



# College Station Medical District

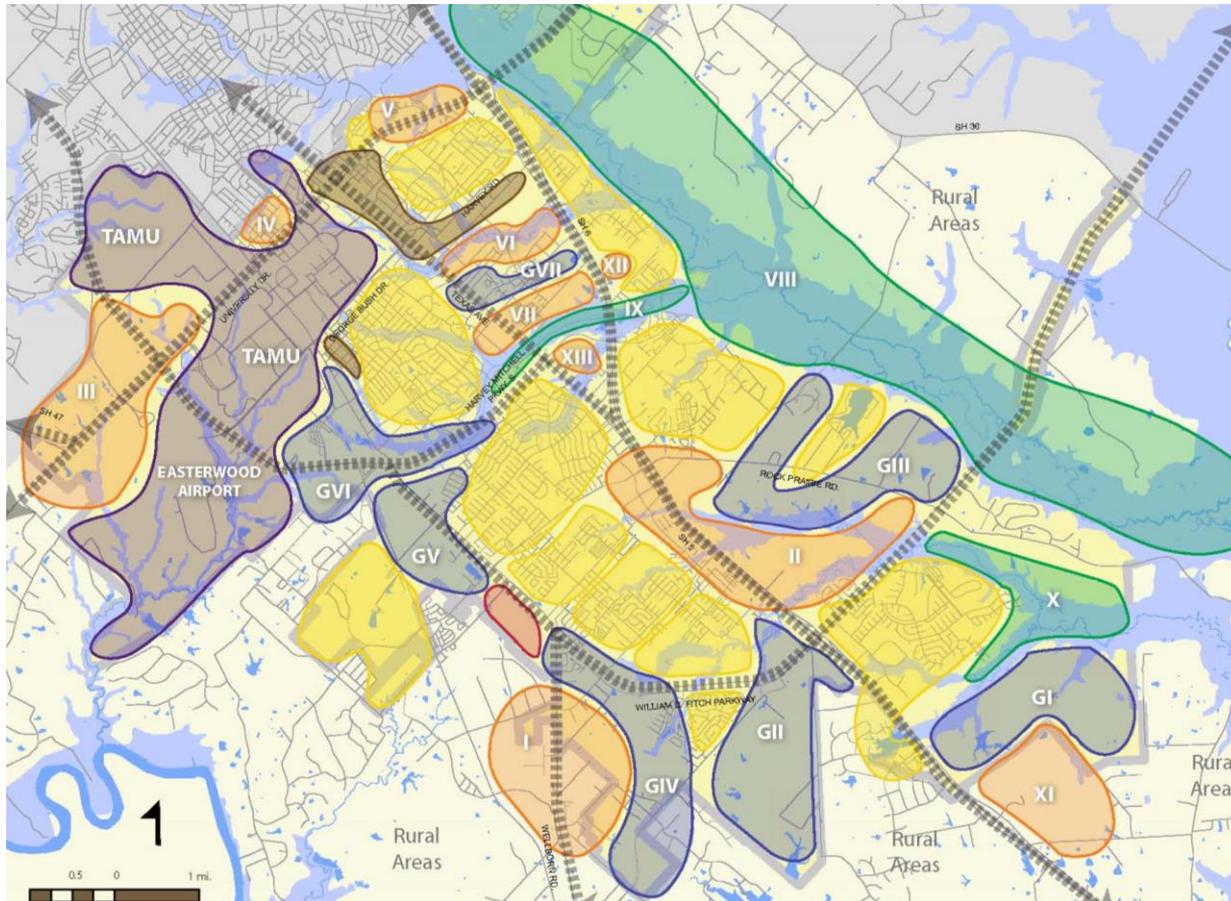
Rock Prairie Municipal  
Management Districts #1 and #2

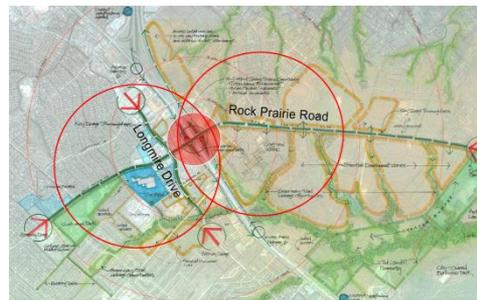
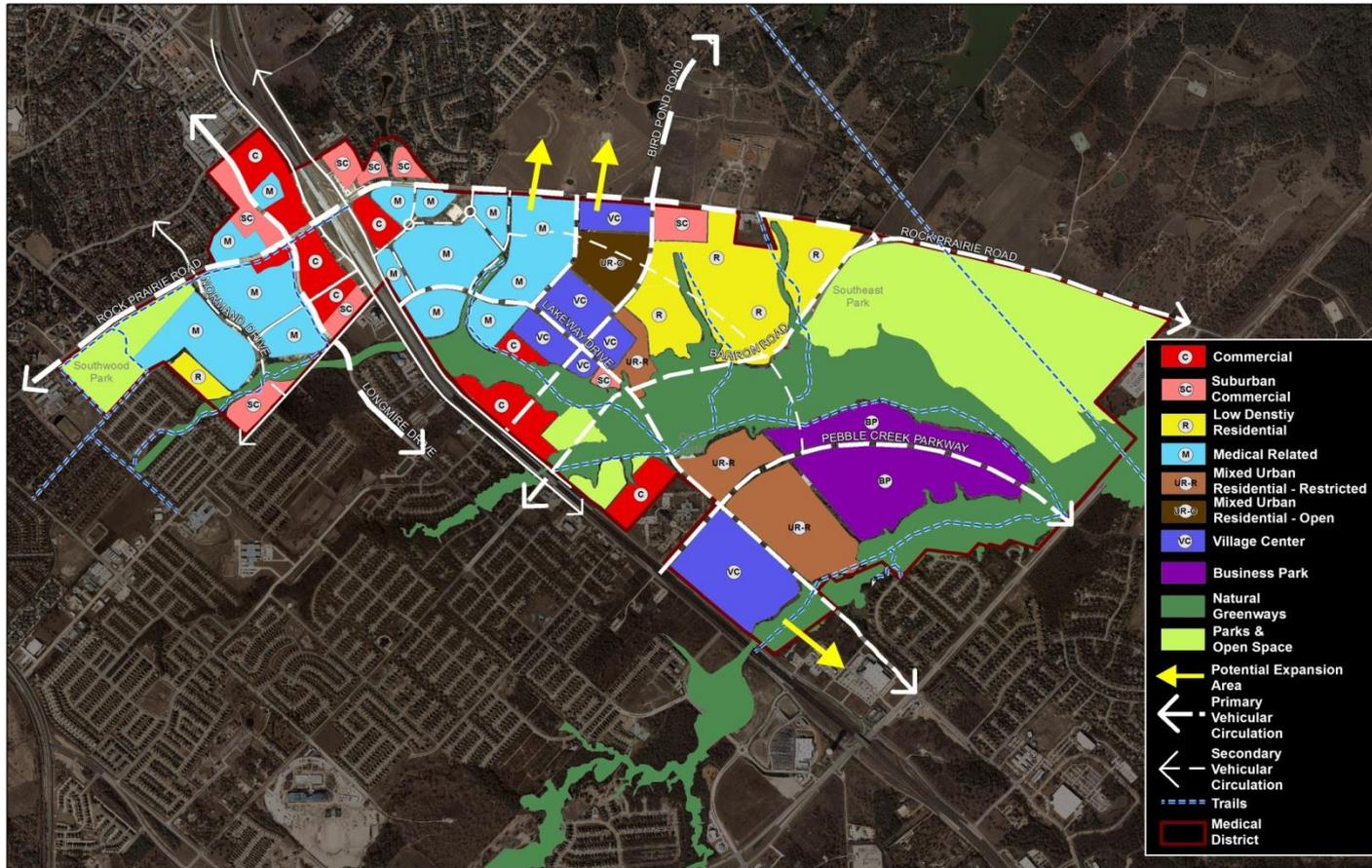
October 28, 2013

# Objectives of Meeting

- Refresher Overview of College Station Medical District
- Update on Activities/Initiatives to Date
- Refresher Overview of Municipal Management Districts
- Discussion of Rock Prairie MMD #1 and #2

# College Station Medical District - A Special Place for Health, Wellness & Prosperity





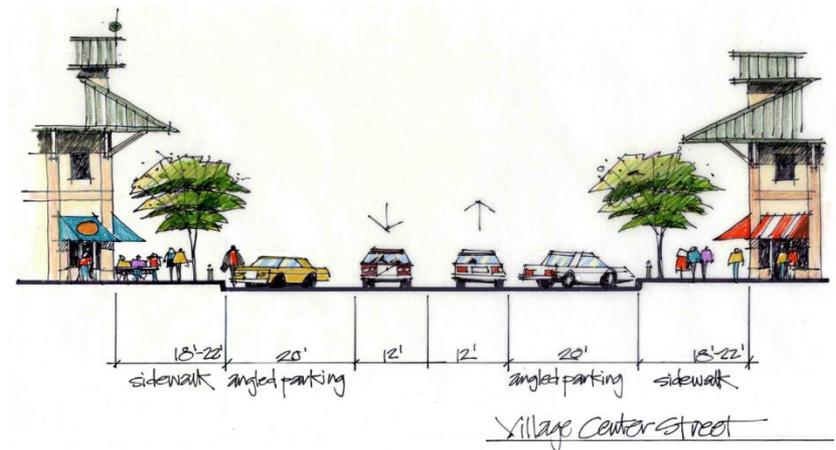


**Unique Place of Distinction  
Place to Work, Visit, Live,  
Recreate, and Seek Health  
Care**

**Oriented around Health &  
Wellness**

**Physically Integrated Parts for  
a Better Whole**

**Managed as District**



# Keys to Success

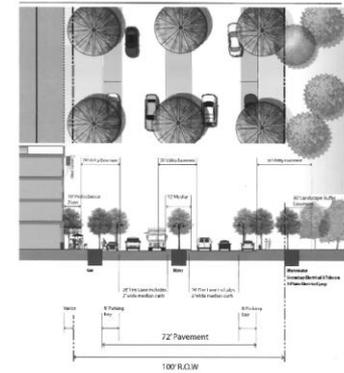
- **Significant Private Investment** (the Med, Scott & White, and Others)
- **Shared Commitment to the Vision**
- **Significant Infrastructure Investment** (Rock Prairie Road Bridge, Rock Prairie Road, Barron Road, Sanitary Sewer, Lick Creek Greenway Trail, etc)
- **Regulatory Structure** (Tailored Development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

# Accomplishments to Date



Rock Prairie

## Major Thoroughfare Type 1



## Bird Pond Road Corridor Adjoining Single Family Residential

Proposed Street Light  
Spacing: 100' O.C.  
Location: Adjacent  
Tree Type: Single Plane  
Plant: 10' x 10' x 10' (10' x 10' x 10')

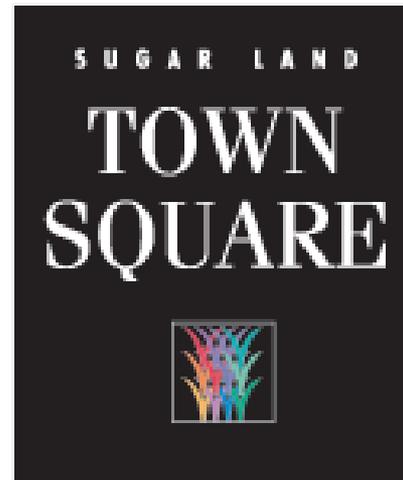
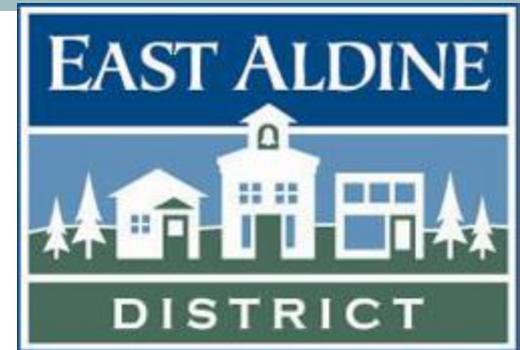
Water Main Location: Under

# Accomplishments to Date

- TIRZ 18 & 19
- Enabling Legislation for MMD #1 and #2
- Rock Prairie Bridge & Road
- Barron Road Extension
- Lakeway Extension
- Lick Creek Greenway Trail
- Arnold/Normand Drive
- Scott & White Hospital & Medical Office Building
- MED/Aerofit Wellness Facility
- Strategic Behavioral Health Hospital
- Village Center Code Development

# MMD Overview

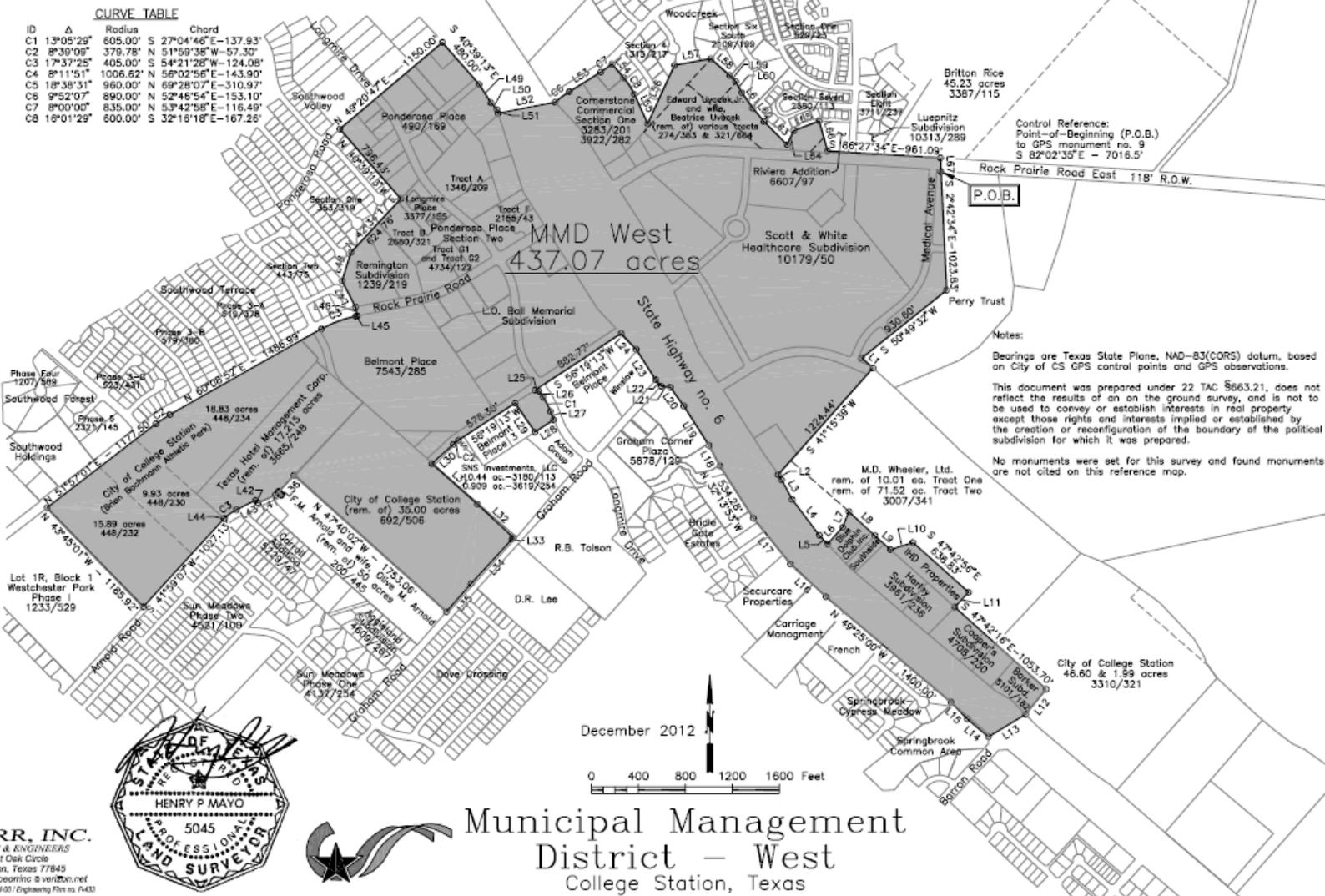
- MMD – Authorized under Chapter 375 of the Texas Local Government Code and by Enabling Legislation
- For Areas of City Where it is Desirable for Property Owners to Work Together to Identify and Address Common Problems or Opportunities
- MMD's are Used to Supplement Municipal Services
- MMD's May Also 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)



# Rock Prairie MMD's - An Overview

- Enabling Legislation Approved by Texas Legislature and Signed by Governor
- Two Districts (#1 and #2 / West and East)
- Primary Difference Between Two Districts:
  - Board Number
  - Assessment/Taxation Authority
- MMD #1 – Board of 11, authorization to assess/no authorization to tax
- MMD #2 – Board of 5, authorization to assess and tax

LINE TABLE		CURVE TABLE	
ID	Δ	Radius	Chord
L1	S 47°37'11"E-128.13'		
L2	S 34°27'26"E-55.00'	C1	13°05'29" 605.00' S 27°04'46"E-137.93'
L3	S 27°43'31"E-192.30'	C2	8°39'08" 379.78' N 51°59'38"W-57.30'
L4	S 36°45'17"E-383.87'	C3	17°37'25" 405.00' S 54°21'28"W-124.08'
L5	S 42°27'25"E-105.18'	C4	8°11'51" 1006.62' N 58°02'56"E-143.90'
L6	N 41°43'32"E-194.25'	C5	18°38'31" 960.00' N 69°28'07"E-310.97'
L7	N 21°27'46"E-145.09'	C6	9°52'07" 890.00' N 52°46'54"E-153.10'
L8	S 46°46'09"E-304.24'	C7	8°00'00" 835.00' N 53°42'58"E-116.49'
L9	S 47°42'33"E-177.08'	C8	16°01'29" 600.00' S 32°18'18"E-167.26'
L10	N 72°19'02"E-202.14'		
L11	S 42°17'04"W-175.00'		
L12	S 38°51'07"W-279.95'		
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 49°52'14"W-413.20'		
L17	N 38°34'52"W-507.10'		
L18	N 27°56'32"W-200.58'		
L19	N 32°13'53"W-400.00'		
L20	N 35°05'29"W-200.28'		
L21	N 62°25'23"W-78.10'		
L22	N 49°30'48"W-71.60'		
L23	N 32°13'25"W-311.17'		
L24	N 43°01'34"W-187.18'		
L25	S 76°46'03"E-34.73'		
L26	S 33°37'31"E-63.93'		
L27	S 20°32'02"E-77.73'		
L28	S 69°19'13"W-192.21'		
L29	S 33°40'47"W-302.00'		
L30	S 47°40'04"W-248.52'		
L31	S 48°01'03"E-522.82'		
L32	S 46°38'56"E-421.66'		
L33	S 41°33'01"W-18.30'		
L34	S 42°04'18"W-521.48'		
L35	S 41°03'13"W-319.08'		
L36	S 43°02'52"W-190.23'		
L37	S 42°48'34"E-37.00'		
L38	S 43°08'26"W-10.80'		
L39	N 42°48'34"W-37.00'		
L40	S 43°08'26"W-34.80'		
L41	S 65°14'25"W-160.32'		
L42	N 47°33'07"W-32.38'		
L43	S 63°10'11"W-180.26'		
L44	S 55°19'37"W-5.32'		
L45	N 78°47'23"E-14.90'		
L46	N 11°12'37"W-79.72'		
L47	N 28°55'04"W-252.32'		
L48	N 17°18'19"E-259.07'		
L49	S 32°12'28"E-185.04'		
L50	S 41°13'02"E-80.23'		
L51	S 17°22'13"E-34.06'		
L52	N 78°05'30"E-493.32'		
L53	N 57°42'58"E-318.00'		
L54	S 40°17'03"E-155.81'		
L55	S 24°15'34"E-280.69'		
L56	N 24°13'07"E-555.17'		
L57	N 79°45'53"E-313.69'		
L58	S 48°05'30"E-216.00'		
L59	S 44°28'03"E-75.26'		
L60	S 28°11'32"E-106.12'		
L61	S 34°34'23"E-162.74'		
L62	S 39°46'00"E-149.62'		
L63	S 44°34'42"E-282.83'		
L64	N 24°16'33"E-134.85'		
L65	N 68°52'20"E-230.83'		
L66	S 15°28'15"E-268.58'		
L67	S 24°34'4"E-120.04'		



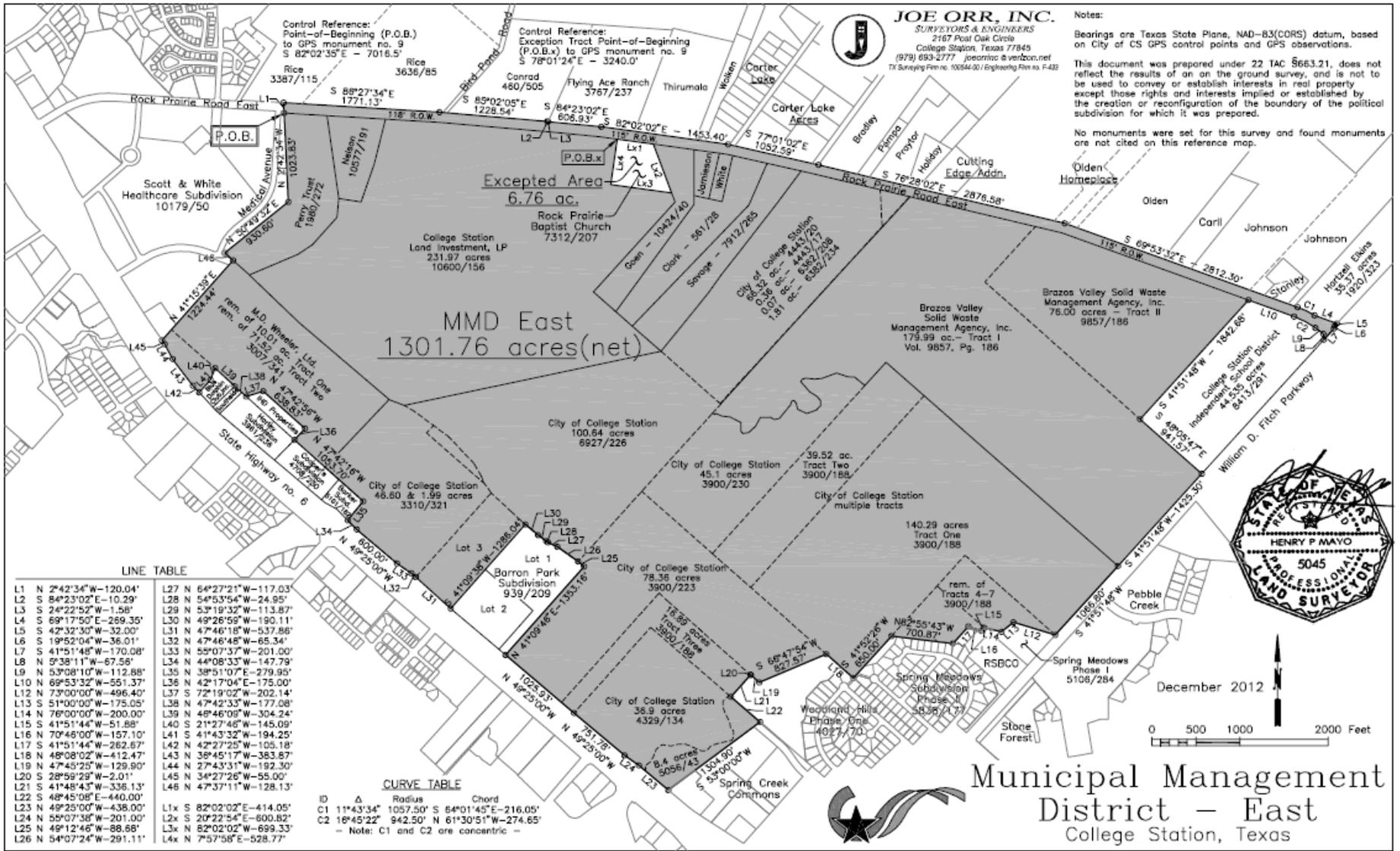
Control Reference:  
Point-of-Beginning (P.O.B.)  
to GPS monument no. 9  
S 82°02'35"E - 7016.5'

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.

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TX Surveying Firm No. 50884-00 / Engineering Firm No. 1433



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



# Steps in Process

- Council Grants Consent to Form MMD
- Council Appoints MMD Board
- Board Conducts Organizational Meetings
- Prior to/Concurrent With These Steps
  - Stakeholder Meetings
  - Council Conditions on Consent
  - Discussion of Board/Committee Structure
  - Discussion of Assessment Rates/Tax Rates
  - Discussion of Potential Projects/Initiatives
  - Public Hearings & Opt-In/Opt-Out Decisions

# Rock Prairie MMD's

- What Can it Do?
  - Beautification (landscaping, banners, streetlights)
  - Transportation/Mobility (mass transit, parking, traffic management, wayfinding)
  - Business Promotion & Marketing (web pages, events, advertisements)
  - Service Enhancements
  - Public Safety Enhancements

# Rock Prairie MMD's

- How Does it Do it?
  - Legislation establishes a Board of Directors comprised of property owner representatives
  - Board is responsible for operating plan, service plan and budget
  - Board organizes day to day management
  - Board decides on any service or assessment plans
  - Board serves as ambassadors to community

# Rock Prairie MMD

- **Some Specifics**
  - The Board (in partnership with property owners) develops the Management Plan which:
    - Defines the District's activities
    - Sets major policy issues for the District – types of services and activities, budget and finances, development of service plans
  - The relationship between property owners and Board determined early (committees, focus groups, engagement process, etc)

# Rock Prairie MMD

- More Specifics
  - An MMD can operate without assessments or taxes
  - Service Plans define how assessments and levies are to be set, collected, and used.
  - Assessments and taxes enable leveraging and partnering
  - Process for developing and adopting service plans and the process for involving property owners set early

# Rock Prairie MMD

- Why Support?
  - Management Districts have been proven to increase the value of areas and contribute to the attraction of positive growth for an area
  - The Medical District can only be the success envisioned with the support of MMD's – only through partnerships can the area be successfully developed, marketed, and managed

# Discussion & Next Steps



Thoroughfare

