

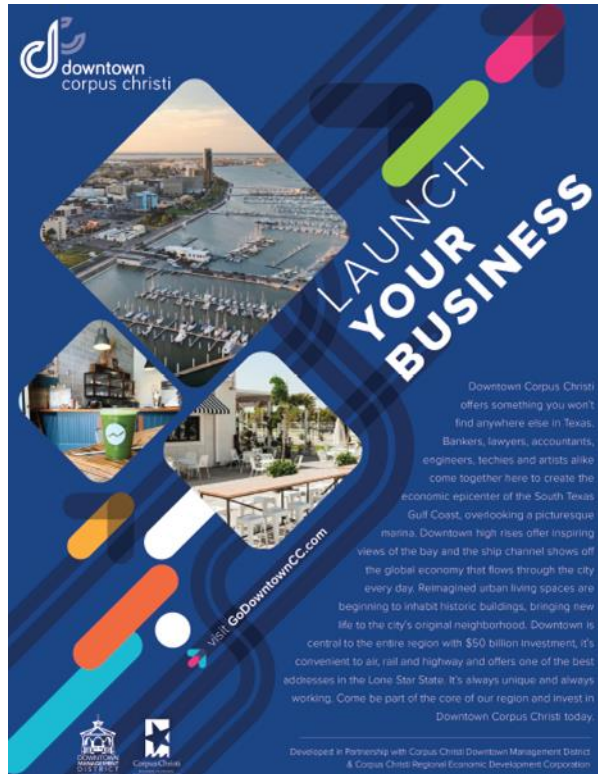


TIRZ #3

Request for Update to Incentives

January 26, 2021

TIRZ #3 Incentives



TIRZ INCENTIVE PROGRAMS

Using development cost data and market demand data, the City and the DMD worked together to develop four incentive programs to drive new investment within the Zone. The purpose of these programs is to activate vacant buildings and increase housing supply, within the next three years.

Program	Possible Incentive	Qualifying Categories	Availability
New Commercial Tenant Finish-Out Grant Program	Up to \$10 per sq./ft. Reimbursement	<ul style="list-style-type: none"> Dining, Entertainment, or Mixed Use Development 1st Floor, Active Street Location Permanent & Semi-Permanent Fixtures Currently Vacant Additional Incentive for LL or Tenant: Up to 50% Reimbursement (\$20,000 Limit) for MEP, Environmental Remediation, or Structure <ul style="list-style-type: none"> If LL, Tenant Must Receive 6 Month Rent Abatement 	\$100,000 Annually 30% Project Cost Cap (Excludes Additional Incentive)
Chaparral Street Property Improvement Grant Program	Up to 50/50 Reimbursement Grant	<ul style="list-style-type: none"> Building Improvement Costs Related to Occupying a Vacant Structure 	\$200,000 Annually Up to \$100,000 per Project
Downtown Living Initiative	Up to \$10,000 Rebate per Multi-family Unit	<ul style="list-style-type: none"> 3+ Unit Development 	100 Units, Annually
Project Specific Development Agreement	Up to 75% of the Tax Increment for up to 10 Years	<ul style="list-style-type: none"> Environmental Remediation Code Compliance Historic Preservation Structured Parking Urban Design/Landscaping Public Improvements/Utilities Residential Developments for 10+ Units (\$20,000/Unit) 	Based on Project Cost

New Tenant Recommendation



Possible Incentive	Qualifying Categories
Up to \$10 per sq./ft. Reimbursement	<ul style="list-style-type: none">• Dining, Entertainment, or Mixed Use Development• 1st Floor, Active Street Location• Permanent & Semi-Permanent Fixtures• Currently Vacant• Additional Incentive for LL or Tenant: Up to 50% Reimbursement (\$20,000 Limit) for MEP, Environmental Remediation, or Structure<ul style="list-style-type: none">• If LL, Tenant Must Receive 6 Month Rent Abatement

Recommendations

- Add Administrative Approval, Up to \$10,000
- Improves Process (Expedites Small Projects)
- Responds to Demand & System Changes

Chaparral Street Recommendation



Possible Incentive	Qualifying Categories
Up to 50/50 Reimbursement Grant	<ul style="list-style-type: none"> Building Improvement Costs Related to Occupying a Vacant Structure

Recommendations

- Expand eligible properties to N. Mesquite Street
- New boundary would be:
 - N Chaparral & N Mesquite Streets from Coopers Alley to I-37
- Retitle Chaparral Street Program to: “Vacant Building Rehab Program”

