
**CITY COUNCIL COMMITTEE OF THE WHOLE (COW)
New Item for Review and Consideration****Meeting Date: 01/05/2017
Agenda Item: 4B2**

Issue Description: Vacant Buildings**Presented by:** Kolby Granville**What are you looking to accomplish?** Determine what, if any, tools can be used to encourage building owners to keep businesses in their property while Planned Area Development (PAD), financing, and pre-construction for redevelopment is happening.**Background Information:** Developers seem to be optimistic. There are ongoing businesses in lower density, or older buildings. They fail to renew the leases of those owners because they intend to get a PAD and financing, and begin construction on a larger development. Sometimes, however, the PAD or the financing do not come through as expected. This leaves a previously productive building vacant. The vacant building may sit for years, eventually becoming blight, and being torn down. Often, the building accumulates deferred maintenance so that, even the property owner wanted to, they would be unable to put a new tenant in the building. This most recently happened with "On the Corner" and Campus Corner. Both are now closed. The buildings are vacant. Future construction is expected to happen in the next 1-2 years, but without approval from Council, may never happen. In short, viable space has become blight.**What stakeholders should be engaged with this process?** Economic Development, Legal, Community Development, and Residents**Anticipated Timeframe and Staff Resources:** 12-20 hours

Meets Tempe Goals: #3 and #5

The Tempe City Council is committed to:

- 1. Ensuring a safe and secure community through a commitment to public safety and justice.*
- 2. Developing and maintaining a strong community connection by emphasizing the importance of open government, customer service and communication with community members.*
- 3. Enhancing the quality of life for all Tempe residents and workers through investment in neighborhoods, parks, the arts, human services, and city amenities, with an emphasis on equity and diversity.*
- 4. Implementing sustainable growth and development strategies, including improving Tempe's public transit system to meet future needs, by actively seeking innovative technologies and leading the way in creating a more sustainable community.*
- 5. Maintaining long term financial stability and vitality by focusing on economic development, business retention and generating employment to create a robust and diverse economic base.*