



COUNCIL AGENDA ITEM MEMORANDUM

DEPT./DIVISION SUBMISSION & REVIEW:

Brynn Myers, City Manager
Erin Smith, Assistant City Manager

ITEM DESCRIPTION: Consider adopting a resolution authorizing the Temple Revitalization Corporation to sell a 0.551-acre property, addressed as 1312 North 3rd Street, located in the Historic Neighborhood Planning District, to Daybreak Construction, Inc., and authorizing closing costs associated with the purchase in an estimated amount of \$153,000.

BACKGROUND: Approval of this item would authorize the Temple Revitalization Corporation (TRC) to sell a key property in the Historic Neighborhood Planning District (NPD). The property is located at 1312 North 3rd Street, Bell County Appraisal District ID No. 42566; its strategic location and existing building offers opportunities for redevelopment in the NPD. This conveyance aligns with the TRC's vision for redevelopment and revitalization to enhance community resources and amenities.

The TRC issued a Request For Proposals (RFP) on February 27, 2024 to seek innovative proposals from experienced real estate developers and other organizations for the purchase and development of this 0.551 acre property located at 1312 N. 3rd Street (Bell CAD ID No. 42566). There is an existing 1,380 square feet building and a 660 square feet canopy located on this site that provides an excellent opportunity for redevelopment into a restaurant, bodega, or retail use. The TRC received one proposal from Daybreak Construction, Inc. on April 2, 2024 to redevelop the existing building into a restaurant and the existing canopy structure into an indoor dining area for food truck patrons with additional outdoor dining space. The evaluation committee reviewed and scored the proposal. The TRC and Purchaser negotiated an agreement to sell the property for \$150,000 plus closing costs, estimated to be \$3,000.

The Property Purchase And Development Agreement includes additional requirements regarding the conveyance and development of the property, including: Daybreak will commence construction of Improvements within 12 months of the Effective Date of the Agreement; Daybreak will Substantially Complete Improvements within 12 months of the issuance of required building permits; Developer will use the Property in accordance with the Agreement, Minimum Standards, and zoning regulations – if

the Minimum Standards set forth a specific required use for the Property, Developer will use the Property as specified by the Minimum Standards for a period of 10 years after Substantial Completion. Failure to meet the deadlines or use the property as required will require that Daybreak re-convey the property to the TRC at no cost to the TRC.

The TRC is a non-profit organization whose purpose is to aid, assist, and act on behalf of the City in the performance of its governmental functions, including, but not limited to, the sale, purchase, development, redevelopment, and revitalization of real property in the City. TRC was formed pursuant to Subchapter D, Chapter 431, Texas Transportation Code, and Chapter 394, Texas Local Government Code.

ALIGNMENT WITH ADOPTED PLANS:

Plan	Comments
Strategic Plan	This item supports the City of Temple’s Strategic Plan goal of “Neighborhoods Where People Love to Live”, as well as the Strategic Plan commitment of “Foster cohesive, distinct, vibrant, safe, and attractive neighborhoods where citizens take pride and are engaged with their community.”
Historic Neighborhood Plan	Invest in redeveloping a historic and vital Temple neighborhood to provide opportunities to improve quality of life for all residents and the community.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

BOARDS & COMMISSIONS RECOMMENDATION: The TRC Board of Directors will meet to review this item on August 15, 2024. Per the TRC By-Laws section 4.12, upon approval by the Board, the Asset Transfer must be submitted to the City for approval.

FISCAL IMPACT: Funding received for the sale of property situated at 1312 North 3rd Street, in the estimated amount of \$150,000 will be deposited into account 710-0000-461-0834.

ATTACHMENTS:

- Resolution
- Map
- Property Sale Agreement