



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 9, 2023

SUBJECT: Discuss the proposed Neighborhood Empowerment Zone (NEZ) Program for Davis Boulevard and Boulevard 26.

PRESENTER: Paulette Hartman, Deputy City Manager

GENERAL DESCRIPTION:

Based on observations by citizens, City staff and City Council members a need was identified to address the aging corridor conditions of Davis Boulevard and Boulevard 26 north of Interstate Loop 820 and south of Mid-Cities Boulevard and Harwood Road. After a staff presentation and discussion on the subject at the February 2023, City Council Goals Work Session, City Council directed work to begin on a revitalization program that would encourage and simplify redevelopment, revitalization, and reinvestment in the Davis Boulevard and Boulevard 26 corridors using multiple economic development tools.

At a subsequent work session on May 17, 2023, staff received input from City Council on the direction being taken to establish a Neighborhood Empowerment Zone (NEZ) and a Tax Increment Reinvestment Zone (TIRZ). Examples of growth figures and the city's participation in incentives were provided, and the City Council was supportive of establishing both an NEZ and a TIRZ.

At the September 25, 2023 City Council Work Session, staff presented the draft Neighborhood Empowerment Zone Program Incentives Policy and some initial marketing materials. The draft Policy covers the following areas:

- Purpose and objectives of the program
- Project eligibility
- Description of possible incentives
- Design guidelines
- Procedural steps for application, project certification, and public hearings (as needed).

Items have been placed on the City Council Regular Session to consider establishing a Neighborhood Empowerment Zone (NEZ) basic incentives policy and for establishing the Davis Boulevard/Boulevard 26 Neighborhood Empowerment Zone. Staff will be seeking further direction from City Council prior to the Regular Session.