

East Side Economic Development Summit



Pat DiGiovanni, Deputy City Manager
February 6, 2010

January 9th Summit

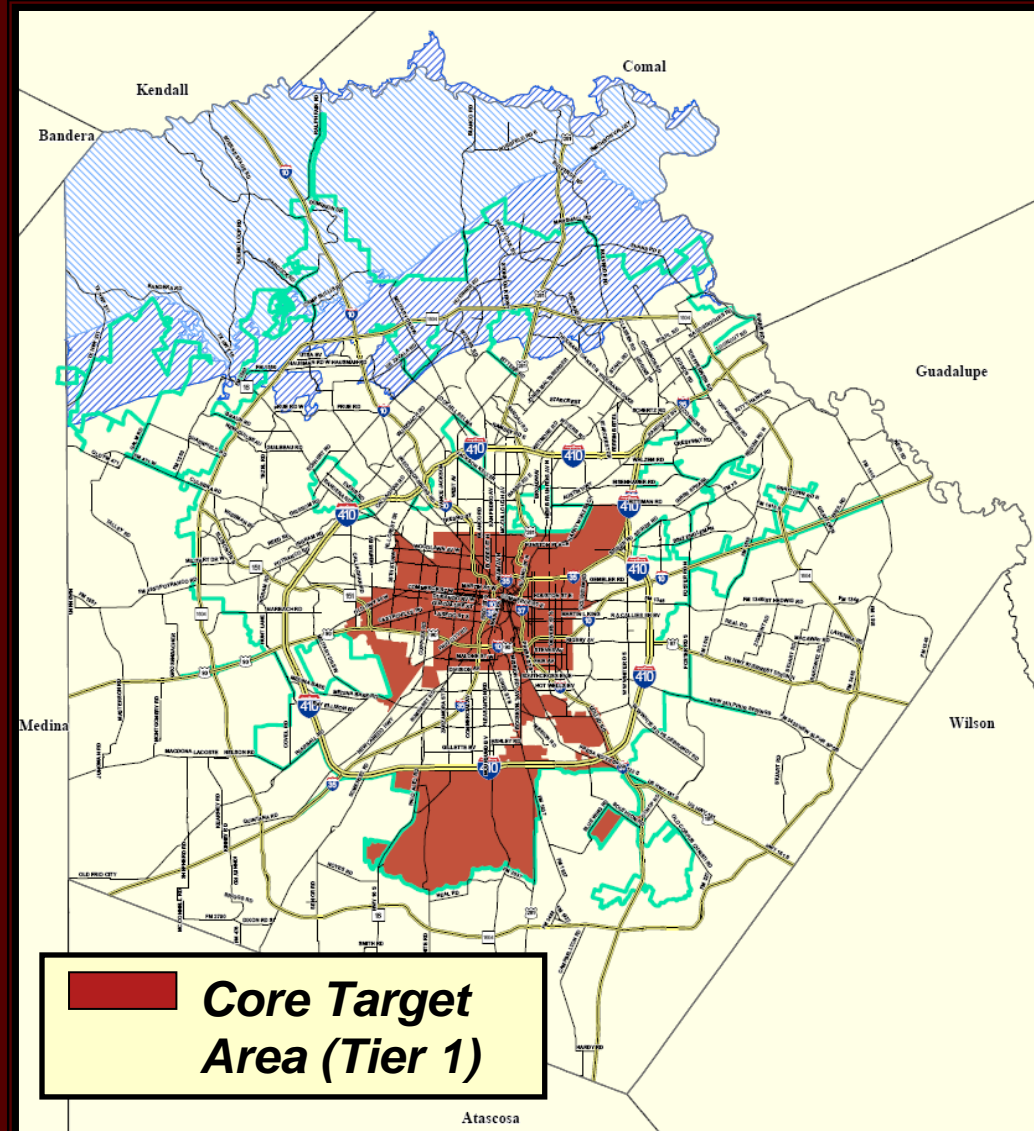
15 Catalytic Projects

1. Image/Media
2. Negative perception
3. Housing Stock
4. Parks
5. School system
6. Capitalize on youth
7. Civilian hospital
8. Code Compliance
- 9. Friedrich Building**
10. Mega warehouse
- 11. Street car system**
- 12. Fort Sam Houston**
- 13. East side corridors**
- 14. Mixed use development**
- 15. Willow Springs Golf Course.**

Inner City Revitalization / Infill Policy

Promote growth and development in the heart of the City

- Remove City fees and provide incentives in targeted areas
- Increase new development (housing and commercial) on vacant lots
- Increase redevelopment of underused buildings and sites
- Increase rehabilitation, upgrade, adaptive reuse of existing buildings
- Improve maintenance of existing buildings and sites
- Increase business recruitment and assistance



Waiver of City Fees

- Development within the targeted area receive a waiver of City Fees
 - SAWS Fees
 - Public Works Fees
 - PDSD Fees
 - CIMS Fees

Development Incentives

- Economic Development Grants/Loans
- Tax abatements
- CDBG / HOME
 - Down Payment Assistance
 - Housing rehab, lead-based paint abatement

Incentive Distribution Example

	Inside Target Area		Outside Target Area		Max Annual Amount
SAWS Fee Waivers	\$1,500,000	75%	\$500,000	25%	\$2,000,000
Public Works Fee Waivers	\$50,000	100%	\$0	0%	\$50,000
PDSD Fee Waivers	\$175,000	100%	\$0	0%	\$175,000
CIMS Fee Waivers	\$70,000	100%	\$0	0%	\$70,000
CDBG / HOME	\$1,300,000	65%	\$700,000	35%	\$2,000,000
NSP	\$5,200,000	65%	\$2,800,000	35%	\$8,000,000
Lead Based Paint Abatement	\$1,143,126	75%	\$381,042	25%	\$1,524,168
TOTAL	\$9,438,126		\$4,381,042		\$13,819,168

Example: \$10 Million Project

\$10,000,000 project scenario	CURRENT			PROPOSED		
	Fee Waivers	Tax Incentives		Fee Waivers	Tax Incentives	
Inside Target Area (Tier 1)	\$ 30,000	\$ 572,300	10-yr. Tax Abatement, 100% abatement	\$ 230,000	\$ 572,300	10-yr. Tax Abatement, 100% abatement
Tier 2	\$ 30,000	\$ 572,300	10-yr. Tax Abatement, 100% abatement	\$ -	\$ 429,225	10-yr. Tax Abatement, 75% abatement
Tier 3	\$ 30,000	\$ 257,535	6-yr. Tax Abatement, 75% abatement	\$ -	\$ 171,690	6-yr. Tax Abatement, 50% abatement

Single Point of Contact

- Receive special staff attention through the Center City Development Office
 - Dedicated and specifically trained staff from multiple departments
 - Facilitate project development and permitting
- East Side Reinvestment Initiative
 - Quality of Life Taskforce
 - Captain Mark Witherall
 - East Side Reinvestment Team
 - Brian James, Assistant Director CCDO

Projects With High Redevelopment Potential



Friedrich Building



Lot size: 5.2 acres
Building SF: 533,496
Year Constructed: 1932
Zoning: AE-3 HS



Features/Available Incentives:
Tax Increment Reinvestment Zone
Federal Empowerment Zone
10-Yr, 100% Tax Abatement-eligible

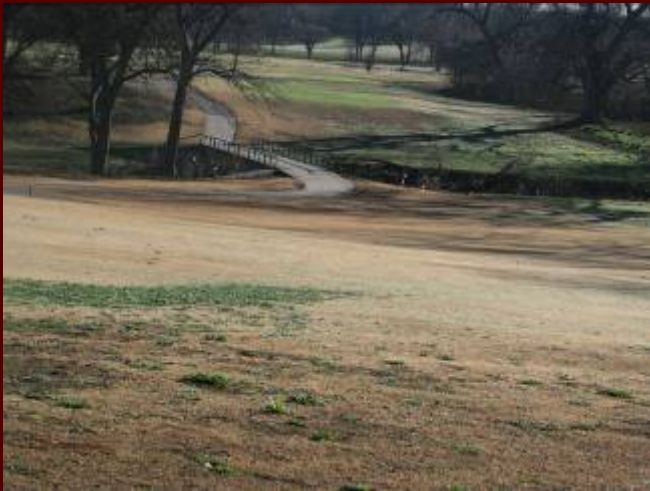
FSH Reinvestment Zone



Features/Available Incentives:

Vacant/ Publicly Owned Properties with Redevelopment Potential
Walters Street 2012 GO Bond Improvements
Walters Street Charrette

Willow Springs Retail Development



Lot size: 188 acres
40 developable acres
Zoning: AE-3



Features/Available Incentives:

Within TIRZ #11 and Empowerment Zone

10 year 100% Tax Abatement

Recent public ROW improvements on AT&T Center Parkway

Eastside Corridors, Streetcars, Mixed-Use Development



Features/Available Incentives:

Recent public improvements complement potential streetcar route;
Major anchors: Downtown, St. Paul Square, St. Philips, Ft. Sam Houston;
“AE” zoning allow for mixed-use development

East Side Economic Development Summit



Pat DiGiovanni, Deputy City Manager
February 6, 2010