

Agenda Item Details

Meeting	Nov 12, 2019 - Bryan City Council Second Regular Meeting
Category	6. Statutory (Automatic Approval) Agenda - This agenda consists of items previously approved by Council action such as adoption of items that are part of an approved budget or capital improvement projects, first and only readings of ordinances, interlocal agreements, or action that is required by law or delegated to the City Manager. Items may be removed from the statutory agenda for separate consideration at the request of two Councilmembers.
Subject	E. Approval of a Chapter 380 Economic Development Agreement between GVBM, L.L.C., and the City of Bryan for the renovation of the Bowie School
Type	Action (Statutory)
Preferred Date	Nov 12, 2019
Absolute Date	Nov 12, 2019
Fiscal Impact	Yes
Dollar Amount	400,000.00
Budgeted	No
Budget Source	General Fund
Goals	Quality of Life Economic Development

Summary:

The subject property is the site of the former Bowie School. The first plat of Bryan, recorded in 1859 at the Brazos County Courthouse in Boonville, depicts Block 261 as a "market square"; one of two blocks in the Bryan Townsite dedicated for public use and undivided, containing no separate lots or public alleys; the other being Block 26, the site of the Brazos County Courthouse. The subject property is square, 250 feet on each side and covers 1.43 acres of land bounded by West 26th Street, South Sims Avenue, West 27th Street, and South Sterling Avenue. The subject property has been zoned Commercial District (C-3) since the adoption of the first zoning ordinance in Bryan on December 11, 1989. To the south of the subject property lies the 100-foot right-of-way of West 27th Street, down the center of which runs a Union Pacific Railroad track.

The first school building to occupy Block 261, commonly known as the West Side School, was completed in 1906 and served grades 1 through 6. The original building was enlarged and finally replaced. The current structure, comprising three separate building phases, was constructed between 1922 and 1931. In the late 1920s, the name of the school was changed in honor of James Bowie. Use of the building for classes ended in May 1991 and the Bryan Independent School District sold the property in 2001. The current owners purchased the property in 2019.

The Bowie School will be redeveloped as a high-end office building. A majority of the building will be owner-occupied by Gessner Engineering and Vaughn Construction. Both of these companies are new to Downtown Bryan and will bring over 70 employees to the area at least five days a week.

Immediately after purchasing the property, the current owners secured the site with construction fencing. Abatement and selective demolition is currently underway. Following abatement, demolition, and approval of this agreement, the building's structure and exterior will be repaired. Repairs will address numerous structural issues, including masonry and cast stone materials. The building then will be re-roofed and new windows will be installed. Finish-out of common areas and lease spaces will follow. It is anticipated that much of the facility will feature exposed structural and mechanical systems. A central elevator will be installed and a new stair in the central part of the building is anticipated to be constructed. Construction is expected to be complete in less than 12 months.

The development agreement provides for both City and Developer obligations. In summary, they are as follows:

Developer Obligations:

1. Renovation. Developer will obtain a certificate of occupancy within twelve (12) months of the execution of this Agreement and make an investment resulting in an appraised value per Brazos Central Appraisal District of \$5,000,000 within twelve (12) months following issuance of a certificate of occupancy.
2. Employment. Within twelve (12) months following issuance of the certificate of occupancy, Developer shall have created seventy (70) full-time employee positions with an aggregate annual payroll of \$5,250,000.

City Obligations:

1. Permit fees. The City agrees to waive all fees for building, mechanical, plumbing, or electrical permits during the term of this Agreement.
2. Façade Improvement Grant. The City will offer a grant of \$200,000 as reimbursement for façade improvements. The first payment of \$100,000 is payable upon issuance of a certificate of occupancy. The second payment of \$100,000 is payable twelve (12) months after issuance of a certificate of occupancy.
3. Utilities. The City will reimburse Developer for the cost of placing electrical utilities (and other cables, wires, fiber, utilities, etc. located on electrical poles) underground. The amount will not exceed \$100,000.
4. Parking. The City agrees to build on-street parking at a location and pursuant to a design agreeable to both parties. The cost of such construction shall not exceed \$100,000.
5. Life Safety Grant. The City agrees to allow Developer to apply for grant funds for eligible projects through the Life Safety Grant program.

Staff Analysis and Recommendation:

Staff believes the Developer's proposed project will preserve the essential fabric of the existing site and by so doing, will serve to return the subject property to a contributing community resource rather than a neighborhood liability. To facilitate one of the largest renovation projects Bryan has seen in many years, staff recommends approval of this Chapter 380 Agreement.

Options:

1. Approve the agreement as submitted
2. Modify and approve the agreement, which may require additional negotiations and consideration at a future City Council meeting
3. Deny the agreement and provide direction to staff and/or the developer

Attachments:

1. Bowie School Renovation Chapter 380 Economic Development Agreement

[Bowie School 380.pdf \(32 KB\)](#)