



## AGENDA MEMORANDUM

Corpus Christi Tax Increment Reinvestment Zone #3 Meeting August 28, 2018

**DATE:** August 17, 2018

**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

**CAPTION:**

Discussion and possible action regarding a Downtown Vacant Building Proactive Compliance Program.

**PURPOSE:**

The purpose of this item is to propose a program in anticipation of City Council's potential approval of a Downtown Vacant Building Ordinance that does not include a registration component.

**BACKGROUND AND FINDINGS:**

The 2015 Amended Project & Financing Plan, the Downtown Area Development Plan, the Downtown Management District's (DMD) Three Year Strategic Plan and the DMD's Fiscal Year 2018 Service Plan includes recommendation for a new downtown vacant building program.

The Downtown Management District has worked with City Staff and the TIRZ #3 Board for over a year to develop the Downtown Vacant Building Program. Upon consideration at the City Council, significant changes were requested by the Corpus Christi Realtors Association. Since this item is up for a vote on August 28<sup>th</sup>, the DMD is recommending two programs to keep the vacant building initiative moving forward if the Council approves the ordinance that removes the registration component.

This item is the first program, a Proactive Compliance Program. It is intended to create a sense of urgency for property owners to make exterior adjustments to the program in anticipation for the new standard of care that will be effective October 1, 2018. It also creates an incentive for them to do so, by reimbursing up to \$5,000 of their expenditures to bring into compliance with the new standard of care. This program will only be available until September 30, 2018.

**ALTERNATIVES:**

The Board could decide not to approve this program.

**OTHER CONSIDERATIONS:**

This program will make the program more incentive oriented.

**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:**

Operating       Revenue       Capital      X Not applicable

| <b>Fiscal Year:<br/>2017-2018</b> | <b>Project to Date<br/>Expenditures<br/>(CIP only)</b> | <b>Current Year</b> | <b>Future Years</b> | <b>TOTALS</b> |
|-----------------------------------|--|---------------------|---------------------|---------------|
| Line Item Budget                  |  | 100,000             |                     |               |
| Encumbered /<br>Expended Amount   |  | 40,000              |                     |               |
| This item                         |  | 50,000              |                     |               |
| BALANCE                           |  | 10,000              |                     |               |

**RECOMMENDATION:**

Staff recommends adopting the Downtown Vacant Building Proactive Compliance Program

**LIST OF SUPPORTING DOCUMENTS:**

About Downtown Vacant Building Proactive Compliance Program