



## **STAFF REPORT**

**To:** City Council/Redevelopment Board

**From:** Economic Development Committee/City Manager

**Date:** 11252003

**APPROVED BY COUNCIL NOVEMBER 25, 2003**

**Subject:** Incentives for Revitalization, Resolution establishing Redevelopment Project Area Infill Incentives

**Recommendation:** Discuss, Adopt Resolution establishing Redevelopment Project Area Infill incentives enabling Redevelopment Agency to pay for certain building permits for new construction on 'infill' lots.

**Discussion:** A significant focus during the Council's Strategic Planning Workshops was on the many facets of encouraging economic development; one specific focus was on the use of the Redevelopment to stimulate revitalization in the downtown and central core of the City. This area was defined as blighted with the adoption of Twentynine Palms Redevelopment Plan. The primary mission of the RDA is to correct economic and physical blight including the development and redevelopment of underutilized land.

There are a number of vacant commercial and residential lots in developed subdivisions in the Redevelopment Project Area. Many of these lots would be easy to develop but for a number of market reasons, haven't. These properties are on improved streets, with utility services, water, power, communications, gas already in place and are in locations where some lots are developed but certain properties remain vacant. The council/agency determined that it would be in the City's interest to find means of encouraging infill development.

The community is already invested in the vacant properties. Development will fully utilize infrastructure. Infill properties are easier and cheaper to develop...more difficult sometimes to market. Incentivizing the market might stimulate new development on infill projects by reducing the cost of construction.

The Economic Development Committee recommends that the Redevelopment Agency pay for building permits, including plan check fees, for new construction on vacant lots on City maintained and paved streets in the Redevelopment Project Area (see map). This would not pertain to new subdivisions of land. It would be applicable only where there were existing subdivided lots on a developed street where significant development (50% or more of the parcels

adjacent on the street or within the block or within 600 feet of where development is proposed) had already occurred. The Committee also recommends that to stimulate and accelerate revitalization in the downtown that the Agency pay for the building permits and plan checks for substantial remodels, renovations, and additions that would correct blight in the designated 'downtown area' (see map).

The Committee recommends that this incentive, subject to review and renewal by the Council/Agency, 'sunset' in one year. This would mean that unless Council/Agency intervenes the incentive would expire December 31, 2004.

Attachments:: Redevelopment Project Area Map, Downtown Map