

Options for Code Compliance Policy

TIRZ #3 Development Agreement Template

1. ABOUT CODE CITATIONS

A citation occurs once a property owner has been notified by mail of a code violation at their property and the violation has not been corrected upon re-inspection. In some cases, City will also abate the violation, depending on the severity of the issue and the availability of abatement funds. Fines and liens will be placed on the property and are handled through Municipal Court.

2. EXCERPT OF TIRZ #3 TEMPLATE TO BE MODIFIED

Section 5. Maintenance of Property and Improvements.

Developer must maintain the property for the entirety of the Agreement in accordance with the City's Property Maintenance requirements. Citations from the Code Enforcement Division for property maintenance issues will initiate termination provision (Section 6).

If the Developer constructs the Improvements, the Developer shall maintain the Improvements, premises, and adjacent public right of way in good condition and so as to not contribute to blight in the Zone. The Developer's obligation to maintain the Improvements and public right of way adjacent to the Property, includes without limitation, maintaining the landscaping, sidewalks, aesthetics, and general cleanliness of the premises.

Section 6. Termination.

Unless sooner terminated in accordance with this Section, this Agreement shall survive the expiration of TIRZ #3. If the Developer has not fully complied with Section 2 Conditions for Reimbursement by the Completion Date, this Agreement shall terminate immediately, unless mutually agreed to in writing in accordance with Section 17.

Three citations from the City's Code Enforcement Division for property maintenance will initiate a review process by the TIRZ #3 Board at the next regularly scheduled TIRZ #3 Meeting, at which time the Board may elect to terminate the agreement.

3. POLICY OPTIONS

Option A **Three citations** from the City's Code Enforcement Division.

Option B **Two citations** from the City's Code Enforcement Division.

Option C **One citation** from the City's Code Enforcement Division **which resulted in the City abating the property.**

4. ADMINISTRATIVE ADJUSTMENTS

- Create "Flag" on TIRZ #3 Agreement Properties in Web QA Database to notify Business Liaison of activity on TIRZ #3 Project Properties.

Options for Code Compliance Policy

TIRZ #3 Development Agreement Template