



AGENDA MEMORANDUM

First Reading for the City Council Meeting of July 31, 2018
Second Reading for the City Council Meeting of August 28, 2018

DATE: July 17, 2018
TO: Keith Selman, Interim City Manager
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Downtown Vacant Building Ordinance

CAPTION:

Ordinance amending Corpus Christi Code to adopt Downtown Vacant Building Regulations including registration; and Providing for penalties.

PURPOSE:

The purpose of this item is to adopt a Downtown Vacant Building Ordinance.

BACKGROUND AND FINDINGS:

On April 24, 2018, the TIRZ #3 Board passed a motion recommending that City Council adopt a Downtown Vacant Building Ordinance. The Vacant Building Program was scheduled for reading at the June 12, 2018 City Council meeting. On May 22, 2018, City Staff received a request on behalf of the Downtown Management District to postpone the reading to allow additional review by the DMD Board of Directors. At the June 21, 2018 DMD Board meeting, a Resolution was passed requesting changes to the ordinance language. Staff met with the DMD and made reasonable accommodations.

At the June 26, 2018 TIRZ #3 Board Meeting, the board reviewed and approved the Ordinance with amendments.

The ordinance establishes the framework for accountability and standard of care and is a vehicle for gathering information on downtown vacant property owners for use in cases of emergency or interest in development. The ordinance will institute a registration process for vacant buildings which will then become eligible for TIRZ #3 incentives. This is a great opportunity to improve the downtown and perceptions of safety in that area.

Currently about 15% of buildings in the Reinvestment Zone have been vacant for an extended period or are abandoned. Vacant buildings contribute to blight and criminal activity. In 2016, a vacant building partially collapsed and blocked a street for six months.

At the July 31, 2018 City Council meeting, City Council passed a motion to amend the Downtown Vacant Building Ordinance to include an annual review and a five year in depth review. The

Ordinance passed as amended 7 to 1. The item went before City Council for a Second Reading as amended on August 14, 2018. On August 14, 2018 City Council passed a motion to table the item and provided staff direction to rewrite the Ordinance removing the registration component of the Ordinance and to bring it back for Council review on August 28, 2018.

Attached you will find the following Ordinance options:

- Option A – Vacant Building Ordinance as presented on August 14, 2018 which includes registration.
- Option B – Vacant Building Ordinance with registration removed.

Staff recommends adoption of Option A.

ALTERNATIVES:

City Council could choose not to approve this ordinance.

OTHER CONSIDERATIONS:

N/A

CONFORMITY TO CITY POLICY:

Conforms to City policy.

EMERGENCY / NON-EMERGENCY:

Non Emergency

DEPARTMENTAL CLEARANCES:

ACM
Legal

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2016-2017	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget		\$100,000	\$180,000	\$280,000
Encumbered / Expended Amount		\$90,000	0	\$90,000
This item		0	\$180,000	\$180,000
BALANCE		\$10,000	0	\$10,000

Fund(s): TIF #3

Comments: NA

RECOMMENDATION:

Staff recommends approving the proposed ordinance Option A with registration.

LIST OF SUPPORTING DOCUMENTS:

Ordinance – Option A Vacant Building Ordinance with Registration
 Ordinance – Option B (redline) Vacant Building Ordinance without Registration
 Ordinance – Option B (clean copy) Vacant Building Ordinance without Registration Informal
 Staff Report
 Presentation