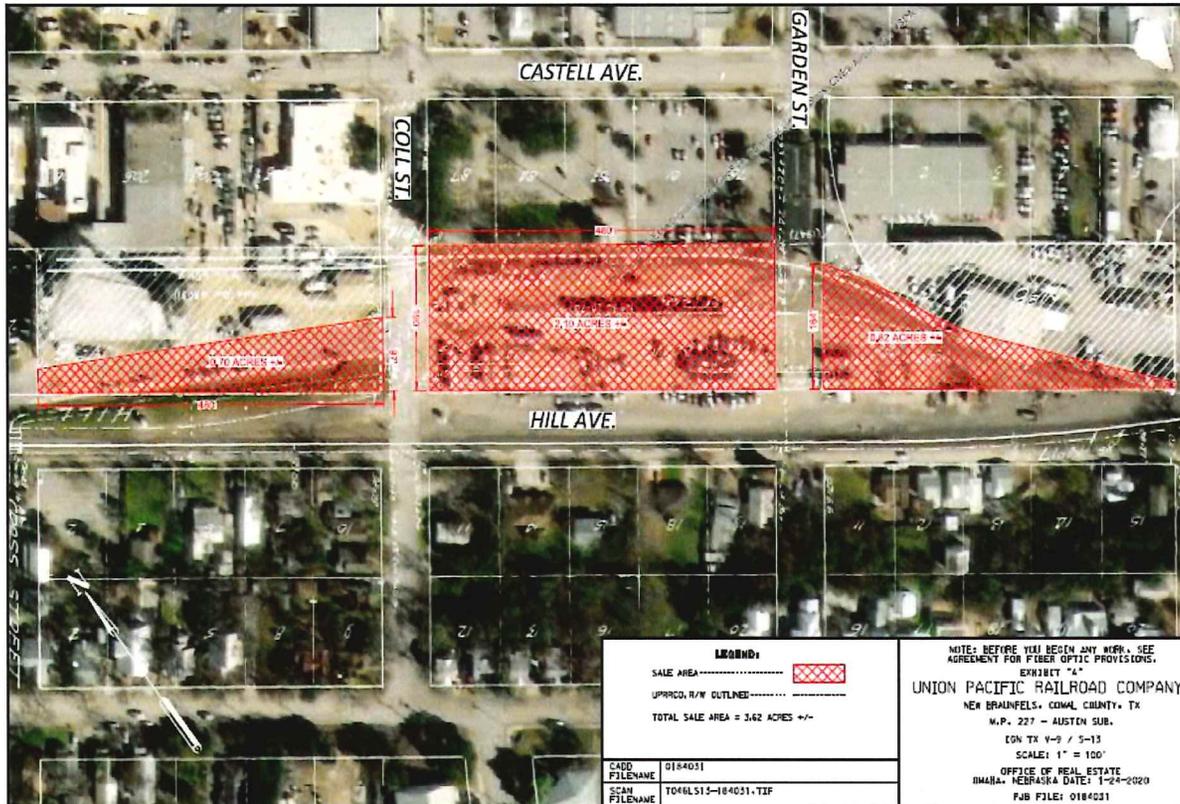


# Union Pacific Property Acquisition



## UPRR Downtown Property - Background



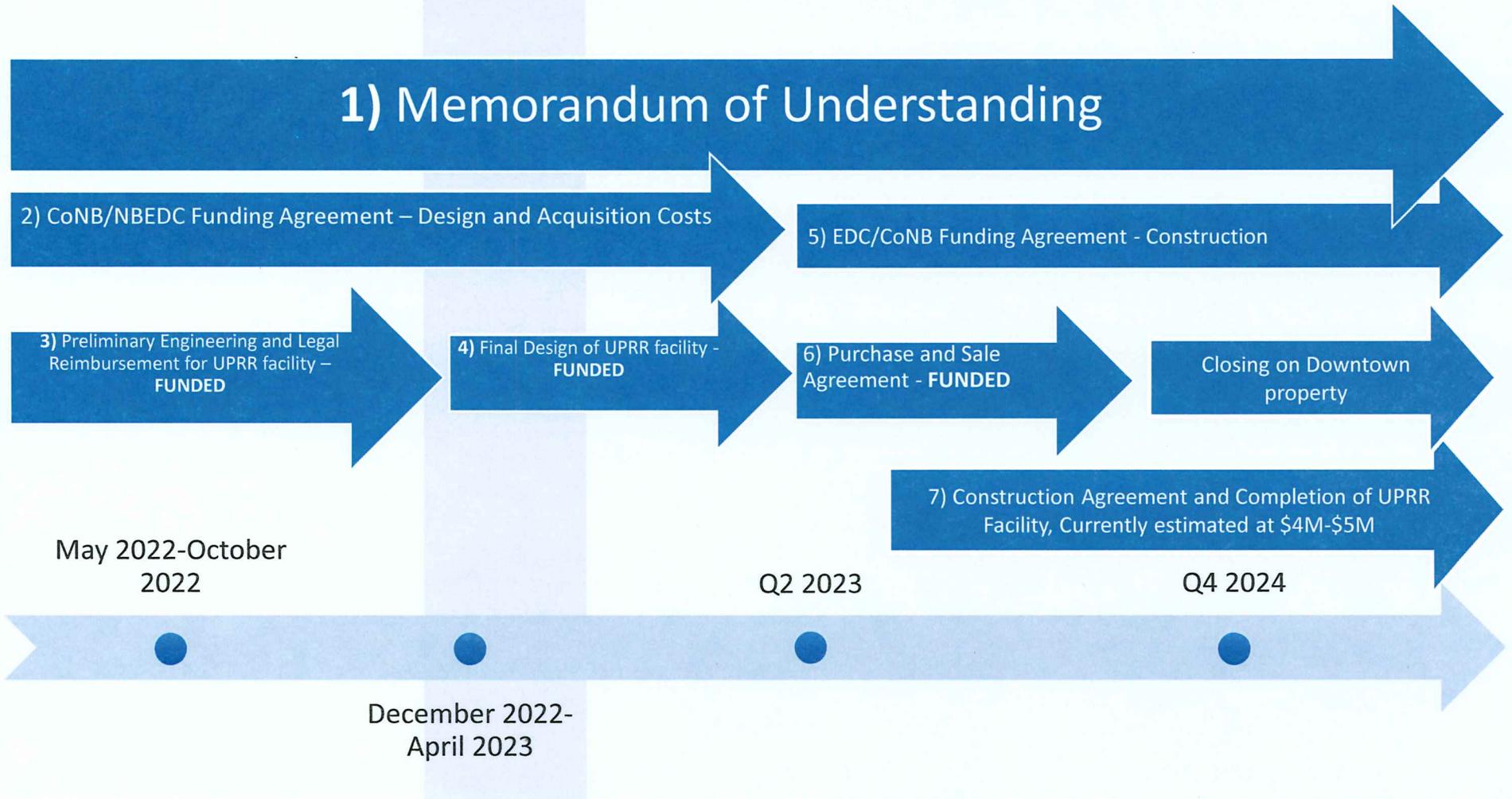
- Transitioning older industrial use out of downtown has numerous benefits
- Acquisition of current rail yard is key priority to ultimate redevelopment of South Castell Corridor and downtown in general
- Began formal negotiations in early 2020
- Total acquisition area is approximately 3.62 acres
  - CoNB constructed Hill Avenue on UPRR property and acquisition of this property is required as part of agreement (.7 acres)
- Acquisition would provide City with site control on approximately 9.5 acres for development solicitations

## UPRR Property Acquisition – Key Documents

- Memorandum of Understanding
- CoNB/EDC Funding Agreement – Authorizes \$2,184,315.50 to reimburse UPRR for prelim and final design of UPRR facility and City of New Braunfels for acquisition costs and associated due diligence
- Predevelopment/Preliminary Engineering Reimbursement Agreement
- Legal Expense Reimbursement Agreement
- Purchase and Sale Agreement -if determined to move forward
- Construction and Funding Agreement (TBD) by City
  - Preliminary estimates put facility at \$4 million\*

\*based on recent UPRR project cost data with similar building and site construction scopes

# UPRR Property Acquisition – Sequence



# UPRR Property Acquisition Timeline

May 2022-Oct 2022

- Commences site evaluation and prelim engineering and feasibility on Corbyn Yard Facility

- **Go/No Go**

MOU, Prelim Engineering and Legal Reimbursements and EDC/CONB Funding Agreement

Dec 2022 – Q2 2023

Purchase and Sale Agreement

- Final design of UPRR facilities after Go/No Go decision
- \$1.5M for downtown properties
- Feasibility for up to one year

- **Go/No Go**

Q2 2023

- Construction Agreement for UP Facilities
- Closing on Downtown Property
- Construction begins and UPRR retains operating easement (18 months)

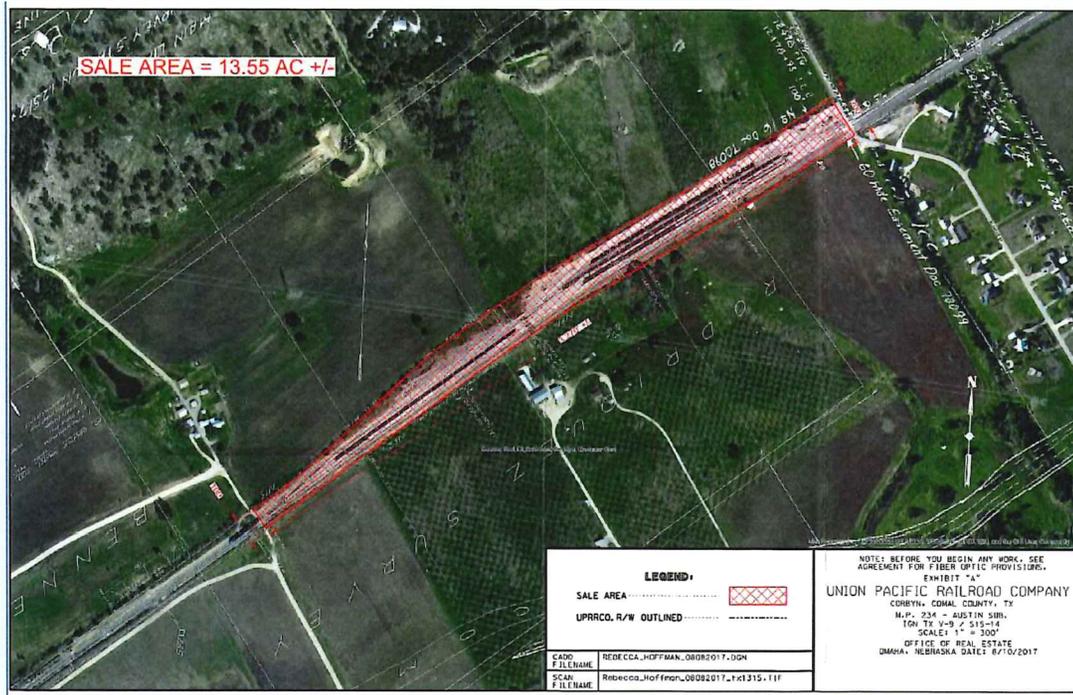
Construction Agreement Finalized

Q4 2024

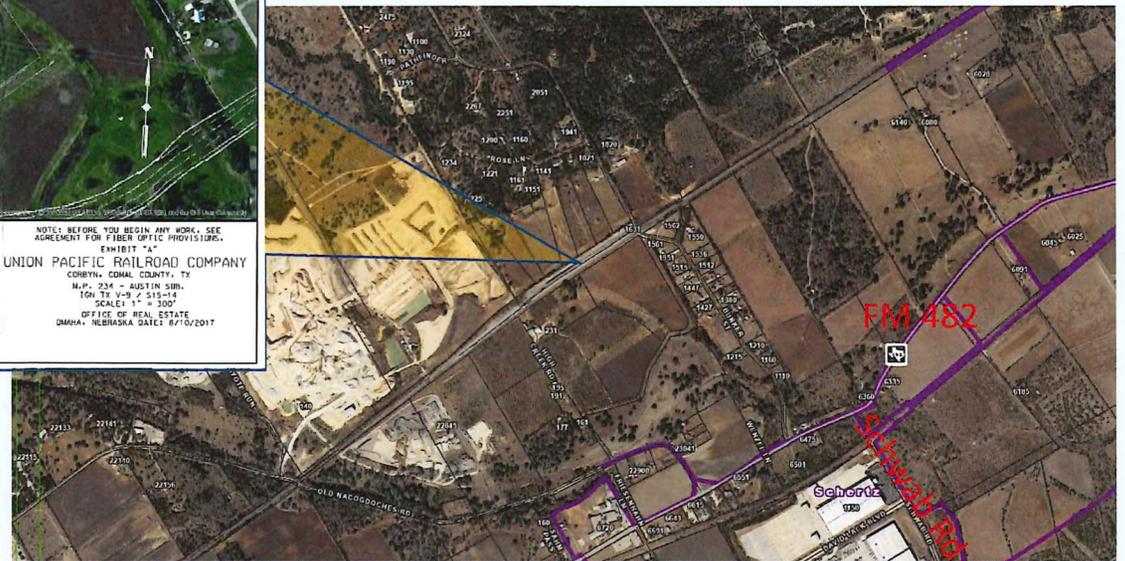
Corbyn Yard Facility Completed

- UPRR relocates from downtown property

# UPRR Corbyn Yard – Prelim and Final Design



- UPRR will design an approximate 700 ft<sup>2</sup> office space and employee staging area with parking



## UPRR Property Acquisition – History

- Comal County considers resolution to allow project expenditure outside City limits in March - **Completed**
- Publication of public hearing in newspaper ~**March 12**
- EDC consideration of project expenditure- **Approved 6-0 on March 31, 2022**

Item	Up to Amounts (\$)
Contracted price for 3.62 acres	\$1,500,000.00
Preliminary and final engineering and design of facility, contingency and project management fees	\$409,315.50
Due diligence allowance for site	\$250,000.00
Legal expense reimbursement to UPRR	\$25,000.00
<b>Totals</b>	<b>\$2,184,315.50</b>

- **City Council approved NBEDC Project Expenditure of \$2,184,315.50 on April 11 to allow approval and execution of MOU and related reimbursement agreements**
- Agreements yet to be executed– Purchase and Sale Agreement, Construction Funding Agreement

# Questions

