

Commercial Property Demolition and Lot Clearing Grant Program Policy

Roque Salinas, MPA

Director of Economic Development

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Summary

- The Commercial Property Demolition and Lot Clearing Grant Program is intended to encourage redevelopment of blighted, underused, derelict, substandard, and vacant lot commercial properties in order to improve the economic and community vitality of commercial areas. Blighted properties significantly limit the potential for higher development standards on adjacent properties and negatively impact the overall economic growth of Leon Valley.
- Through this program, grants will be provided for the demolition of qualified and underutilized commercial properties. This will help move these properties to the redevelopment market. The program will also provide grants to clear vacant property, if said property is developed for commercial and/or retail use. This program does not apply to residential properties or home-based businesses.

Options:

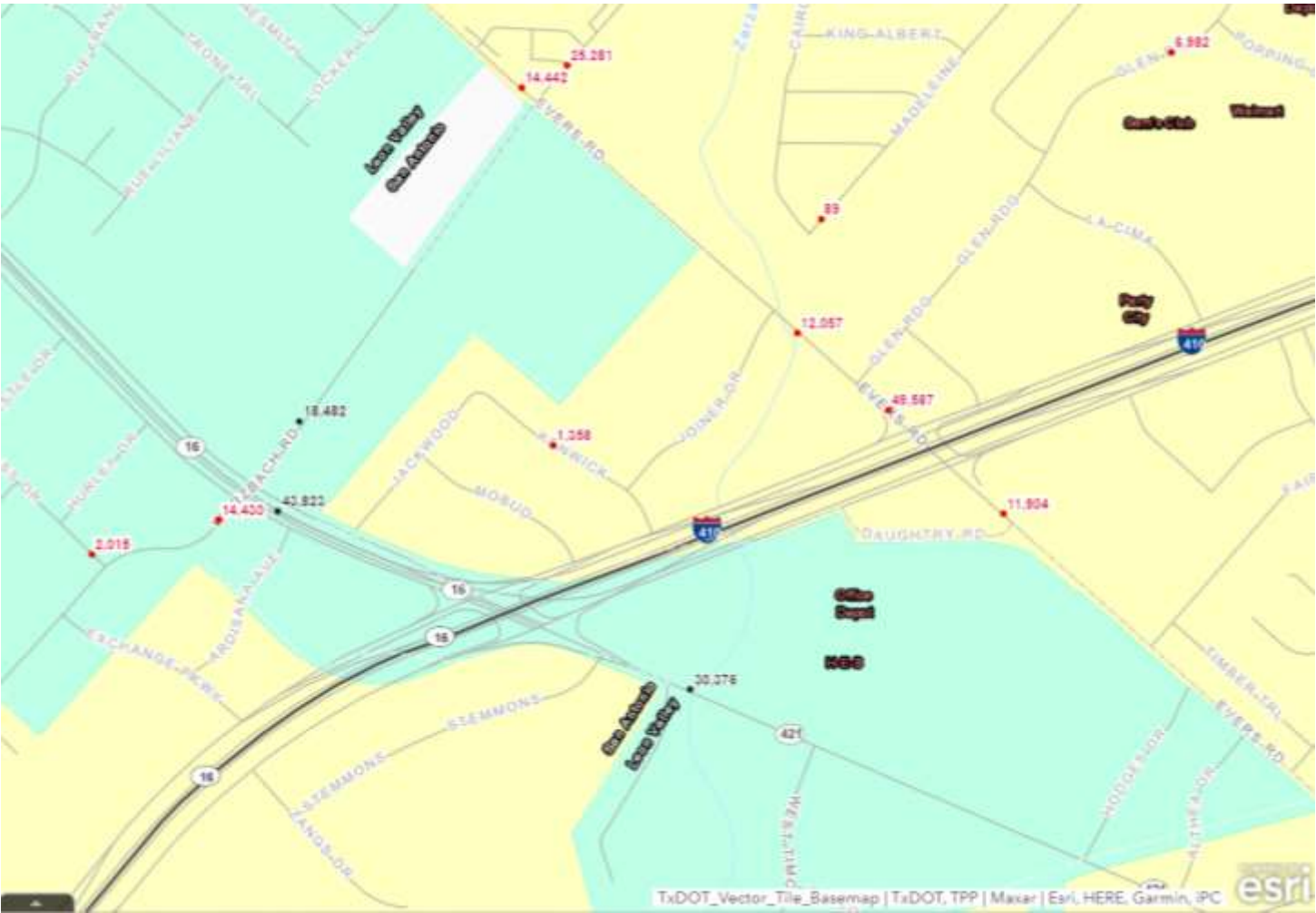
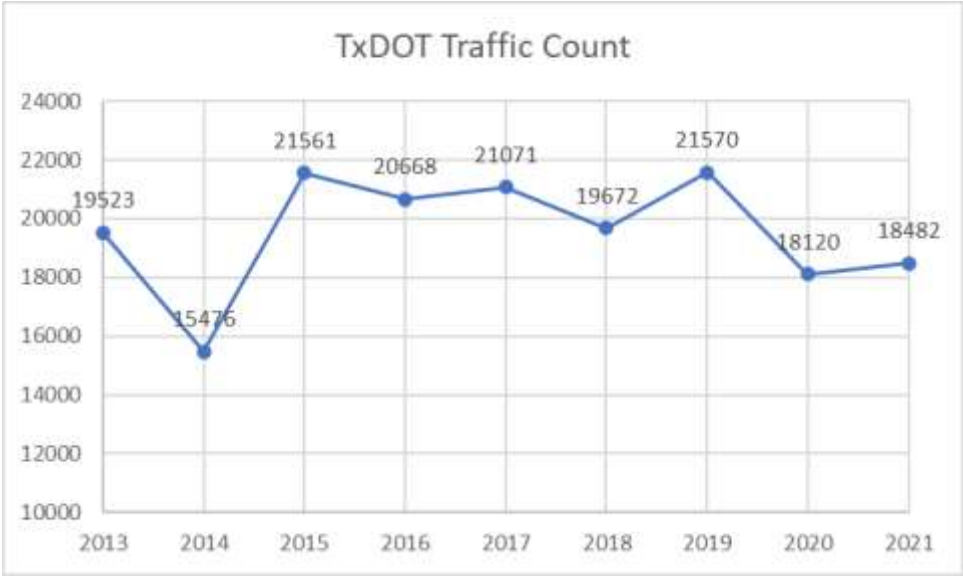
1. Approve moving forward
2. Denial moving forward

ELIGIBILITY CRITERIA

- The property must meet all the following conditions:
 1. The property must not be party in a legal suit or action naming the City of Leon Valley, Bexar County, State of Texas or any domestic jurisdiction.
 2. The property must be free of any lien(s).
 3. The property must not be part of any criminal or regulatory investigation by any agency.
 4. The property must not be part of any civil inquiry.
 5. The property must not have received a demolition grant in the last ten (10) years or has received any economic development funding in the last three (3) years from the City of Leon Valley for the same property.
 6. The property must not be in foreclosure proceedings.
 7. The property must not be listed under any protected designation that does not allow for demolition.
 8. Grants will not be awarded to property owners whose demolition was approved and covered by insurance.
 9. The Applicant shall have not received, nor will receive insurance monies for the revitalization project.

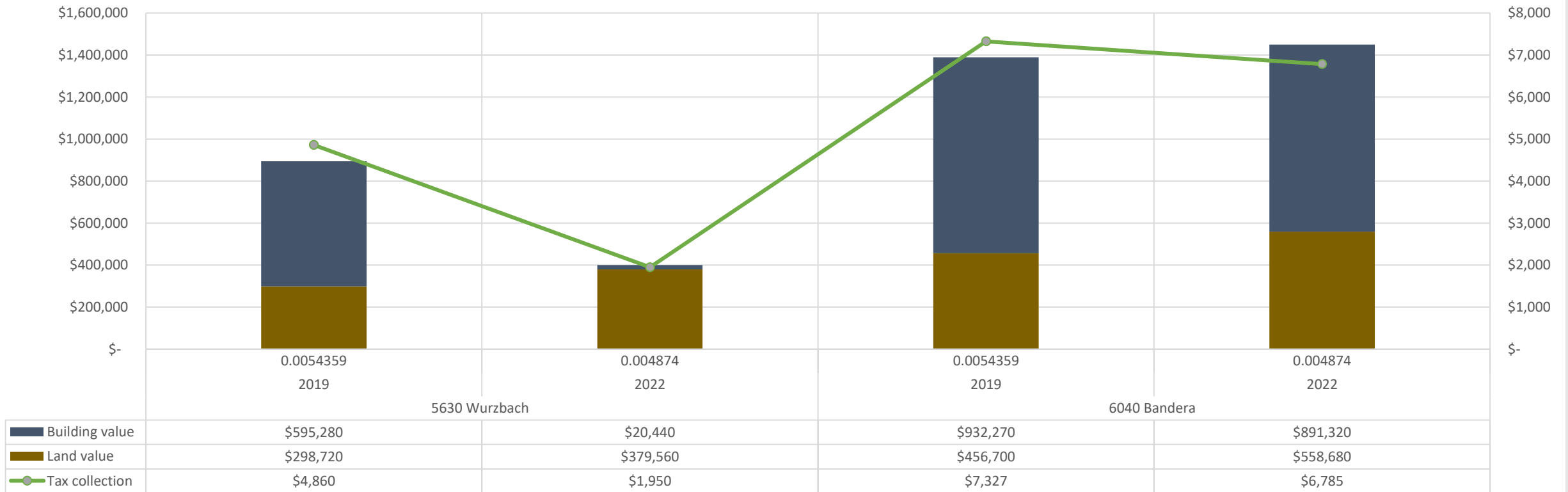
Example-
5630
Wurzbach
1664 sq





Property tax revenue loss

Property Value 5630 Wurzbach vs 6040 Bandera



Reimbursement table

0 to 1,999 square feet	100% Reimbursement
2,000 to 4,999 square feet	Cost Sharing Venture: 75% City / 25% Owner
5,000 square feet or more	Cost Sharing Venture: 50% City / 50% Owner
*Program subject to availability of funds and shall not exceed \$100,000 per application	

Fiscal impact

- The fiscal impact will be determined by the number of grants awarded.
- Example of 5616 Bandera Road or Comfort Café were \$22,000. However, if a building has environmental issues, then the cost can increase significantly.
- 5616 Bandera Road costs were as high as \$70,000 with environmental issues.

S.E.E. Statement

Social Equity:

- N/A

Economic Development:

- The City will provide a diverse and versatile business environment that supports a healthy economy. The City will exhibit a distinctive and welcoming identity at its boundaries and throughout the community. The City will attract, expand and retain viable businesses to promote development and redevelopment and including a town-centered design.

Environmental Stewardship:

- N/A



Strategic Goals

Economic Development is a strategic goal outlined in Leon Valley's Strategic Plan.

- Revitalize declining commercial areas by creating, reviewing, and enforcing codes that impact Economic Development
- Promote Leon Valley



Recommendation

- At council discretion