



11th Amendment to TIRZ #3 Project & Financing Plan

November 28, 2023

Project Plan Overview



- 1) Targeted Vacant Building Program
- 2) Commercial Finish Out Program**
- 3) Downtown Living Initiative
- 4) Project Specific Development Agreement
- 5) Streetscape and Safety Improvement Program
- 6) Site Management & Vacancy Development
- 7) Parking Development
- 8) Public Space, Right of Way & Streetscape Development
- 9) Targeted Office to Residential Conversion Program
- 10) Technology, Innovation and Startup Ecosystem Development
- 11) Other Revitalization Services
- 12) Rooftop Activation Program

Commercial Finish-Out Program



Landlord Policy – Due to severe lack of building maintenance, many buildings require significant mechanical, electrical, or plumbing repairs that cannot be funded by a small business tenant. Additionally, wall construction could be required to separate existing spaces into more than one leasable space. Thus, 50% of Mechanical, Electrical, Plumbing, and/or Wall Construction Costs (Up to \$20,000) will be available to the landlord with a new tenant if that landlord provides a 6-month rent waived lease on first-floor, active street use projects. Payout to landlord will occur when the tenant receives a Certificate of Occupancy.