

Agenda Item Details

Meeting	Apr 14, 2026 - 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	J. Consider a First Amendment to the Chapter 380 Economic Development Agreement American Lumber between the City of Bryan and The American Trade Group, Inc.
Type	Action (Statutory)
Preferred Date	Apr 13, 2026
Absolute Date	Apr 13, 2026
Fiscal Impact	Yes
Dollar Amount	250,000.00
Budgeted	No
Budget Source	General Fund
Goals	Economic Development

Summary:

The City of Bryan and The American Trade Group, Inc., along with its affiliated entities ("Company"), entered into a Chapter 380 Economic Development Agreement with the City of Bryan on December 17, 2021. The Agreement outlined performance requirements that included a 31,000 square foot addition to the existing manufacturing building for American Lumber, Inc., along with three (3) new storage buildings with a footprint of 54,000 square feet and the creation of a minimum of twelve (12) new full-time employment positions (FTE's) at an average annual salary of \$55,000. The Brazos Central Appraisal District (BCAD) value for equipment and real property was required to be a minimum of \$8,000,000. The Company accomplished these requirements as prescribed in the Agreement.

The original Chapter 380 Economic Development Agreement provided a fifty percent (50%) rebate of the increase in the City of Bryan ad valorem taxes collected from this development, and this term is not changing in the proposed First Amendment.

The Company reached out to the City and requested the proposed amendment because they were not able to complete the construction improvements to the property within the deadline provided in the original Agreement. However, they did obtain a Certificate of Occupancy after receiving notice from the City. This proposed First Amendment to the Chapter 380 Economic Development Agreement provides for a 50% reimbursement of the new ad valorem taxes collected, which is the same term as in the original agreement. The Company obtained an ad valorem BCAD valuation of \$14,900,000, which is \$6,510,000 more than required in the original agreement. In addition, the Company created nineteen (19) more FTE's than required and achieved an average annual employee salary of \$82,000, which is \$27,000 more than required.

The proposed First Amendment includes a new completion date of 24 months from the effective date of the agreement; a new time frame to start the grants and/or waivers; clarifies the grant ends at a not-to-exceed amount of \$250,000 or five (5) years, whichever is reached first; and proposes a term ending date of March 30, 2030.

Staff Analysis and Recommendation:

Staff recommends approval of this First Amendment. The American Trade Group has far exceeded the requirements of the original Agreement, and will continue to help grow the economy by creating and retaining high-paying jobs.

Options:

1. Approve the proposed First Amendment
2. Modify the proposed First Amendment, which may require consideration at a future City Council meeting
3. Deny the proposed First Amendment and provide direction to staff

Attachments:

1. Proposed First Amendment to the Chapter 380 Economic Development Agreement
2. Original Chapter 380 Economic Development Agreement

[First amendment to Chapter 380 Economic Development Agreement.pdf \(822 KB\)](#)

[City_of_Bryan_&_The_American_Trade_Group_380_Agreement_\(Executed_by_TATG_12.1.21\).pdf \(4,238 KB\)](#)