

MEMORANDUM

TO: Frank Salvato, City Manager

FROM: Bob van Til, AICP
Director of Community Development

RE: Reinvestment Zone #4 Renewal – Downtown Area

DATE: September 22, 2004

The purpose of this memorandum is to inform you and the City Council that the Downtown Reinvestment Zone will expire in October of this year and that the staff will request the Council to extend the term of the zone for another five years.

A reinvestment zone is a geographic area identified by the City as an area in need of revitalization due to distress factors such as disinvestments, unemployment, crime, dilapidated buildings, and so on. Reinvestment zones must also be designated prior to entering into a tax abatement agreement with a developer or property owner. In essence, a reinvestment zone is one of the State enabled vehicles used to provide economic development incentives to a particular area.

The Downtown Reinvestment Zone was created in October of 1999 with ordinance 99-32 when the Main Street Program was started. The purpose the designation was to offer tax abatements in the downtown area. In that same year, by way of resolution 99-7, the City also designated the area a “development area”, for the purpose of offering other incentives such as Chapter 380 grants, industrial development bonds, etc. This designation also provided the means by which the Taylor Economic Development Corporation could provide funding to the Main Street Program for the façade and sign (and later paint) grant programs.

The new ordinance extending the Downtown Reinvestment Zone for another five years will essentially be the same as what was approved five years ago. However, staff will add several of the incentives provided through the Neighborhood Empowerment Zones adopted in August of last year. These include: one-half permit fees for building, mechanical, electrical, plumbing, gas permits, site plan review, and impact fees

The renewal schedule is as follows:

1. Public hearing notices will appear in the newspaper at least seven days prior to the scheduled public hearing.
2. The same notice will be sent to the Taylor ISD and the County, as required by law (also at least seven days prior to the public hearing).
3. A public hearing is scheduled for October 14, 2004
4. The new ordinance will also be introduced on October 14, 2004.
5. Council will be asked to act on the new ordinance on October 26, 2004.

To see the area included in the “Downtown Reinvestment Zone/Development Area”, please refer to the attached map.

Please let me know if you have any questions or concerns by calling me at 512-352-5990 or contacting me via email at bob.bantil@ci.taylor.tx.

DOWNTOWN DEVELOPMENT AREA

