



***Declare surplus and convey to  
the City of Graham for public  
purposes real property owned  
by the Brazos River Authority in  
Young County, Texas***

***Presented by***

***Blake Kettler***

***Executive Projects Portfolio Manager***

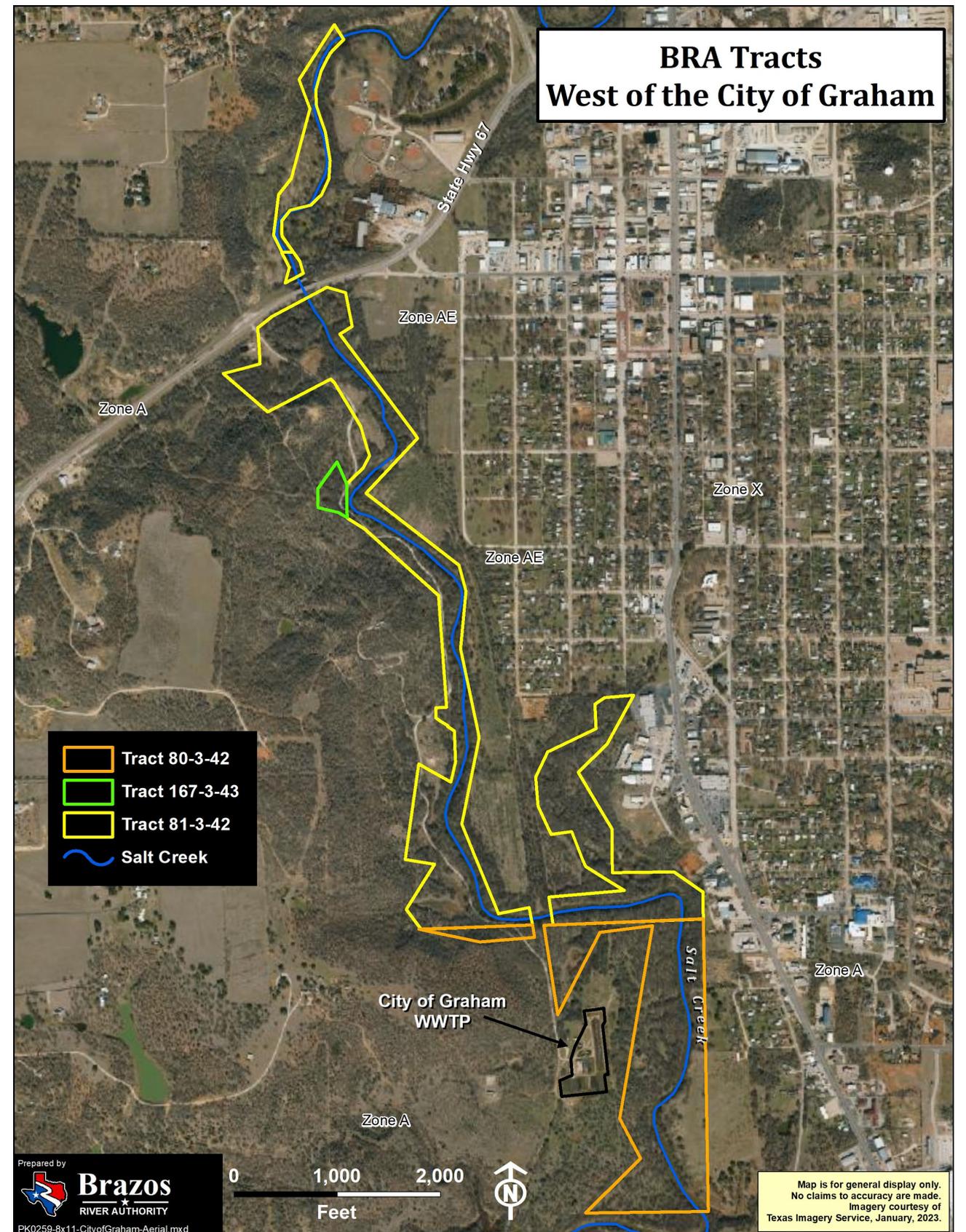


**Orange: PK 0036/0371 (55.70 Acres)**

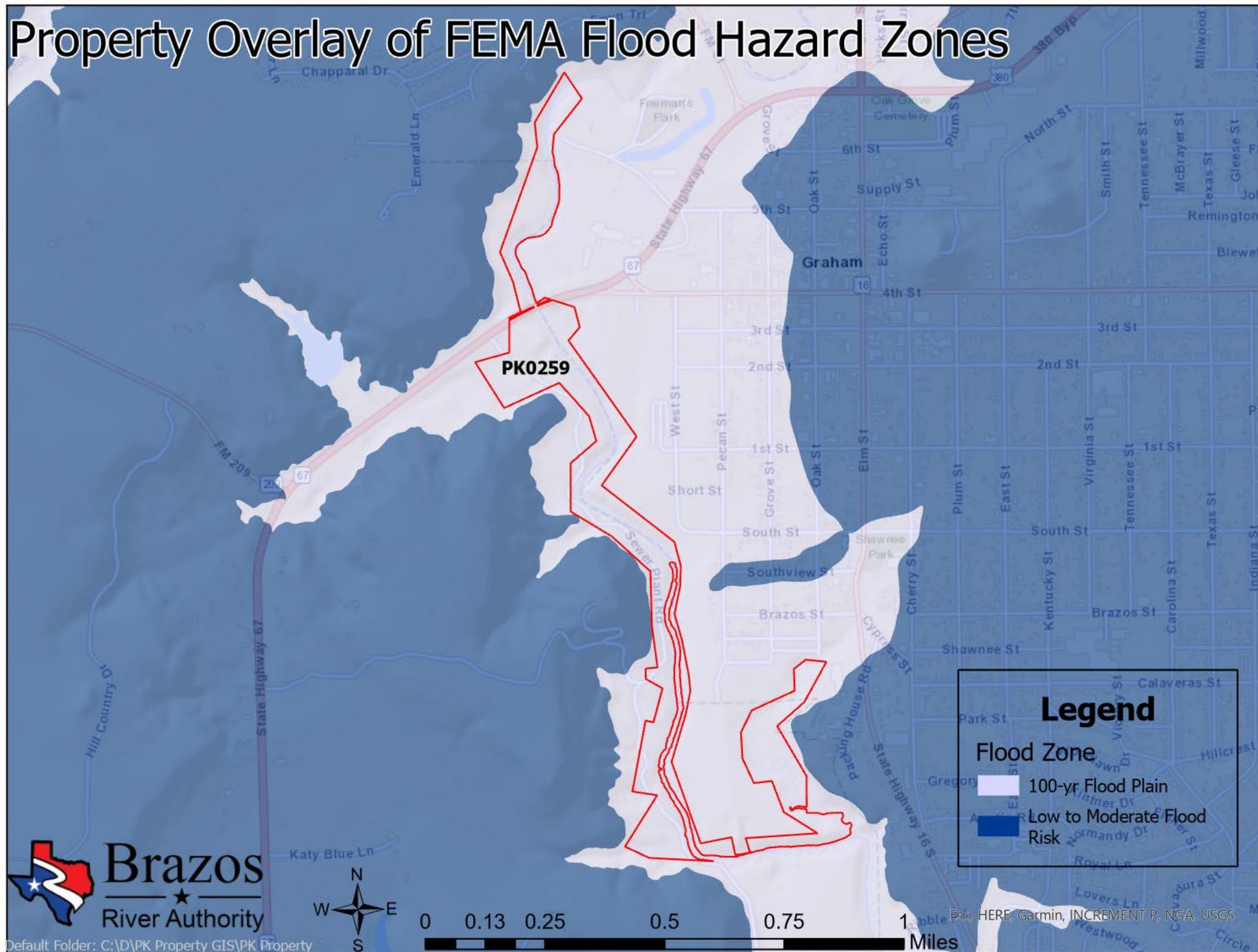
**Green: PK 0039 (2.33 Acres)**

**Yellow: PK 0259 (112.95 Acres)**

Meeting Date: November 18, 2024









# Assessment Findings

Property ID	% of Property in 100-Yr Floodplain	Average Buffer Zone (ft)	% of Property Containing Wetlands	Threatened, Endangered, and Rare Species Concerns	Contiguous Acreage >30 acres for Wildlife Habitat	% of Property with Very Limited Soils for Septic Tank Absorption Fields	Current Use
PK0036	100%	<500 - ≥300	<20 - ≥10	None	Yes	<90 - ≥75	Roads
PK0039	100%	<300 - ≥100	None	None	Yes	≥90	Roads
PK0259	100%	<500 - ≥300	<20 - ≥10	None	Yes	≥90	Roads
PK0371	≥50%	<300 - ≥100	<10	None	Yes	>90	Roads



- City of Graham Mtg.
- City Council (Letter of Intent)
  - Negotiate Transfer
  - City to survey
  - Restrictions/Reservations
  - Floodplain
  - Use = Green space



Brazos River Authority  
 Attn: Michael McClendon, Regional Manager, Upper Basin Management  
 4600 Cobbs Drive  
 Waco, TX 76710  
 Via email: [Michael.McClendon@brazos.org](mailto:Michael.McClendon@brazos.org)

City of Graham  
 Attn: Eric Garretty, City Manager  
 612 Elm Street  
 Graham, Texas 76450

Re: Letter of Intent to Engage in Negotiations Regarding the Transfer of Certain Real Property from the Brazos River Authority to the City of Graham

Dear Mr. McClendon,

On August 28, 2024 representatives of the Brazos River Authority ('BRA') and the City of Graham ('City') met to informally discuss the potential transfer of certain tracts of real property located in and around the vicinity of the waterway identified as 'Salt Creek'; further noting that said real property is generally proximal to the current municipal boundaries of the City.

The purpose of this Letter of Intent (LOI) is to express the City's desire to enter into negotiations with BRA for the potential ownership transfer of certain real property from BRA to the City with the certain real property described as follows:

1. Property ID PK 0259, Tract ID 81-3-42, a tract of 106 acres (more or less) located in Young County Texas and to a portion of the property boundary, is proximal to the municipal boundary of the City.
2. Property ID PK 0039, Tract ID 167-3-43, a tract of two acres (more or less) located in Young County Texas and proximal to the municipal boundary of the City.
3. Property IDs PK 0036 and PK0371, with a single Tract ID of 80-3-42, a tract of 37 acres (more or less) located in Young County Texas and proximal to the municipal boundary of the City.

The City has been apprised of the following circumstances and criteria which may impact the desired ownership transfer:

exact boundaries and actual acreage of the tracts and the City will be required to retain, at the City's expense, the legal services as may be required to legally define and delineate the boundaries of the tracts.

The City understands that any such transfer may be concluded and completed only after the completion of the negotiation.

The City understands and warrants under this LOI that the real property described herein is subject to certain conditions, reservations, easements, and encumbrances, which are either already incorporated into existing deeds, or will be incorporated into the ownership transfer process, based upon certain conditions which may be imposed by BRA.

The City understands that all (or significant portions) of the real property described herein is located within designated flood zones and it is the intent of the City to acquire the real property described herein free from structures that are located within designated flood zones and should a flood event occur, the City will be responsible for the removal of such structures.

**Green Space.** The City understands that the certain real property described herein is ideally suited for public access to green space and is intended to be used for recreational development. To this end, the City also intends to approach BRA, in a separate effort, to examine opportunities for the development of the certain real property described herein for green space and outdoor recreational activities.

The City expressly seeks the opportunity to coordinate with BRA staff, in an effort to draft an ownership transfer agreement for the real property described herein.

As a next appropriate step, the City recommends further coordination and discussion with BRA staff to provide direction to the City on how to proceed with the formulation of an ownership transfer process that is mutually agreeable to both parties. Upon successful coordination, the BRA Board of Directors will take appropriate action to transfer certain tracts of real property from BRA to the City.

The City's designated Point of Contact for this matter is City Manager Eric Garretty, [egarretty@grahamtexas.net](mailto:egarretty@grahamtexas.net), (940) 521-6614.

Thank you for your consideration of this Letter of Intent.

Sincerely,  
  
 Eric Garretty



**“BE IT HEREBY RESOLVED** that the Property Management Committee recommends to the Board of Directors of the Brazos River Authority, adoption of the following proposed resolution:

**WHEREAS**, staff has developed and the Property Management Committee has approved a systematic methodology and process for internally evaluating real property owned by the Brazos River Authority to determine the best use of such real property;

**WHEREAS**, staff has evaluated the following tracts (“Tracts”), which are located north of Possum Kingdom Reservoir on the west side of the City of Graham, in Young County, Texas: PK0259, PK0039, PK0036, and PK0371;

**WHEREAS**, the City of Graham, through a letter of intent approved by its City Counsel, has asked if the Brazos River Authority would be willing to convey the Tracts to the City of Graham to be maintained by the City of Graham for environmental and public recreational purposes in the area;



**WHEREAS**, based upon the evaluation, staff has determined that there is a lower necessity to maintain ownership of the Tracts and that conveying the Tracts to the City of Graham to be maintained by the City of Graham for environmental and public recreational purposes will serve the greater interests of both the Brazos River Authority and the City of Graham in regards to the use of the Tracts;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Directors of the Brazos River Authority hereby declares the Tracts located on the west side of the City of Graham in Young County, Texas surplus and authorizes the General Manager/CEO to negotiate and execute an agreement upon terms determined acceptable to the Brazos River Authority for the conveyance of the Tracts to the City of Graham, so long as the City of Graham agrees to maintain ownership of the Tracts and utilize the Tracts for environmental and public recreational purposes.”



Brazos River Authority



**Brazos**



**RIVER AUTHORITY**