

Meeting Date (?)	07/12/2016
Subject Matter * (?)	Life Safety Grant Request <small>This must match rolling agenda entry</small>
Department of Origin *	ECONOMIC DEVELOPMENT
Submitted By *	Stephanie Doland
Type of Meeting *	<input type="radio"/> BCD <input type="radio"/> Special <input checked="" type="radio"/> Regular
Classification *	<input type="radio"/> Public Hearing <input type="radio"/> Consent <input checked="" type="radio"/> Statutory <input type="radio"/> Regular
Ordinance *	<input checked="" type="radio"/> None <input type="radio"/> First Read <input type="radio"/> Second Read <input type="radio"/> First & Only Read
Strategic Initiative *	<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
Agenda Item Description *	Consider authorizing the City Manager the authority to enter into a Chapter 380 agreement (Life Safety Grant) for life safety improvements totaling \$48,830 for the installation of a fire sprinkler system, emergency alarm system, and site fire line for The Edge Building located at 121 North Main Street in Bryan, Brazos County, Texas.

Summary Statement *

On June 7, 2016, the Bryan City Council adopted, by resolution, the Life Safety and Economic Development matching grant program. The program will aide downtown business owners in the rehabilitation and restoration of Historic Downtown Bryan via Chapter 380 agreements 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. The resolution established grant guidelines, eligibility requirements, and funding procedures.

During the May 10, 2016 City Council Workshop, staff presented the idea of the Life Safety Grant program and received general support for the program. During the presentation, staff mentioned two downtown properties interested in the matching grant program. Staff received direction from the City Council to bring the item back on a regular agenda to first adopt the grant program and then work with the two interested property owners to consider their applications within the current fiscal year (FY16).

The Edge Building, previously occupied as a Nightclub located at 121 North Main Street, experienced a fire in June 2015. After the fire, the property owner and tenant discovered multiple life safety improvements required before the club could reopen. Because of the expense of the required life safety improvements, the property owner and tenant determined the required improvements would be cost prohibitive without some type of assistance. After approval of the Life Safety Grant program, staff worked with Michael Schaeffer, the property owner of The Edge Building, to submit the required documents for the Life Safety Grant program application.

After receiving all appropriate application materials (see attachments), the Life Safety Review panel, consisting of the Chief Building Official, the Fire Marshal and an Economic Development representative, met on Wednesday, June 22, 2016 to consider the grant request. The property owner is requesting assistance in funding the following life safety improvements as required by the International Building Code and International Fire Code:

1. Installation of a fire sprinkler system on all three floors of the structure (Section 903);
2. Installation of an emergency alarm system (Section 907); and
3. Installation of a site fire line (water line) for the exterior Fire Department Connection (FDC) and to fuel the sprinkler system (Section 912).

Mr. Schaeffer submitted two (2) bids detailing the total cost to complete the required life safety improvements at 121 North Main Street. The low bid to complete the required work is \$102,492 and the applicant is requesting \$48,830 in grant funding. The review panel discussed the application and determined the request meets all applicable eligibility requirements. The panel recommends approving the grant request for \$48,830 in allocation of Life Safety grant funds for 121 North Main Street.

The Bryan City Council will determine the final monetary allocation for the grant application, not to exceed \$50,000 for the subject property. The grant money, if approved, will be distributed as a reimbursement to Mr. Schaeffer for completed work once receipts for eligible improvements are submitted to the Planning and Development Services Department.

Staff Analysis & Recommendation *

Life Safety improvements required for 121 North Main Street include installation of a fire sprinkler system, emergency alarm system, and a site fire line before the issuance of a certificate of occupancy. The installation costs are estimated between \$102,000 - \$107,000 and could be cost prohibitive without grant funding.

Staff concurs with the Life Safety Review Panel and recommends approval of the request for 121 North Main Street in the amount of \$48,830 (original request).

Redevelopment of this currently vacant building in Downtown Bryan may increase sales tax; increase property values; increase the economic vitality of buildings; and improve safety of buildings for the general public, business owners, and for first responders.

Options *

(In Suggested Order of Staff Preference)

1. approve the Life Safety Grant request as recommended by the Life Safety Review Panel;
2. approve the Life Safety Grant request with modifications to the amount of funding not to exceed \$50,000 total (which may require City Council consideration at a future council meeting); or
3. deny the Life Safety Grant request.

Funding Source *

FY2016 General Fund

Attachments

Application and Guidelines.pdf	6.08MB
Plans.pdf	6.08MB

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

Items 1 & 2 are Application and Guidelines attachment. Items 3 & 4 are Plans attachment.

1. Downtown Life Safety Grant Program Application for 121 North Main Street
2. Resolution No. 3660 approved by the City Council on June 7, 2016 (includes Downtown Life Safety Grant Guidelines)
3. Building drawings for 121 North Main Street
4. Fire sprinkler system plan for 121 North Main Street

Dept. Head Signature**Deputy City Manager
Signature****City Manager Signature****City Attorney Signature**