

Since City Council's adoption of the SIZ program, significant progress has been made in the area of code enforcement with 518 cases worked in 2007, 266 cases in 2008, and 440 cases in 2009, for a total of 1,224 over the three year time span. 21 demolitions have occurred within SIZ corridors within this same time frame.

The Redevelopment Grant and Incentive Program, developed by the City, facilitate new public and private-sector investments for the City's SIZ corridors. Incentive ordinances have been adopted for the South 1st Street area (downtown to Loop 363), and Avenue G and H (1st to 25th) and the contiguous area. Two grants were provided in the Avenue G/H corridor in 2009 totaling \$18,500 and one year to date for \$10,000. Five grants were provided in 2008-2009 totaling \$122,298 for the South 1st Street SIZ. With \$225,000 initially allocated for incentives in a three year period, \$89,203 remains available currently for incentives.

Incentives in the South 1st Street and Avenue G/H area are matching grants which include tax abatement, façade improvement grants, sign improvement grants, landscaping and irrigation grants, asbestos survey or abatement grants, demolition grants, sidewalk improvement grants, and waiving of platting, zoning, and permit fees and depending on the scope of the project, public infrastructure, such as roads and utilities.

The Temple Medical Education District (TMED) is partially defined by four Strategic Investment Zone Corridors, 1st Street, 31st Street, MLK & Loop 363. The code enforcement and economic development incentives in these corridors further the vision for TMED, which includes promoting redevelopment of declining residential and commercial neighborhoods surrounding the campuses, and stimulating and ensuring long term economic vitality of this critical area of the city.

"This has been an extremely successful program so far," comments City Attorney Jonathan Graham, "I salute the work done by the Construction Safety Department and the Police Department in improving the appearance and security of our Strategic Investment Zones. We look forward to continuing the program and are looking to take it to the next step." City staff recommended to Council that future areas be added where rehabilitation of existing structures or new investment might not occur without financial incentives. Additional SIZ

areas that may be studied for economic development incentives are MLK, Jr. Boulevard, North 3rd Street, and the rest of downtown not already included in the initial corridors.

City Attorney Jonathan Graham is also recommending that the City Council consider giving the City Manager authority to approve SIZ / Chapter 380 Grants for other SIZ corridors on an 'ad hoc' basis. These grants could include 'in kind services' or non-cash work, matching funds, or tax abatement and possible funding to do a few SIZ related projects outside the specially-created SIZ incentive zones for the right project. "From time to time, we have the opportunity to shape new projects which because of their size or location will have a unique benefit to the entire community," suggests Jonathan Graham.

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