

Agenda Item Details

Meeting	Dec 14, 2021 - Bryan City Council Second Regular Meeting
Category	7. 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	D. Approval of a Chapter 380 Economic Development Agreement between the City of Bryan and the Varisco Building Redevelopment Group for 217 and 219 North Main Street
Type	Action (Statutory)
Preferred Date	Dec 14, 2021
Absolute Date	Jan 11, 2022
Fiscal Impact	Yes
Dollar Amount	450,000.00
Budgeted	No
Budget Source	General Fund
Goals	Quality of Life Economic Development

Summary:

The Developer, Varisco Building Redevelopment Group, is currently planning a major renovation at the Varisco Building located at 217 and 219 North Main Street. The proposed Hush & Whisper Distilling will occupy the first floor of the historic Varisco Building. The renovation will include the storefront windows that will look into a tasting room with seating for 125. The room will include a 30-foot-tall, polished copper column still that will output 3,000 barrels of whiskey annually. 14,000 gallons of stainless-steel tanks will fuel the still from the annex at 217 North Main, with spirit making activities from start and finish.

In addition, the five other floors of the Varisco building will be renovated and updated, adding 25,000 square feet of prime office space for Downtown Bryan. Energy-efficient lighting, electrical systems, and HVAC will be installed or updated to modern standards. Sprinklers and fire control systems will be extended to the upper floors. The renovation also will include a top floor and roof-top venue space.

Many facade and life safety improvements will be made. The most significant improvements include extending the fire sprinkler system through the upper five floors of the Varisco Tower, renovating the canopy in front of both 219 and 217 North Main, updating the existing storefront at 217 North Main, replacing the broken panels of glass at the storefront of the Varisco Tower, repairing the damaged windows and frames on the upper floors of the Varisco Tower facing Main Street, cleaning the historic terracotta tile, removing the bars on the Varisco Tower windows, and repainting the ledges, window ledges, and lintels.

The City has been asked to facilitate this major renovation project by participating in multiple aspects of the renovation. The City's obligations include:

- permit fee waivers
- facade grant in the amount of \$200,000
- life safety grant in the amount of \$100,000
- grant for roof-top venue in the amount of \$150,000

The developer is committed to ensuring this project increases the appraised value of the property to \$6,500,000 and generates a minimum amount in sales tax revenue each year. In addition, the development will create eight (8) new full-time jobs. The project will be complete within fifteen (15) months of the effective date of this agreement.

Staff Analysis and Recommendation:

To facilitate continued efforts in historic preservation and provide an opportunity for business growth in Downtown Bryan, staff recommends approval of the agreement.

Options:

1. Approve the Chapter 380 Economic Development Agreement
2. Modify the Chapter 380 Economic Development Agreement, which may require further discussion with the developer and consideration at a future City Council meeting
3. Deny the Chapter 380 Economic Development Agreement and provide direction to staff

Attachments:

1. The Chapter 380 Agreement

[Hush & Whisper - City of Bryan 380 Final.pdf \(681 KB\)](#)