



**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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<b>Downtown Vacant Building Policy – Rehabilitation Pilot Program</b>
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**CAPTION:**  
Discussion and possible action regarding a Downtown Vacant Building Rehabilitation Pilot 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 second program, a Rehabilitation Pilot Program. It is intended to create an achievable next step for property owners in compliance with the new standard of care that will be effective October 1, 2018. It also creates an opportunity for information to be gathered on the condition of the buildings and the work that would need to be done to put the properties back into use. In return for providing the Property Report, owners would be able to identify the first improvement and receive a \$5,000 reimbursement once it is completed. This program will only be available until September 30, 2019. The DMD would manage this program, in addition to the other incentive programs funded through TIRZ #3.

**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:**

City Managers Office, Legal

**FINANCIAL IMPACT:**

Operating       Revenue       Capital      X Not applicable

<b>Fiscal Year: 2018 - 2019</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget		180,000		
Encumbered / Expended Amount		80,000		
This item		50,000		
BALANCE		50,000		

**RECOMMENDATION:**

Staff recommends adopting the Downtown Vacant Building Rehabilitation Pilot Program

**LIST OF SUPPORTING DOCUMENTS:**

About Downtown Vacant Building Rehabilitation Pilot Program