



AGENDA MEMORANDUM

Corpus Christi Tax Increment Reinvestment Zone #3 Meeting January 22, 2019

DATE: January 9, 2019

TO: President and Honorable Board Members,
Corpus Christi Tax Increment Reinvestment Zone #3

THROUGH: Keith Selman, Interim City Manager

FROM: Alyssa M. Barrera, Executive Director, Downtown Management District
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Downtown Vacant Building Policy - Proactive Compliance Program – 2nd Extension

CAPTION:

Discussion and possible action regarding the second extension of Downtown Vacant Building Proactive Compliance Program.

PURPOSE:

The purpose of this item is to extend the Proactive Compliance Program to March 15, 2019.

BACKGROUND AND FINDINGS:

Prior to the August 28, 2018 adoption of a lightened Downtown Vacant Building Ordinance, the TIRZ #3 Board approved two programs that were oriented to incentivizing vacant property owners to take action - rather than introducing the new Ordinance with a citation. These programs included a Proactive Compliance Program and a Rehabilitation Pilot Program. The DMD mailed out an information packet to the 30+ addresses provided by the Realtors Association on August 30, 2018 and received only two responses from properties that were interested in the Proactive Compliance Program.

In October 2018, the DMD communicated to the Board that response to the Proactive Compliance Program was slow. The TIRZ #3 Board agreed to extend the program until December 31, 2018. The DMD continued to work with property owners to develop target list of 10 properties. The DMD requests a final extension to this program to incorporate a template agreement, necessary to lock in the provisions of the Proactive Compliance Program.

The DMD understands that enforcement of the ordinance will begin January 15, 2019. Over the past few months, it has become evident that without any enforcement of the ordinance, vacant property owners are reluctant to make any changes to the exterior of their properties. If the TIRZ #3 Board extends the program, the DMD will endeavor to secure the Proactive Compliance agreements with the target properties by March 15, 2019.

ALTERNATIVES:

The Board could decide not to approve this program.

OTHER CONSIDERATIONS:

This program will make the program more incentive oriented than punitive.

CONFORMITY TO CITY POLICY:

Conforms with the Tax Code and City Charter.

EMERGENCY / NON-EMERGENCY:

Not Applicable

DEPARTMENTAL CLEARANCES:

Development Services and the Downtown Management District provided feedback for this item.

FINANCIAL IMPACT:

X Operating Revenue Capital Not applicable

Fiscal Year: 2018-2019	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget		50,000		
Encumbered / Expended Amount		0		
This item		50,000		
BALANCE		0		

Fund(s): Downtown TIF #3 1112

Comment: The FY19 Line Item budget for the Downtown Vacant Building Rehabilitation Program is \$50,000. This request for \$50,000 would replace the \$50,000 Rehab Program budget with the extension of the \$50,000 Proactive Compliance Program. The Rehab Program Budget would no longer be available in FY19. There will be no increase or decrease in total funding.

RECOMMENDATION:

Staff recommends extending the Downtown Vacant Building Proactive Compliance Program.

LIST OF SUPPORTING DOCUMENTS:

About Downtown Vacant Building Proactive Compliance Program
Vacant Building Target List