

JOINT RESOLUTION
RESOLUTION NO. _____

WHEREAS, the CITY OF BRYAN and the CITY OF COLLEGE STATION desire to establish the Cities and the surrounding area as a globally competitive environment to conduct a variety of business, encourage growth that enhances the community standard of living and quality of life, create new, well-paying jobs, encourage new business and industry to locate in the area and existing businesses to expand; and

WHEREAS, the CITY OF BRYAN and the CITY OF COLLEGE STATION recognize these goals are the goals of numerous communities throughout the Country; and the Cities, in order to remain competitive, need to offer a business-friendly environment which is solution oriented, non-bureaucratic, and dedicated to rapid and efficient business location to the community; and

WHEREAS, the CITY OF BRYAN and the CITY OF COLLEGE STATION are committed to these goals and in furtherance thereof to streamlining and simplifying where possible, their governmental permitting processes to accommodate the need for fast, efficient action by developing and expanding businesses and to make this area an attractive climate to such businesses;

NOW THEREFORE BE IT RESOLVED BY the City Councils of the CITY OF BRYAN and the CITY OF COLLEGE STATION that for those commercial and industrial businesses meeting the following criteria an expedited permitting process as described below, (hereinafter referred to the “Fast Track Process”) shall be offered.

1. a. The expanding or relocating business must create a minimum of thirty-five (35) permanent, full-time jobs within the first twelve (12) months after its expansion or re-location to the area;
- b. The new or expanding business must invest a total of Three Million Dollars (\$3,000,000.00) in building and equipment;
- c. The new or expanding business must produce Two Million Dollars (\$2,000,000.00) in gross annual payroll;
- d. The proposed site does not require platting, variance or rezoning to accommodate the new proposed use;
- e. In all instances, the new or expanding business shall have completed the qualifying process implemented by THE RESEARCH VALLEY PARTNERSHIP, INC., (hereinafter “RVP”), on behalf of the Cities and other local governments and have been identified as a target industry pursuant to the Incentive Guidelines used in such process.

2. For businesses that meet the above described criteria, the CITY OF BRYAN and the CITY OF COLLEGE STATION, as appropriate, agree to take the following actions in an effort to streamline their individual permitting process:
 - a. Make available a City permitting official during the RVP qualifying process to better inform the prospective developer of City requirements in anticipation of the initial meeting with City staff.
 - b. Create a Development Plan Team for each qualifying project which shall be headed by an individual whose job will be to facilitate meetings, and act as a single contact to whom all information is submitted and from whom answers to the developer's questions shall be obtained.
 - c. Include on the Development Plan Team a member of the City's legal staff if needed.
 - d. Cause the Development Plan Team to conduct an initial meeting with the developer (pre-application conference) to discuss the overall project and to develop a checklist of items, documents and submittals needed for its specific project. A plans review timeline will be developed and agreed upon by both parties which includes submittal deadlines and review for all development related issues. Components of the schedule to facilitate a project may include but are not limited to: regularly scheduled work sessions with the developer's design team, follow-up meeting with the developer's design team to discuss the review comments, submittal dates, review schedules, permitting in phases and completions in phases. Subject to the business' adherence to the schedule, review and written comments will be provided within ten (10) working days of submittal of required documents to the City.

A master timeline will be developed by the RVP for the project and will also include the plans review timeline in addition to review and negotiation timelines for the business and legal staff regarding easement dedication, development agreements, and economic development agreements, and other applicable legal documents.

- e. Review comments will be e-mailed or faxed to the developer and his design team.
- f. Staff review of plans and written comments will adhere to the customized schedule and permitting process as depicted in exhibit "A".
- g. Additionally, where necessary, permits will be provided on a phased approach.

- h. Reasonable effort and commitment to calling special meetings of the Planning and Zoning Commission, College Station Business Center Advisory Board, Bryan Business Council, or any other applicable Board, if necessary, and in extraordinary circumstances, special meetings of the City Council to obtain necessary approvals or resolve special issues.

Adopted this _____ day of _____, 2004.

APPROVED:
CITY OF BRYAN

ATTEST:

Ernie Wentreck, Mayor

Mary Lynn Stratta, City Secretary

APPROVED:

City Attorney

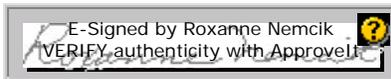
APPROVED:
CITY OF COLLEGE STATION

ATTEST:

Ron Silvia, Mayor

Connie Hooks, City Secretary

APPROVED:



City Attorney

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