



AGENDA MEMORANDUM

Corpus Christi Tax Increment Reinvestment Zone #3 Meeting November 28, 2017

DATE: November 13, 2017

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

THROUGH: Margie C. Rose, City Manager

FROM: Alyssa Barrera, Business Liaison
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Amendments to TIRZ #3 Downtown Development Agreement Template - Code Compliance and Citations

CAPTION:

Motion to approve the Developer Reimbursement Agreement Template for the TIRZ #3 Zone as amended by the Board for the Tax Increment Reinvestment Zone No. 3.

PURPOSE:

The purpose of this item is to establish parameters for Code Enforcement Citations to automatically initiate review and potential termination of a TIRZ #3 Downtown Development Agreement.

BACKGROUND AND FINDINGS:

On October 24, 2017 the TIRZ #3 Board approved three of the four recommended modifications to the TIRZ #3 Downtown Development Agreement Template to tighten parameters and address issues with projects that were not anticipated at the creation of the Template. The Board requested additional information on the fourth recommendation - policy for code enforcement citations. The language proposed for the fourth modification on October 24, 2017 was "Three Code Enforcement Citations will initiate a review of the Agreement and potential termination (Sections 5,6)."

Staff has worked with the Legal and the Code Enforcement Division to provide a few options that address concerns voiced by the Board. Attached is an "Options for Code Compliance Policy" document with four sections:

- 1) About Code Citations (for clarity)
- 2) Excerpt of the TIRZ #3 Template to be Modified
- 3) Policy Options (for the Board to decide upon)
- 4) Administrative Adjustments (for the Board to direct staff to implement)

This document will be reviewed in the TIRZ #3 Board Meeting.

Upon approval by the TIRZ #3 Board, these changes will be permanent in the TIRZ #3 Agreement Template. Motions will be needed to update any Agreements on the November 28, 2017 Agenda.

ALTERNATIVES:

The Board could chose not to amend the template.

OTHER CONSIDERATIONS:

Two previous previsions have been modified to the Template: Section 2, which is Optional for Projects where property is to be purchased, and Section 3 (f) regarding failure to pay or appeal of property taxes.

The Board has the ability to modify the template as necessary, so long as the modifications to not create programs outside of the approved Project Plan.

CONFORMITY TO CITY POLICY:

Conforms with the Tax Code and City Charter.

EMERGENCY / NON-EMERGENCY:

Not Applicable

DEPARTMENTAL CLEARANCES:

Legal

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital X Not applicable

Fiscal Year: 2017-2018	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Beginning Fund Balance				
Proposed Revenue				
Proposed Expenditures				
DIFFERENCE				

RECOMMENDATION:

Staff recommends combining Option A and Option C as the amendment to the Template.

LIST OF SUPPORTING DOCUMENTS:

TIRZ #3 Policy Options - Code Compliance in TIRZ #3 Development Agreement Template