity with the provisions of Section 272.001 of the Texas Local Government Code.

\_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_