

<b>Meeting Date</b> (?)	06/07/2016
<b>Subject Matter</b> * (?)	Life Safety Program This must match rolling agenda entry
<b>Department of Origin</b> *	DEVELOPMENT SERVICES
<b>Submitted By</b> *	Stephanie Doland
<b>Type of Meeting</b> *	<input type="radio"/> BCD <input type="radio"/> Special <input checked="" type="radio"/> Regular
<b>Classification</b> *	<input type="radio"/> Public Hearing <input type="radio"/> Consent <input checked="" type="radio"/> Statutory <input type="radio"/> Regular
<b>Ordinance</b> *	<input checked="" type="radio"/> None <input type="radio"/> First Read <input type="radio"/> Second Read <input type="radio"/> First & Only Read
<b>Strategic Initiative</b> *	<input checked="" type="checkbox"/> Public Safety <input type="checkbox"/> Service <input checked="" type="checkbox"/> Economic Development <input type="checkbox"/> Infrastructure <input type="checkbox"/> Quality of Life
<b>Agenda Item Description</b> *	Consideration of a resolution to establish a Life Safety and Economic Development matching grant program to aide downtown business owners in the rehabilitation and restoration of Historic Downtown Bryan by Chapter 380 agreement to encourage elimination of conditions that could be injurious to public health, safety and welfare; to encourage private investment in commercial and multi-family housing that may otherwise be cost prohibitive; and to stimulate redevelopment to increase sales tax revenues and property values.

**Summary Statement \***

The City of Bryan is actively involved in the redevelopment and rehabilitation of Historic Downtown Bryan. Through the development and adoption of the Downtown Master Plan and the Downtown Improvement Program staff has heartily encouraged the growth of retail and multifamily uses downtown.

Many of the historic structures in downtown Bryan are in need of Life Safety improvements such as (but not limited to), the repair, replacement or installation of floor and wall separation requirements, fire alarms, sprinkler systems, additional means of egress, and fire escapes. Life Safety requirements, as required by current International Building Code fire suppression and safety code requirements, must be installed prior to the issuance of a certificate of occupancy. Many of the undeveloped, vacant buildings downtown are in need of Life Safety improvements, however business owners are unable to redevelop due to the increasing costs of Life Safety improvement projects. The goal of the Downtown Life Safety Grant is to provide financial assistance through a matching grant program for the installation and compliance of Life Safety requirements to allow businesses to open downtown that cannot open without assistance funding the necessary Life Safety improvements.

Staff provided a presentation at the May 10, 2016 Council Workshop, and received a general consensus of support for the Life Safety Program, with additional direction to explore possible combinations of grants and loans for the program. After exploring the various options, staff recommends a straight grant program under the following guidelines:

- Eligible properties shall be located between West MLK Street and West of 29th Street, along Bryan Avenue and Main Street; and
- Matching grant amounts are awarded for up to 50% of the total estimated cost, up to \$35,000 of each life safety improvement, on a reimbursable basis; and
- The aggregate total of grants awarded to a property may not exceed \$50,000; and
- Qualified applicants will be required to match the awarded grant funds dollar for dollar; and
- Matching grant monies will be disbursed at the completion of improvements and with the acceptance of the work by the City; and
- Grant monies will be distributed on a first come first serve basis; and
- The Bryan City Council shall have the final authority for approval or denial of each Life Safety Grant Application received.

The attached proposed resolution allows for funding of the Life Safety grant program be through a Chapter 380 agreement, a program where the City provides grants to eligible property owners to achieve the goals of the program, such as to eliminate blight, unsafe, vacant spaces and allow for further redevelopment while preserving Downtown Bryan. If the City desires to establish funding for Life Safety improvements, staff believes that the attached proposed resolution will help achieve the goals of making Downtown Bryan a thriving, safe destination.

**Staff Analysis & Recommendation \***

Staff recommends approving the resolution and the Downtown Life Safety Grant Guidelines:

- The Downtown Bryan Master Plan seeks to eliminate slum and blight conditions and increase the number of retail, commercial and multifamily uses downtown. Historic Downtown Bryan was constructed long before current fire safety codes were in place;
- Life Safety improvements as required by the International Building Code fire suppression and safety code requirements are required before the issuance of a certificate of occupancy and the cost of redeveloping these buildings can be cost prohibitive;
- Adoption of the proposed resolution will provide property and business owners downtown assistance to redevelop vacant buildings while preserving Historic Downtown Bryan;
- Redevelopment of vacant buildings in downtown Bryan will increase sale tax; increase property values; increase the economic vitality of buildings; improve the safety of buildings for the general public, business owners and for first responders.

**Options \***

(In Suggested Order of Staff Preference)

1. approve resolution;
2. approve resolution with modifications (which may require City Council consideration at a future City Council meeting); or
3. do not approve this resolution at this time.

**Funding Source \***

General Fund

**Attachments**

Life Safety Program\_Attachment.docx

1.22MB

Please detail attachments and note attachments available for viewing in City Secretary's Office:

1. Draft resolution; including Exhibit A, Downtown Life Safety Grant Guidelines

**Dept. Head Signature**



**Deputy City Manager  
Signature**



**City Manager Signature**



**City Attorney Signature**

