

<b>Meeting Date</b> (?)	07/12/2016
<b>Subject Matter</b> * (?)	Life Safety Grant Request - 212 North Bryan Ave This must match rolling agenda entry
<b>Department of Origin</b> *	ECONOMIC DEVELOPMENT
<b>Submitted By</b> *	Stephanie Doland
<b>Type of Meeting</b> *	<input type="radio"/> BCD <input type="radio"/> Special <input checked="" type="radio"/> Regular
<b>Classification</b> *	<input type="radio"/> Public Hearing <input type="radio"/> Consent <input checked="" type="radio"/> Statutory <input type="radio"/> Regular
<b>Ordinance</b> *	<input checked="" type="radio"/> None <input type="radio"/> First Read <input type="radio"/> Second Read <input type="radio"/> First & Only Read
<b>Strategic Initiative</b> *	<input checked="" type="checkbox"/> Public Safety <input type="checkbox"/> Service <input checked="" type="checkbox"/> Economic Development <input type="checkbox"/> Infrastructure <input type="checkbox"/> Quality of Life
<b>Agenda Item Description</b> *	Consider authorizing the City Manager the authority to enter into a Chapter 380 agreement (Life Safety Grant) for life safety improvements totaling \$50,000 for the installation of a fire sprinkler system, 2nd staircase for emergency egress, fire rated windows, emergency alarm system, fire rated partitions, and emergency exit signage for the building located at 212 North Bryan Avenue in Bryan, Brazos County, Texas.

## Summary Statement\*

On June 7, 2016, the Bryan City Council adopted, by resolution, the Life Safety and Economic Development matching grant program. The program will aide downtown business owners in the rehabilitation and restoration of Historic Downtown Bryan by Chapter 380 agreement to encourage elimination of conditions that could be injurious to public health, safety and welfare; to encourage private investment in commercial and multi-family housing that may otherwise be cost prohibitive; and to stimulate redevelopment to increase sales tax revenues and property values. The resolution established grant guidelines, eligibility requirements, and funding procedures.

During the May 10, 2016, City Council Workshop, staff presented the concept of the Life Safety Grant program and received general City Council support for the program. During the presentation staff mentioned two properties downtown interested in the matching grant program. Staff received direction from the City Council to bring the item back on a regular agenda to first adopt the grant program and then work with the two interested property owners to consider their applications during Fiscal Year 2016 (i.e., the current fiscal year).

The building located at 212 North Bryan Avenue was built in the early 1950's is currently vacant. In past years the building was used as a pastry shop, appliance store, and restaurant. The property owner, James Murr representing 212 Bryan LP, plans to redevelop the building with a mixed-use development. Mr. Murr plans to open the first floor as a retail space and develop the second story with loft apartments.

Before a certificate of occupancy can be issued for this property multiple life safety improvements are required. The property owner needs assistance in funding the required improvements and has submitted an application for the life safety grant program. Included in the application are two (2) cost estimates for the required improvements totaling between \$149,000 and \$151,000. The property owner is requesting \$50,000 to help fund the following Life Safety improvements as required by the International Building Code and International Fire Code:

1. Installation of a fire sprinkler system in both floors of the structure (Section 903); and
2. Installation of a 2nd staircase for emergency exit (Section 1021); and
3. Installation of fire rated windows over neighboring building (Section 706); and
4. Installation of an emergency alarm system (Section 907); and
5. Installation of fire rated partitions (Section 709) ; and
6. Installation of emergency exit signage (Sections 1006 and 1011).

After receiving all appropriate application materials (see attachments), the Life Safety Review panel, consisting of the Chief Building Official, the Fire Marshal, and an Economic Development representative, met on Wednesday, June 22, 2016, to consider the grant request. The review panel discussed the application and determined the request met all applicable eligibility requirements and is recommending approval of the grant request for \$50,000 in allocation of grant funds for 212 North Bryan Avenue. The \$50,000 shall first be used for installation of the sprinkler system, the 2nd emergency exit, and the fire rated windows. If there are remaining funds after the aforementioned improvements are funded, then the remainder of the \$50,000 can be used towards the installation of the alarm system, the fire rated partitions, and the emergency exit signage. To be eligible for the full amount reserved for this project, the applicant must submit invoices and documentation totaling \$100,000 for qualified work.

The Bryan City Council will determine the final monetary allocation for the grant application, not to exceed \$50,000 for the subject property. The grant money, if approved, will be distributed to Mr. Murr, on behalf of 212 Bryan LP, for completed work once receipts for eligible improvements are submitted to the Planning and Development Services Department.

In addition to the request for grant funding through the Life Safety Program, the property owner also applied for funding through the Downtown Improvement Program (DIP). Mr. Murr requested \$50,000 in funds through the DIP and proposed to repair the masonry façade and remove and replace all other features on the face of the building. On April 26, 2016, the City Council approved funding in the amount of \$17,814 for the proposed improvements and the applicant plans to accept this funding once the work has been completed.

**Staff Analysis & Recommendation \***

Life Safety improvements for 212 North Bryan Avenue include installation of a fire sprinkler system, 2nd staircase for emergency egress, fire rated windows, emergency alarm system, fire rated partitions, and emergency exit signage are required before the issuance of a certificate of occupancy and the total cost of all the improvements are estimated between \$149,000 - \$151,000 and could be cost prohibitive without grant funding.

Staff concurs with the Life Safety Review Panel and recommends approval of the request for 212 North Bryan Ave in the amount of \$50,000 (original request).

Redevelopment of this currently vacant building in Downtown Bryan may increase sales tax; increase property values; increase the economic vitality of buildings; and improve safety of buildings for the general public, business owners and for first responders.

**Options \***

(In Suggested Order of Staff Preference)

1. approve the Life Safety Grant request, as recommended by the Life Safety Review Panel;
2. approve the Life Safety Grant request with modifications to the amount of funding, not to exceed \$50,000 total (which may require City Council consideration at a future council meeting); or
3. deny the Life Safety Grant request.

**Funding Source \***

Chapter 380 Agreement - General Fund (not budgeted)

**Attachments**

Life Safety Grant Guidelines.pdf	2.6MB
212 N. Bryan Life Safety Grant Request_Attachment.pdf	4.69MB

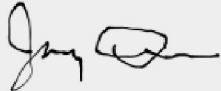
Please detail attachments and note attachments available for viewing in City Secretary's Office:

1. Life Safety Grant Guidelines (Resolution No. 3660 adopted on June 7, 2016)
2. Downtown Life Safety Grant application for 212 North Bryan Avenue

**Dept. Head Signature**



**Deputy City Manager Signature**



**City Manager Signature**



**City Attorney Signature**

