

## Agenda Item Details

Meeting	Jan 09, 2024 - 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	B. Approval of a Chapter 380 Agreement between the City of Bryan and Bryan Kimbell Building, L.L.C., for the restoration of the Kimbell Feed building
Type	Action (Statutory)
Preferred Date	Jan 09, 2024
Absolute Date	Jan 09, 2024
Fiscal Impact	Yes
Dollar Amount	250,000.00
Budgeted	No
Budget Source	General Funds and TIRZ Funds
Goals	Quality of Life Economic Development

### Summary:

The Kimbell Feed building originally served as a grocery store and housed the Lawrence Grocery Company in Bryan through the 1920's. In 1948, it was sold to the Kimbell-Bryan Company, headed by Fort Worth entrepreneur Kay Kimbell. From 1948-1962 the building sold feed, supplies, and farming implements to the Brazos Valley community. In addition to his storied success in business, Kimbell is well known for establishing the Kimbell Art Foundation in Fort Worth in 1935 to which he left a considerable fortune, with directions to build a museum of the first class in Fort Worth, Texas - today, the Kimbell Art Museum.

Although not a historic landmark, the Kimbell Feed building is a significant piece of architecture in the community. Staff suggests attempts should be made to restore the structure and preserve its ability to continue making contributions to the story of Downtown Bryan. A building in this location and of this size qualifies for both facade and life safety grants. However, due to magnitude of the building and the scope of the restoration efforts, the developer has requested grant funds outside the amount reimbursable under the Life Safety program. As consideration, the developer is agreeing to a minimum Brazos Central Appraisal District (BCAD) value and a set completion date before those additional funds can be requested.

The Bryan Kimbell Partnership, LLC has submitted and obtained permits for construction plans related to the redevelopment of the Kimbell Feed. Planned uses in the redeveloped building includes:

- Leasable space (appx. 6,000 sq. ft.) suitable for retail, event, or office use
- Food & Beverage component
- Cultural Arts District Visitor Center - The community arts and culture portion of the Kimbell will serve as an official visitors' center for the TCA designated Downtown Cultural District. Working closely with Destination Bryan, the CD Visitor Center will collect and provide information regarding arts and culture-related planned events, programming, and cultural assets within the cultural district to Destination Bryan for advertising and promotional purposes. Additionally, the space will house and staff the visitors' center and provide existing relevant printed materials, maps, and schedules as well as access to digital media such as audio tours and videos in an effort to help visitors enjoy all the Downtown Cultural District has to offer.

- Space dedicated to hosting and exhibiting arts and cultural activities. The community arts and culture portion of the building is intended to meet the need for affordable space for hosting and exhibiting arts and culture-related programming and events in the community. Unlike a traditional "event center," the Kimbell seeks to provide space for organizations, groups, and performers for whom the scope and expense associated with renting a traditional event center may be cost-prohibitive. The Kimbell Arts and Culture space is planned to not only showcase local talent and programming, but also to bring state and nationally recognized programming into the community and work to make it accessible to as many community members as possible.

In general, the agreement terms are as follows:

**Developer's Obligations:**

1. Developer agrees to apply for a roofing permit within thirty (30) days of the effective date of this Agreement
2. Developer agrees to complete construction on the Project by May 1, 2024
3. Developer agrees that by 2025, the taxable appraised value of the real property (including improvements business personal property, if any) shall be \$2,000,000.00 or higher

**Economic Development Grants:**

1. Façade Improvement Grant: The City will offer a grant of up to a maximum \$150,000 as reimbursement for façade restoration and repair improvements to preserve, protect, and restore the existing façade facing Main Street to the extent reasonably feasible.
2. Life Safety Grant: The City will offer a grant of up to a maximum \$50,000 as reimbursement for qualified life safety improvements required by the Building Code and Fire Code.
3. Additional Life Safety Grant: In the event BCAD value meets or exceeds \$2,500,000 and all of the approximately 12,000 sq. ft. of leasable space is occupied by 2026, the City Council will make an exception to the \$50,000 per property limit and offer an additional grant of up to a maximum \$50,000 as reimbursement for qualified life safety improvements required by the Building Code and Fire Code. The grant must be for new or otherwise unreimbursed life safety improvements.

**Staff Analysis and Recommendation:**

To facilitate the preservation and restoration of an iconic Downtown North building, staff recommends approval of this agreement.

**Options:**

1. Approve the agreement
2. Modify the agreement
3. Deny the agreement and provide direction to staff

**Attachments:**

1. The Chapter 380 Agreement is available for viewing in the City Secretary's Office.

Kimbell Feed Ch 380 12-20-23.pdf (201 KB)