



Legislation Details (With Text)

File #: 23-2876 **Version:** 1 **Name:**
Type: Asset Management **Status:** Passed
File created: 5/9/2023 **In control:** Commissioners Court
On agenda: 5/16/2023 **Final action:** 5/16/2023
Title: Request for approval to execute on behalf of Harris County a Partial Release and Termination of Use Restriction, relating to a 6.298 acre tract of land located at Navigation Boulevard and N. Norwood Street within the Niels Esperson Industrial District, Precinct 2.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 23-2876 Letter - Farmer Bros Site Restriction Release.pdf

Date	Ver.	Action By	Action	Result
5/16/2023	1	Commissioners Court		

Department: County Engineer

Department Head/Elected Official: Milton Rahman, PhD., P.E., PMP, CFM, County Engineer

Regular or Supplemental RCA: Regular RCA

Type of Request: Asset Management

Project ID (if applicable): Not applicable

Vendor/Entity Legal Name (if applicable): Navigation Norwood Ltd.

MWDBE Contracted Goal (if applicable): Not applicable

MWDBE Current Participation (if applicable): Not applicable

Justification for 0% MWDBE Participation Goal: N/A - Goal not applicable to request

Request Summary (Agenda Caption):

Request for approval to execute on behalf of Harris County a Partial Release and Termination of Use Restriction, relating to a 6.298 acre tract of land located at Navigation Boulevard and N. Norwood Street within the Niels Esperson Industrial District, Precinct 2.

Background and Discussion:

Navigation Norwood Ltd. purchased a total of 6.298 acres of land at Navigation Boulevard and N. Norwood Street, the former Farmer Brothers Coffee Plant. A certain use restriction exists restricting the use of any property within the Industrial District to industrial use only. Harris County, being one of the landowners in the Industrial District, has been requested to release and terminate the industrial use restriction with respect to the 6.298 acre property.

Expected Impact:

Navigation Norwood Ltd. has conveyed their intent to maintain the former Farmer Brothers Coffee Plant

structure. To keep with the spirit and historic presence of the facility, Navigation Norwood Ltd. intends to open a coffee shop or café at the project's center as well as work force housing, several art studios, maker spaces.

Alternative Options:

There are no alternative options to this project at this time.

Alignment with Goal(s):

- ☐ Justice and Safety
- ☒ Economic Opportunity
- ☐ Housing
- ☐ Public Health
- ☐ Transportation
- ☐ Flooding
- ☐ Environment
- ☐ Governance and Customer Service

Prior Court Action (if any): N/A

Date	Agenda Item #	Action Taken

Location:

Address (if applicable): Navigation Boulevard at N. Norwood Street

Precinct(s): Precinct 2

Fiscal and Personnel Summary			
Service Name			
	FY 23	FY 24	Next 3 FYs
Incremental Expenditures (do NOT write values in thousands or millions)			
Labor Expenditures	\$	\$	\$
Non-Labor Expenditures	\$	\$	\$
Total Incremental Expenditures	\$	\$	\$
Funding Sources (do NOT write values in thousands or millions)			
Existing Budget			
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
Total Current Budget	\$	\$	\$
Additional Budget Requested			
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$

Choose an item.	\$	\$	\$
Total Additional Budget Requested	\$	\$	\$
Total Funding Sources	\$	\$	\$
Personnel (Fill out section only if requesting new PCNs)			
Current Position Count for Service	-	-	-
Additional Positions Requested	-	-	-
Total Personnel	-	-	-

Anticipated Court Date: May 16, 2023

Anticipated Implementation Date (if different from Court date): Not applicable

Emergency/Disaster Recovery Note: Not an emergency, disaster, or COVID-19 related item

Contact(s) name, title, department: Albrina C. Coleman, Director, Real Property Division

Attachments (if applicable): Partial Release and Termination of Use Restriction; Map; Letter of Intent; Development Plans