

Agenda Item Details

Meeting	Mar 05, 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	D. Approval of a Corridor Beautification Program grant request for façade, signage, and paving improvements in the amount of \$100,000 for property located at 203 East Villa Maria Road
Type	Action (Statutory)
Preferred Date	Mar 05, 2024
Absolute Date	Mar 05, 2024
Fiscal Impact	Yes
Dollar Amount	100,000.00
Budgeted	Yes
Budget Source	General Fund
Goals	Economic Development Infrastructure Quality of Life

Summary:

The Corridor Beautification Partnership (CBP) program was first adopted by Bryan City Council on January 10, 2017. This matching grant program is intended to improve the community image and perception of specific corridors, eliminate blight, increase sales tax revenues and property values, and stimulate economic and business development by providing more aesthetic commercial properties along major gateways. Properties eligible to received funding must be located along Texas Avenue or in the Midtown Area.

This application for grant funding in the amount of \$126,044 was made by Wade and Mary Beckman on February 4, 2024, for their property at 203 East Villa Maria Road. They propose to expand and update the existing building on the property with new façade materials and articulations. They also propose to remove existing ground sign structures, install new wall signage, close one of the driveways, and restripe the parking for improved vehicle circulation and pedestrian safety. A site plan for the proposed site improvements currently is under review by the City's Site Development Review Committee and also is included in the application documents, attached with this Council Action Form.

The City’s Grant Review Panel considers funding recommendations based on how well applications meet the criteria for funding as established in the program’s guidelines. These criteria include (but are not limited to) the efficient use of dollars, increase to ad valorem and sales tax, visibility to corridors and intersections, creation of jobs, and the overall impact of the project. The City Council determines the final monetary allocation for grant applications, up to \$100,000 per property. The grant, if approved, will be in the form of a reimbursement once receipts for eligible improvements are submitted to the city by the applicants.

Staff Analysis and Recommendation:

The Grant Review Panel offers the following recommendation totaling in funding the maximum program amount of \$100,000 for this project:

- \$100,000 is the maximum amount allowed under the grant program guidelines;
- \$100,000 represents 79% of the requested amount of \$126,044 and 12.5% of the overall project cost (\$800,000);
- The project scored 92 out of 100 points under the programs scoring criteria;
- The subject property is located at a highly visible site location and will have an extremely positive impact to the beautification of the Villa Maria Road corridor;
- The improvements will bring the site into compliance with current development standards;
- Following the completion of the site improvements and the project overall, taxable property values are estimated to increase by over \$1M; and
- The improvements to the site and the overall project are estimated to create 20 full- and part-time jobs.

Options:

1. approve the grant request, based on the allocations recommended by the Grant Review Panel;
2. approve the grant request, with modifications to the funding amount, which may require consideration at a future City Council meeting; or
3. deny the grant request and provide direction to staff.

Attachments:

1. FY24 CBP Review Board scoring sheet & recommendations;
2. approved FY24 CBP grant guidelines; and
3. FY24 CBP application for 203 East Villa Maria Road.

[203 E Villa Maria Rd CBP Application.pdf \(15,305 KB\)](#)

[CBP Guidelines.pdf \(464 KB\)](#)

[CBP Scoring Sheet.pdf \(26 KB\)](#)