

ACTION FORM BRYAN CITY COUNCIL

DATE OF COUNCIL MEETING: November 18, 2013		DATE SUBMITTED: October 30, 2013	
DEPARTMENT OF ORIGIN: Strategic Projects		SUBMITTED BY: Lindsey Guindi	
MEETING TYPE:	CLASSIFICATION:	ORDINANCE:	STRATEGIC INITIATIVE:
<input type="checkbox"/> BCD	<input type="checkbox"/> PUBLIC HEARING	<input type="checkbox"/> 1ST READING	<input type="checkbox"/> PUBLIC SAFETY
<input type="checkbox"/> SPECIAL	<input type="checkbox"/> CONSENT	<input type="checkbox"/> 2ND READING	<input type="checkbox"/> SERVICE
<input checked="" type="checkbox"/> REGULAR	<input checked="" type="checkbox"/> STATUTORY		<input checked="" type="checkbox"/> ECONOMIC DEVELOP.
<input type="checkbox"/> WORKSHOP	<input type="checkbox"/> REGULAR		<input type="checkbox"/> INFRASTRUCTURE
			<input checked="" type="checkbox"/> QUALITY OF LIFE
AGENDA ITEM DESCRIPTION: Consider authorizing the Mayor to execute a Chapter 380 agreement regarding the re-development of the Ice House and construction of the adjacent parking lot pursuant to Chapter 380 of the Texas Local Government Code, between the City of Bryan and Brazos Valley Decorative Center, LLC (George R. Jezisek), the developer of the Ice House project.			
SUMMARY STATEMENT: The Chapter 380 Agreement is necessary to facilitate the rehabilitation and redevelopment of the historic Ice House in Downtown Bryan and provide necessary parking for the Ice House and the general public when visiting the north end of Downtown Bryan. Upon completion of the project, the Ice House will be restored to the original mission revival architecture, contain both restaurant and retail uses and facilitate the construction of a paved and landscaped parking to be available for use by Ice House patrons. As part of this agreement, the City of Bryan will provide a portion of the land adjacent to the Ice House (the former location of Bryan's above ground water storage tank). In return, the developer of the Ice House will be responsible for all costs associated with the construction and maintenance of the parking lot. The land involved in the parking lot agreement is largely encumbered by infrastructure and easements, making parking the only reasonable use of this land.			
STAFF ANALYSIS AND RECOMMENDATION: The proposed agreement does not require City funds with the developer being responsible for all costs associated with the restoration of the Ice House and construction and maintenance of the parking lot. The rehabilitation and redevelopment of the Ice House is a major step in completing the overall revitalization of Downtown Bryan. Staff recommends approval of the proposed Chapter 380 Agreement.			
OPTIONS (In Suggested Order of Staff Preference):			
<ol style="list-style-type: none"> 1. Approve Chapter 380 Agreement 2. Modify Chapter 380 Agreement and then approve, which may require consideration at a future City Council meeting and additional negotiation with the Developer 3. Deny Chapter 380 Agreement and provide direction to City staff 			
ATTACHMENTS:			
<ol style="list-style-type: none"> 1. The Chapter 380 agreement will be available for viewing in the City Secretary's Office 			
FUNDING SOURCE: No funding is necessary for this agreement.			
APPROVALS: Joey Dunn, 10-31-13; Hugh R. Walker, 11/01/2013			
APPROVED FOR SUBMITTAL: CITY MANAGER Kean Register, 10-31-2013			
APPROVED FOR SUBMITTAL: CITY ATTORNEY Janis K. Hampton, 11-04-2013			