



## City of Abilene

### Tax Increment Reinvestment Zone (TIRZ) Board Agenda

Notice is hereby given of a meeting of the Tax Increment Reinvestment Zone (TIRZ) #2 Board of the City of Abilene to be held on Monday, March 9, 2026 at 10:30 AM at City Hall, 555 Walnut Street, Planning Conference Room, Abilene, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tax Increment Reinvestment Zone (TIRZ) #2 Board reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

#### CALL TO ORDER

#### MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving Minutes from the Regular Meeting Held on July 2, 2025.

#### AGENDA ITEMS

2. **Report:** Receive a Report and Hold a Discussion on the funds of TIRZ District #2 (**Marjorie Knight**)
3. **Resolution:** Receive a Report, Hold a Discussion and Take Action on a Resolution of Support for TIRZ 2 Updated Project Plan, and Updated Facade, Demolition, and Sidewalk Grants (**Tim Littlejohn**)

#### ADJOURNMENT

#### *Notice*

*In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.*

#### **CERTIFICATION**

*I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 3rd day of March, 2026, at 2:15 p.m.*

---

*Kaitlin Richardson*, Deputy City  
Secretary, TRMC



# MINUTES

## Tax Increment Reinvestment Zone (TIRZ #2) Board

July 2, 2025 | 2 PM | Planning & Development Services Conference Room

---

### In Attendance

---

#### Members Present

Mr. Robert (Stormy) Higgins, Chair

Mr. Ben Grant

Mr. Ricardo Gutierrez

Mr. Charles Black

Mr. Sam Vinson

#### City Staff Present

Mr. Michael Rice, Assistant City Manager

Mr. Tim Littlejohn, Director/Planning and Development Services

Mr. Stanley Smith, City Attorney

Ms. Melissa Farr, Executive Assistant

#### Others Present

Ms. Tammy Fogle

---

### Call to Order

---

Mr. Higgins called the meeting to order at 2:01 p.m. and Ms. Farr recorded the minutes. A quorum of members was present, and the meeting proceeded.

---

### Approval of Minutes

---

The minutes of the previous meeting, June 25, 2024, were reviewed by Board members. Mr. Black moved to approve the minutes. Mr. Gutierrez seconded the motion. The vote to **approve** minutes was carried by five (5) in favor with none (0) in opposition.

**AYES:** Black, Grant, Gutierrez, Vinson, Higgins

**NAYS:** None

---

## Agenda Items

---

**Financial Update:** Receive a Report and Hold a Discussion on the Available Funds for TIRZ District #2

Mr. Rice shared a handout prepared by Ms. Marjorie Knight to show the current balances for both assets and liabilities as compared to April 2024.

**Projects Update:** Receive a Report and Hold a Discussion on Past and Present Projects Funded by TIRZ #2

The status of projects was included in the financial handout.

---

## Executive Session

---

Executive session began at 2:12 p.m.

The Board exited executive session and returned to the regular meeting at 2:46 p.m.

Mr. Grant made the motion to adjourn. Mr. Vinson seconded the motion. The motion to adjourn prevailed by the following vote:

**AYES:** Black, Grant, Gutierrez, Vinson, Higgins

**NAYS:** None

---

## Adjournment

---

Mr. Higgins adjourned the meeting at 2:50 p.m.

**APPROVED**

---

Robert (Stormy) Higgins, Chairman

**CITY OF ABILENE TIRZ #2  
BALANCE SHEET  
January 2026 and 2025**

	<u>January 2026</u>	<u>January 2025</u>
<b>Current Assets:</b>		
Cash and cash investments	\$ 3,244,723	\$ 2,122,684
<b>Total Assets</b>	<u>\$ 3,244,723</u>	<u>\$ 2,122,684</u>
<b>Liabilities</b>		
Current:		
Accounts payable	\$ -	\$ -
Total Liabilities	<u>-</u>	<u>-</u>
<b>Fund Balance</b>		
Restricted for current year obligations	1,332,225	1,001,425
Designated for purposes of trust	<u>1,912,498</u>	<u>1,121,259</u>
Total Fund Balance	<u>3,244,723</u>	<u>2,122,684</u>
<b>Total Liabilities and Fund Balance</b>	<u>\$ 3,244,723</u>	<u>\$ 2,122,684</u>

**CITY OF ABILENE TIRZ #2**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**For four months ending January 31, 2026 and 2025**

	<u>January 2026</u>	<u>Fiscal YTD 2026</u>	<u>Fiscal YTD 2025</u>
<b>Revenues:</b>			
General property taxes	\$ 598,465	\$ 1,077,483	\$ 987,913
Delinquent taxes	299	3,170	9,307
Penalty and interest	142	1,551	3,721
Investment income	<u>7,016</u>	<u>28,742</u>	<u>26,872</u>
Total Revenues	<u>605,922</u>	<u>1,110,946</u>	<u>1,027,813</u>
<b>Expenditures:</b>			
Demolition 505 Pine	-	-	13,059
Facade Improvement/Demo Grant Program	-	-	13,500
Cypress Street Debt Service (2023 CO)	<u>-</u>	<u>-</u>	<u>395,800</u>
Total Expenditures	<u>-</u>	<u>-</u>	<u>422,359</u>
<b>Changes In Fund Balance</b>	605,922	1,110,946	605,454
<b>Fund Balance at Beginning of Period</b>	<u>2,638,801</u>	<u>2,133,777</u>	<u>1,517,230</u>
<b>Fund Balance at End of Period</b>	<u><u>\$ 3,244,723</u></u>	<u><u>\$ 3,244,723</u></u>	<u><u>\$ 2,122,684</u></u>

**CITY OF ABILENE TIRZ #2**  
**Tax Increment Reinvestment Zone #2 Projects**  
**As of January 31, 2026**

		Total Approved Budget Remaining	Projected Expenses by Fiscal Year					
Economic Agreements:	Project		FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Facade Improvement/Demo Grant Program	N40-TZ2-10	\$ 181,500	\$ 181,500	-	-	-	-	-
Cypress Street Debt Service (2023 CO)	N40-TZ2-12	550,725	550,725	548,725	551,100	547,850	548,975	548,975
Heritage Square Library	N40-TZ2-13	500,000	500,000	-	-	-	-	-
Community Foundation Public Improvement Grant	N40-TZ2-14	100,000	100,000	-	-	-	-	-
Bass Pro Outdoor World	N40-TZ2-15	-	-	-	375,000	375,000	375,000	375,000
<b>Subtotal TIRZ #2 Project Obligation Reserve</b>		<b>\$ 1,332,225</b>	<b>\$ 1,332,225</b>	<b>\$ 548,725</b>	<b>\$ 926,100</b>	<b>\$ 922,850</b>	<b>\$ 923,975</b>	<b>\$ 923,975</b>

		Total Approved Budget	Projected Revenues by Fiscal Year					
Tax Increment Reinvestment Zone #2	Project		FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Tax Increment Reinvestment Zone #2		1,202,060	1,202,060	1,202,060	1,344,674	1,344,674	1,344,674	1,344,674
<b>Subtotal TIRZ #2 Projected Revenue</b>		<b>\$ 1,202,060</b>	<b>\$ 1,202,060</b>	<b>\$ 1,202,060</b>	<b>\$ 1,344,674</b>	<b>\$ 1,344,674</b>	<b>\$ 1,344,674</b>	<b>1,344,674</b>

Economic Agreements:	Project	FY26 Budget	Fiscal Year 26 Actual Disbursements	Balance reserved for FY26 budgeted programs
Facade Improvement/Demo Grant Program	N40-TZ2-10	\$ 181,500	\$ -	\$ 181,500
Cypress Street Debt Service (2023 CO)	N40-TZ2-12	550,725	-	550,725
Heritage Square Library	N40-TZ2-13	500,000	-	500,000
Community Foundation Public Improvement Grant	N40-TZ2-14	100,000	-	100,000
Bass Pro Outdoor World	N40-TZ2-15	-	-	-
<b>Subtotal TIRZ #2 Project Obligation Reserve</b>		<b>\$ 1,332,225</b>	<b>\$ -</b>	<b>\$ 1,332,225</b>

CITY OF ABILENE TIRZ #2  
Tax Increment Reinvestment Zone #2 Projects  
Life-to-date Expenditures  
As of January 31, 2026

Economic Assistance	Project No.	Prior Years Spent	FY 24	FY 25	FY 26	Total Spent
<b>Streetscape, pedestrian and parking improvements:</b>						
Cypress Street Project	N40-TZ2-11	538,000.00	-	-	-	538,000.00
Cypress Street Debt Service (2023 CO)	N40-TZ2-12	-	548,174.73	550,725.00	-	1,098,899.73
<b>Total Streetscape, pedestrian and parking improvements</b>		<b>538,000.00</b>	<b>548,174.73</b>	<b>550,725.00</b>	<b>-</b>	<b>1,636,899.73</b>
<b>Areawide public improvements and amenities</b>						
Motis Investments	N40-TZ2-01	52,924.00	-	-	-	52,924.00
ARL Retail, LLC.	N40-TZ2-02	100,000.00	50,000.00	50,000.00	-	200,000.00
Minter Park Renovation	N40-TZ2-05	244,849.80	-	-	-	244,849.80
In Cloud Light IV Sculpture	N40-TZ2-09	75,000.00	-	-	-	75,000.00
Heritage Square Library Project	N40-TZ2-13	-	-	-	-	-
Community Foundation Public Improvement Grant	N40-TZ2-14	-	-	-	-	-
Bass Pro Outdoor World	N40-TZ2-15	-	-	-	-	-
<b>Total Areawide public improvements and amenities</b>		<b>472,773.80</b>	<b>50,000.00</b>	<b>50,000.00</b>	<b>-</b>	<b>572,773.80</b>
<b>Building Façade Improvements</b>						
Façade Improvement Grant	N40-TZ2-03	129,503.94	-	-	-	129,503.94
<i>Lone Star Dry Goods</i>		10,000.00	-	-	-	20,000.00
<i>Cockerell Properties</i>		10,000.00	-	-	-	20,000.00
<i>SODA District Warehouse</i>		10,000.00	-	-	-	20,000.00
<i>Silverthorne Properties</i>		10,000.00	-	-	-	20,000.00
<i>Vagabond Pizza</i>		3,782.75	-	-	-	7,565.50
<i>Oak Street Arbor</i>		10,000.00	-	-	-	20,000.00
<i>KAO Lounge</i>		10,000.00	-	-	-	20,000.00
<i>Horacio Ledon (Windsor Parking Garage 410 Walnut)</i>		10,000.00	-	-	-	20,000.00
<i>Tim Smith - 834 S. 3rd St. Phase I</i>		6,493.00	-	-	-	12,986.00
<i>Grain Theory Downtown - 202 Pine</i>		4,384.00	-	-	-	8,768.00
<i>RB Capital Ltd. (The Quarters)</i>		10,000.00	-	-	-	20,000.00
<i>Stanton Taylor (141 Oak St.)</i>		10,000.00	-	-	-	20,000.00
<i>TTY Holdings LLC (630 N 5th St. Belt Buckle Distillery)</i>		10,000.00	-	-	-	20,000.00
<i>Horacio Ledon (Windsor Apts 401 Pine)</i>		10,000.00	-	-	-	20,000.00
<i>Charles L Wolfe - 201 Mesquite</i>		4,844.19	-	-	-	9,688.38
Facade Improvement/Demo Grant Program	N40-TZ2-10	60,000.00	30,000.00	28,500.00	-	118,500.00
<i>Silverthorne Investments/KO Customs LLC - 802 Pine</i>		15,000.00	-	-	-	15,000.00
<i>Silverthorne Investments/KO Customs LLC - 1466 Pine</i>		15,000.00	-	-	-	15,000.00
<i>Silverthorne Investments/KO Customs LLC - 244 Pine</i>		15,000.00	-	-	-	15,000.00
<i>Cypress Street Station - 158 Cypress Street</i>		15,000.00	-	-	-	15,000.00
<i>Abilene Majestic LLC Series D</i>		-	15,000.00	-	-	15,000.00
<i>Lucus Gibbs Homes LLC</i>		-	15,000.00	-	-	15,000.00
<i>The Well Abilene - 137 Mesquite</i>		-	-	13,500.00	-	13,500.00
<i>Fulleras LLC - 802/804/806 Walnut</i>		-	-	15,000.00	-	15,000.00
<i>Oak Street on 1st - 1401 South 1st</i>		-	-	-	-	-
<b>Total Building Façade Improvements</b>		<b>189,503.94</b>	<b>30,000.00</b>	<b>28,500.00</b>	<b>-</b>	<b>248,003.94</b>
<b>Roadway and utility improvements:</b>						
Pine Street Underpass Beautification	N40-TZ2-04	75,000.00	-	-	-	75,000.00
<b>Festival district and convention center improvements:</b>						
Downtown Hotel Project	N40-TZ2-06	584,111.00	-	-	-	584,111.00
<b>Environmental remediation, demolition, and land clearing</b>						
Demolition 505 Pine Street	N40-TZ2-07	350,000.00	100,000.00	13,059.06	-	463,059.06
Demolition Assistance Grant Program	N40-TZ2-08	46,530.00	-	-	-	46,530.00
<i>TTY Holdings - 630 N. 5th</i>		7,780.00	-	-	-	7,780.00
<i>SODA District Warehouse - 806 S. 2nd St</i>		15,000.00	-	-	-	15,000.00
<i>Condley and Company - 302 Pine</i>		15,000.00	-	-	-	15,000.00
<i>RB Capital Ltd. - 801 S. 2nd Street</i>		8,750.00	-	-	-	8,750.00
<b>Total Environmental remediation, demolition, and land clearing</b>		<b>396,530.00</b>	<b>100,000.00</b>	<b>13,059.06</b>	<b>-</b>	<b>509,589.06</b>
<b>Property acquisition</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Hotel facilities &amp; amenities</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Drainage improvements</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Grand Total</b>		<b>2,255,918.74</b>	<b>728,174.73</b>	<b>642,284.06</b>	<b>-</b>	<b>3,626,377.53</b>

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD OF DIRECTORS, CITY OF ABILENE, TEXAS, SUPPORTING THE RENEWAL OF THE FAÇADE IMPROVEMENT AND DEMOLITION ASSISTANCE GRANT PROGRAMS AND APPROVING A SIDEWALK ASSISTANCE GRANT AND COMMITTING FUNDS FOR IMPLEMENTATION**

**WHEREAS**, the governing body of the City of Abilene adopted Ordinance No. 66-2013 creating a Tax Increment Reinvestment Zone No. 2, establishing certain economic development incentives to encourage and promote private investment within the City of Abilene Tax Increment Reinvestment Zone No. 2; and

**WHEREAS**, the governing body of the City of Abilene is considering the renewal of the Façade Improvement and Demolition Assistance Grant Programs and Sidewalk Assistance Grant for implementation within the boundaries of Tax Increment Reinvestment Zone No. 2; and

**WHEREAS**, façade improvement demolition, and sidewalk assistance grants are considered eligible activities for Tax Increment Reinvestment Zone No. 2 funding; and

**WHEREAS**, it is understood that grants for eligible façade improvement, demolition, and sidewalk projects will be made in accordance with established guidelines and policies as promulgated by the City of Abilene Planning and Development Services Department; and

**WHEREAS**, grants awarded through the Façade Improvement, Demolition, and Sidewalk Assistance Grant Programs will be financed with funds currently allocated for such use by the Tax Increment Reinvestment Zone Board.

**NOW THEREFORE BE IT RESOLVED BY THE TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD OF DIRECTORS, CITY OF ABILENE TEXAS:**

**PART 1:** That the Board supports the City of Abilene’s renewal of the Façade Improvement, Demolition, and Sidewalk Assistance Grant Programs.

**PART 2:** That the Board supports the use of Tax Increment Reinvestment Zone No. 2 funds for such use and delegates grant approval authority to the Director of Planning and Development Services or his designee.

**PART 3:** That the TIRZ funding for this program be limited to \$800,000 total for a five-year period from the date of City Council approval.

**ADOPTED this 9th day of March, 2026.**

ATTEST:

\_\_\_\_\_  
Robert “Stormy” Higgins, Vice Chairman

APPROVED:

\_\_\_\_\_  
Stanley Smith, City Attorney



*Revised March 9th, 2026*

# Facade Improvement Grant Program Application Policies and Procedures

*Revised February 21, 2020*

*Revised September 16, 2020*

*Revised August 11, 2022*

City of Abilene  
Planning and Development Services Department  
555 Walnut Street  
Abilene, Texas 79601-5254  
(325) 676-6237

## **A. Background**

On April 25, 2019, the Abilene City Council adopted Resolution Number 93-2019 creating the Abilene Façade Improvement Grant Program. The intent of the program is to provide technical and financial assistance to commercial property owners seeking to renovate or restore their exterior building facades. The program is designed to have a positive impact on properties in need of revitalization, resulting in the overall improvement of the appearance and aesthetics of commercial buildings within the Central Business District. It is important to note that the program is reimbursement-based. Further, it is not the intent of the program to subsidize necessary improvements resulting from building code violations. If awarded a Façade Improvement Program Grant, any deviation from the approved project may result in the total or partial withdrawal of grant funding.

The Façade Improvement Grant Program provides fifty percent (50%) matching grants not to exceed \$50,000.00 payout per application. Grant funds awarded through the program focus on exterior work on buildings and storefronts within the Central Business District that are visible to the public. No grants will be awarded for previously performed work. All proposed work will be reviewed based upon the Secretary of the Interior's *Standards for the Treatment of Historic Properties* and review criteria that may include, but not be limited to, compatibility, architectural design, and consistency with other façade improvement projects within the immediate area. Proposed projects may include the restoration of architectural details, upgraded windows and doors, signage, and lighting. Applicants will be responsible for hiring licensed professionals to prepare conceptual and final project designs.

## **B. Definitions**

The following definitions shall apply to the terms used in these guidelines:

Applicant: The property owner or authorized agent signing the application for a Façade Improvement Grant.

Central Business District: The area located between North 10<sup>th</sup> Street and South 7<sup>th</sup> Street, having an eastern border of Treadaway Boulevard and a western border of Grape and Butternut Streets.

Construction Costs: The cost of construction materials and installation labor. All other associated costs are deemed excluded, including but not exclusively, the following costs: design, construction document preparation, bidding, sweat equity and construction financing.

Eligible Improvements: The improvements identified as eligible in Section D herein.

Façade: The portion of the building parallel to the primary right-of-way as determined by the Planning and Development Services Department.

Landmarks Commission: The advisory board for façade improvement grant applications associated with buildings designated as historic and/or those located within historic overlay zoning districts.

Notice to Proceed: A written notice from the Planning and Development Services Department authorizing the applicant to begin construction.

Property: The physical lot and/or building to which improvements are being made.

Tax Increment Reinvestment Zone (TIRZ) Number 2: A reinvestment zone created by the City of Abilene pursuant to Chapter 311 of the Texas Tax Code, as amended. The purpose of the zone is to promote development or redevelopment within the zone.

### **C. Eligibility Criteria**

The following criteria must be met in order to participate in the Façade Improvement Grant Program:

1. Applicants must be owners of buildings located within the TIRZ boundary of the Central Business District;
2. Applicants must be current on all municipal taxes at the time of application;
3. Applicants must not have any City liens filed against any property owned by the Applicant, including but not limited to code enforcement liens or tax liens;
4. Applicants must comply with all State and local laws and regulations pertaining to licensing, permits, building code, and zoning requirements;
5. Applicants must understand that the overall objective of the program is to improve the exterior appearance, visibility, and presentation of a property. The City has the discretion to decline acceptance of an application and suggest enhancements/improvements that may improve chances of future approval;
6. Buildings proposed for grant funding cannot be new construction. Eligibility of site improvements associated with new construction may be determined by the Director of Planning and Development Services. Historic buildings will be given priority when deciding grant funding allocation.

## D. Design Principles and Guidelines

Improvements to be funded by the program must be compatible with the character and architecture of the individual building as well as meeting City standards with regards to latest construction and design trends. Buildings with historically-significant architectural qualities are strongly encouraged to restore and maintain these features. Improvements for buildings not having such architectural features should be carefully considered and be seen as an opportunity to substantially enhance the appearance of the buildings and their associated streetscapes. The Secretary of the Interior's *Standards for the Treatment of Historic Properties* should be used as a guide when considering any work on a historically-significant structure.

### 1. Eligible Facade Improvements:

- a. Restoration of architectural details in historically-contributing or historically-significant buildings, and the removal of elements which cover architectural details.
- b. Window replacement and window framing visible from the street which is appropriately scaled to the building.
- c. New signage, including monument, wall, and awning signage. All signage must comply with Chapter 4, Article 2, Division 8, Sign Regulations of the Land Development Code.
- d. Lighting which illuminates signage, storefront window displays, and recessed areas of the building facade.
- e. Awnings or canopies.
- f. Curbing, irrigation, approved landscaping or other landscaping features attached to the building where appropriate.
- g. Cleaning, painting or re-siding of the building.
- h. Resurfacing and/or re-stripping of parking lots visible from the street.
- i. New storefront construction, appropriately scaled within an existing building.
- j. Other items which may not be listed above that would improve the building facade.

### 2. Ineligible Improvements/Expenses:

- a. Exterior improvements located on the sides or rear of the building not visible from a public right-of-way
- b. Interior improvements
- c. Roofing
- d. Playground or recreational equipment
- e. Structural changes
- f. Burglar bars
- g. Security Alarm System

- h. "Sweat Equity"
- i. Furniture
- j. Architectural or other professional fees
- k. Asbestos testing, removal, abatement, or remediation
- l. Improvements for which insurance funds are received
- m. Prior Improvements: Alterations and improvements made prior to receiving a "Notice to Proceed" are not eligible for reimbursement

## **E. Financial Assistance**

Funding offered is in the form of a matching grant in which the City of Abilene reimburses the applicant fifty percent (50%) of the total construction costs, up to a \$25,000 maximum match award. Architectural design fees may not be included in the total cost of eligible improvements. In addition, the City of Abilene agrees to waive building permits fees on approved façade improvement projects undertaken through this program.

Matching funds may be in the form of other financial aid (grant or loan) received from other agencies and/or banks but may not be "in-kind". The City of Abilene will only provide reimbursement after the applicant submits all required documentation indicating payment has been made for the work performed.

No applicant, applicant agent, representative, or tenant shall be entitled to receive grant approval on the same property if requested within five (5) years from the date a previous grant was awarded. No more than \$50,000 per property shall be awarded within a five (5) year period.

## **F. Procedures**

All prospective applicants must follow the procedures in the order outlined below:

1. All applicants are encouraged to meet with Planning and Development Services Department staff for an initial pre-application submittal conference.
2. Applicant must submit a completed application and all required attachments and supporting materials to Planning and Development Department Services staff for processing.
3. If proposed project involves an historic building or one included in an historic overlay zoning district, the application will be forwarded to the Abilene Landmarks Commission for review and recommendation.
4. After the application has been submitted to the Planning and Development Services Department, a meeting will be held with the applicant on-site at the subject property to review the application and discuss the project.

5. As a condition of the grant application and in consideration of the opportunity to apply for a grant, the applicant consents and shall allow the City of Abilene to perform inspections to determine that the grant, if awarded, will not be used for construction to any building that is not in compliance with City of Abilene Building Codes and related ordinances which are applicable to the construction proposed in the application.
6. The application will then be reviewed and action to either approve or deny the application will be made by the Director of Planning and Development Services. In addition to using the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, other review criteria may include, but not be limited to, compatibility, architectural design, and consistency with other façade improvement projects within the immediate area.
7. In the event an application is denied, the applicant will not be allowed to re-apply for the same project for a period of one (1) year from the date of the original application. An applicant that submitted an application that was denied grant funding may appeal the denial to the City Manager within fourteen (14) days of the date of application denial.
8. Upon application approval, the City will require that the applicant sign an Applicant Agreement and Certification.
9. Upon execution of the agreement, the City will send the applicant a written "Notice to Proceed." Any work completed prior to receiving the "Notice to Proceed" will not be reimbursed through the program by the City.
10. An applicant has thirty (30) days from the date of the Notice to Proceed to initiate construction of approved improvements. The applicant must provide Planning and Development Services Department staff with copies of all building permits and certifications associated with the facade project.
11. On the application, the applicant must provide the dates of when the contractor will begin and complete the project. The project must be completed within six (6) months of receiving the Notice to Proceed. If the project is delayed by weather or unforeseen circumstances, extra time may be requested and submitted to the Planning and Development Services Department for approval.
12. The contractor shall construct project improvements as specified in the approved application. Any changes to designs and construction plans approved as part of the application must be reviewed and approved by Planning and Development Services Department staff.

13. Upon project completion, the applicant will notify Planning and Development Services Department staff within thirty (30) days that the project is complete. City staff will then conduct all necessary inspections to ensure improvements comply with the approved application and all necessary building and zoning codes.
14. When the entire project has been satisfactorily completed and reviewed, the applicant shall provide the Planning and Development Services Department with copies of all paid invoices for a single payment reimbursement of the approved funding.
15. In order to receive reimbursement under the program, all receipts for work must be submitted to the Planning and Development Services Department within thirty (30) days of completing the project.

**G. Termination**

The City of Abilene has the right to terminate any agreement under the grant program if a participant is found to be in violation of any conditions set forth in these guidelines in accordance with the Façade Improvement Grant Agreement.

# Facade Improvement Grant Program Application

*Please complete and return along with all required attachments to the Planning and Development Services Department, City Hall, 555 Walnut Street*

Applicant Name \_\_\_\_\_ Date \_\_\_\_\_

Business Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Contact Phone \_\_\_\_\_ Email Address \_\_\_\_\_

Building Owner (If different from applicant) \_\_\_\_\_

Building Name \_\_\_\_\_ Building Address \_\_\_\_\_

Type of Work (check all that apply)

Façade \_\_\_\_ Signage \_\_\_\_ Awnings \_\_\_\_ Parking/Lighting \_\_\_\_ Other \_\_\_\_

Summary of Planned Improvements for Façade Improvement Grant (please provide a separate one (1) page narrative describing in detail the proposed work/modifications)

---

---

---

List Contractor Proposals and Total Amounts (please attach original proposals):

1. \_\_\_\_\_
2. \_\_\_\_\_

**TOTAL COST OF PROPOSED FAÇADE PROJECT:** \$ \_\_\_\_\_

**AMOUNT OF FAÇADE GRANT REQUESTED:** \$ \_\_\_\_\_

*(Not to exceed 50% of total cost up to \$50,000.00 award)*

\_\_\_\_\_  
Applicant/Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Applicant/Owner Name

## Required Attachments

Proof of ownership: Warranty deed or legal occupancy, such as a lease

Notarized statement from property owner allowing participation in the program (*applicable to business owners who are not the property owners*)

Driver's license

Proof of insurance on the property

Proof of property tax payment

Color photographs of existing structure

Two (2) contractor bids

Proposed scope of work:

- One (1) page narrative describing in detail the proposed work/modifications
- Printed and digital set of architectural drawings
- Product information
- Color samples
- Other material(s) that would make it helpful to understand your project

## Applicant Agreement & Certification

- I have read and fully understand the *Façade Improvement Grant Program Application Policies and Procedures*.
- I understand that any false or misleading information provided at any time during the application process may lead to program ineligibility.
- I understand that any deviation from the requirements set forth in the agreement may result in the ineligibility of reimbursement from the City of Abilene.
- I agree to start the project within thirty (30) days of receiving the Notice to Proceed.
- I agree to complete the project within six (6) months of receiving the Notice to Proceed.
- I agree to submit all receipts of expenditures for the work specified on the application within thirty (30) days of project completion.
- I agree to indemnify and hold harmless the City of Abilene and its employees, directors, officials, and other duly authorized agents from any and all claims and liabilities arising out of or connected to my participation in this program and the ensuing façade improvement work, including any personal injuries or damages to any person(s) or property, loss to or interruption of business by the program participant and participant's tenants and neighbors. This agreement extends to the program participant's employees, duly authorized agents and successors.

The undersigned hereby represents and certified to the best of his/her knowledge and belief that the information contained in this statement and any exhibits or attachments hereto are true and complete and accurately describe the proposed project, and the undersigned agrees to promptly inform the City of Abilene of any changes in the proposed project which may occur.

\_\_\_\_\_  
Applicant Printed Name

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date



# Demolition Assistance Grant Program Application Policies and Procedures

*Revised February 21, 2020*

*Revised March 9th, 2026*

City of Abilene  
Planning and Development Services Department  
555 Walnut Street, Suite 100  
Abilene, Texas 79601-5254  
(325) 676-6237

## **A. Background**

The City of Abilene is committed to sustaining the highest quality of development and quality of life for its residents. The enhancement and expansion of the city's economy are critical elements of that sustainability. Blighted structures significantly limit the potential for higher development standards on adjacent properties and negatively impact economic growth. In an effort to attract and retain investment in the city, an incentive program was developed to encourage private redevelopment of properties deemed blighted, substandard, and/or dilapidated.

On November 7, 2019, the Abilene City Council adopted Resolution Number 222-2019 creating the *Abilene Demolition Assistance Grant Program*. The intent of the program is to encourage redevelopment of blighted structures in order to improve the overall economic vitality of the city. The program provides financial assistance in the form of reimbursement grants to residential and commercial property owners interested in demolishing qualified properties to reduce blight and further the redevelopment of these properties.

The program provides fifty percent (50%) matching grants not to exceed \$25,000.00 per application.

## **B. Definitions**

The following definitions shall apply to the terms used in these guidelines:

Applicant: The property owner or authorized agent signing the application for a Demolition Assistant Program Grant.

Blighted Structure: A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare.

Department: The City of Abilene Planning and Development Services Department.

Tax Increment Reinvestment Zone (TIRZ) Number 2: A reinvestment zone created by the City of Abilene pursuant to Chapter 311 of the Texas Tax Code, as amended. The purpose of the zone is to promote development or redevelopment within the zone.

## **C. Eligibility Criteria**

The following criteria must be met in order to participate in the program:

A. Applicants must be owners of residential or commercial structures located within the boundary of TIRZ No. 2.

- B. The property proposed for demolition must meet the Department of Housing and Urban Development definition of a “blighted structure”.
- C. The property must not be under enforcement action of the Board of Building Standards.
- D. The property must not be in foreclosure proceedings.
- E. Applicants must be current on all municipal taxes at the time of application.
- F. Applicants must be owners of structures proposed for demolition.
- G. Applicants must not have any city liens filed against any property owned by the Applicant, including but not limited to code enforcement liens or tax liens.
- H. Applicants must comply with all state and local laws and regulations pertaining to licensing, permits, building code, and zoning requirements.
- I. Applicants must identify a plan for the cleared property.

**D. Financial Assistance**

Funding offered is in the form of a matching grant in which the City of Abilene reimburses the applicant fifty percent (50%) of the total demolition costs, up to a \$25,000.00 maximum match award. Asbestos surveys and related abatement costs may be included in the total cost of eligible improvements.

Matching funds may be in the form of other financial aid (grant or loan) received from other agencies and/or banks, but may not be “in-kind”. The City of Abilene will only provide reimbursement after the applicant submits all required documentation indicating payment has been made for all the work performed.

**E. Application Requirements**

As supplemental information to the required application, the following items must be included:

1. Two (2) or more itemized estimates/bids.
2. A site plan of the subject property to include legal description, street address, lot dimensions, and structure to be demolished.
3. Proof of ownership, insurance, and property tax payment.

## **F. Procedural Guidelines**

1. All applicants are encouraged to meet with Planning and Development Services Department (Department) staff for an initial pre-application submittal meeting.
2. Applicant must submit a completed application and all required attachments and supporting materials to the Department for processing.
3. If proposed project involves an historic building or one included in an historic overlay zoning district, the application will be forwarded to the Abilene Landmarks Commission for review and recommendation.
4. After the application has been submitted to the Department, a meeting will be held with the applicant on-site at the subject property to discuss the project.
5. The application will then be reviewed and action to either approve or deny the application will be made by the Department Director.
6. In the event an application is denied, the applicant will not be allowed to re-apply for the same project for a period of one (1) year from the date of the original application. An applicant that submitted an application that was denied grant funding may appeal the denial to the City Manager within fourteen (14) days of the date of application denial.
7. Upon application approval, the city will send the applicant a written "Notice of Grant Award."
8. A demolition permit must be obtained within 30 days from the date of grant award.
9. On the application, the applicant must provide the dates of when the contractor will begin and complete the project. The project must be completed within 90 days of receiving the Notice of Grant Award. If the project is delayed by weather or unforeseen circumstances, extra time may be requested and submitted to the Department for approval.
10. All applicable city regulations must be met and approvals and permits obtained before demolition begins. Demolition includes leaving the site levelled and stabilized with appropriate vegetation (hydro-mulch, sod or equivalent) if foundation is removed.
11. Demolition projects involving more than one parcel may be considered as separate projects for purposes of grant applications and awards, notwithstanding common ownership.

12. Funds will be disbursed after the demolition process is complete and the required supporting documentation (receipts, invoices, etc.) is submitted to and approved by the Department.

**G. Termination**

The City of Abilene has the right to terminate any agreement under the grant program if a participant is found to be in violation of any conditions set forth in these guidelines in accordance with the program.

## Demolition Assistance Grant Program Application

Please complete and return along with all required attachments to the Planning and Development Services Department, City Hall, 555 Walnut Street, Suite 100

Date \_\_\_\_\_

Total Demolition Cost \$ \_\_\_\_\_ Amount of Grant Request \$ \_\_\_\_\_  
(Maximum \$15,000)

Property Address \_\_\_\_\_

Property Owner Names(s) \_\_\_\_\_

Property Owner  
Address \_\_\_\_\_

Property Owner Phone \_\_\_\_\_

Property Owner Email Address \_\_\_\_\_

If property is held by a corporation:

Registered Agent Name \_\_\_\_\_

Registered Agent Mailing Address \_\_\_\_\_

Registered Agent Phone \_\_\_\_\_

Registered Agent Email Address \_\_\_\_\_

Please attach:

- (1) A site plan depicting all structures and features to be demolished;
- (2) Two or more quotes detailing the demolition costs including leaving the site levelled and stabilized;
- (3) A project timeline including the date by which demolition and site stabilization will be completed; and
- (4) A proposed post-demolition plan for the property.

\_\_\_\_\_  
Applicant/Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Applicant/Owner Name

**Certification:** "I hereby certify that all information provided in this application is, to the best of my knowledge and belief, true, accurate and complete. I further certify that eligibility criteria are fully met for the structure(s) described in this application."

Signature of Owner/Agent Attesting to  
Certification\_\_\_\_\_

Printed  
Name\_\_\_\_\_Date\_\_\_\_\_

**Acknowledgement:**

State of Texas,

County of\_\_\_\_\_

Before me, a notary public, on this day personally  
appeared\_\_\_\_\_, known to me (or proved to me on the  
oath of\_\_\_\_\_ (description of identity card or other document) to be  
the person whose name is subscribed to the foregoing instrument and acknowledged to me  
that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(Personalized Seal)

\_\_\_\_\_  
Notary Signature



## **Sidewalk Grant Policies and Procedures**

*Revised March 9<sup>th</sup>, 2026*

City of Abilene  
Planning and Development Services Department  
555 Walnut Street, Suite 100  
Abilene, Texas 79601-5254  
(325) 676-6237

### **A. Background**

On TBD, 2026, the Abilene City Council adopted Resolution Number TBD-2026 creating the Abilene Sidewalk Grant Program. The intent of the program is to provide technical and financial assistance to property owners seeking to renovate or restore their exteriors. The program is designed to have a positive impact on properties in need of revitalization, resulting in the overall improvement of the appearance, aesthetics and walkability of commercial buildings within the Central Business District. It is important to note that the program is reimbursement-based. Further, it is not the intent of the program to subsidize necessary improvements resulting from building code violations. If awarded a Sidewalk Program Grant, any deviation from the approved project may result in the total or partial withdrawal of grant funding.

The Sidewalk Grant Program provides fifty percent (50%) matching grants not to exceed \$50,000.00 payout per application. Grant funds awarded through the program focus on exterior sidewalk work on buildings within the Central Business District's target area that are visible to the public. No grants will be awarded for previously performed work. All proposed work will be reviewed based upon the city's standard construction detail and the Texas Accessibility Standards, and consistency with other projects within the immediate area.

## **B. Definitions**

The following definitions shall apply to the terms used in these guidelines:

Applicant: The property owner or authorized agent signing the application for a Sidewalk Grant.

Central Business District: The area located between North 10<sup>th</sup> Street and South 7<sup>th</sup> Street, having an eastern border of Treadaway Boulevard and a western border of Grape and Butternut Streets.

Construction Costs: The cost of construction materials and installation labor. All other associated costs are deemed excluded, including but not exclusively, the following costs: design, construction document preparation, bidding, sweat equity and construction financing.

Eligible Improvements: The improvements identified as eligible in Section D herein.

Landmarks Commission: The advisory board for grant applications associated with buildings designated as historic and/or those located within historic overlay zoning districts.

Notice to Proceed: A written notice from the Planning and Development Services Department authorizing the applicant to begin construction.

Planning and Zoning Commission: A governmental appointed commission composed of citizens to advise the city council on land use and development.

Property: The physical lot and/or building to which improvements are being made.

Tax Increment Reinvestment Zone (TIRZ) Number 2: A reinvestment zone created by the City of Abilene pursuant to Chapter 311 of the Texas Tax Code, as amended. The purpose of the zone is to promote development or redevelopment within the zone.

## **C. Eligibility Criteria**

The following criteria must be met in order to participate in the Sidewalk Grant Program:

1. Applicants must be owners of buildings located within the TIRZ boundary of the Central Business District;
2. Applicants must be current on all municipal taxes at the time of application;
3. Applicants must not have any City liens filed against any property owned by the Applicant, including but not limited to code enforcement liens or tax liens;
4. Applicants must comply with all State and local laws and regulations pertaining to licensing, permits, building code, and zoning requirements;
5. Applicants must understand that the overall objective of the program is to improve the walkability and presentation of a property. The City has the discretion to decline acceptance of an application and suggest enhancements/improvements that may improve chances of future approval;
6. Properties proposed for sidewalk grant funding shall not be new construction. Eligibility of site improvements associated with new construction may be determined by the Director of Planning and Development Services. Historic buildings will be given priority when deciding grant funding allocation.

#### **D. Design Principles and Guidelines**

Improvements to be funded by the program must be compatible with the character and architecture of the individual building as well as meeting City standards with regards to latest construction and design trends. Buildings with historically-significant architectural qualities are strongly encouraged to be restored and be maintained. Improvements for buildings not having such architectural features should be carefully considered and be seen as an opportunity to substantially enhance the appearance of the buildings and their associated streetscapes.

1. Eligible Sidewalk Improvements:
  - a. Sidewalk and ramping improvements
  - b. Curbing, irrigation, approved landscaping or other landscaping features attached to the building where appropriate.
  - c. Other items which may not be listed above that would improve the walkability and accessibility.
2. Ineligible Improvements/Expenses:

- a) improvements located on the sides or rear of the building not visible from public right-of-way
- b) Interior improvements
- c) Architectural or other professional fees
- d) Improvements for which insurance funds are received
- e) Prior Improvements: Alterations and improvements made prior to receiving a “Notice to Proceed” are not eligible for reimbursement

**E. Financial Assistance**

Funding offered is in the form of a matching grant in which the City of Abilene reimburses the applicant fifty percent (50%) of the total construction costs, up to a \$50,000.00 maximum match award. Design fees may not be included in the total cost of eligible improvements. In addition, the City of Abilene agrees to waive building permits fees on approved sidewalk projects undertaken through this program.

Sidewalks will be estimated at a maximum of twelve dollars (\$12) per square foot for payout calculations. Any submittal higher than this amount, shall be approved by the City Manager prior to an approval of the grant application.

Applicant matching funds may be in the form of other financial aid (grant or loan) received from other agencies and/or banks, but may not be “in-kind”. The City of Abilene will only provide reimbursement after the applicant submits all required documentation indicating payment has been made for the work performed.

No applicant, applicant agent, representative, or tenant shall be entitled to receive more than one grant approval on the same property if requested within ten (10) years from the date a previous grant was awarded. No more than \$50,000.00 per property will be awarded within a ten (10) year period.

**F. Procedures**

All prospective applicants must follow the procedures in the order outlined below:

1. All applicants are encouraged to meet with Planning and Development Services Department staff for an initial pre-application submittal conference.
2. Applicant must submit a completed application and all required attachments and supporting materials to Planning and Development Department Services staff for processing.
3. If proposed project involves an historic building or one within an historic overlay zoning district, the application may be required to be submitted to the Abilene Landmarks Commission for review and recommendation.

4. After the application has been submitted to the Planning and Development Services Department, a meeting will be held with the applicant on-site at the subject property to review the application and discuss the project.
5. As a condition of the grant application and in consideration of the opportunity to apply for a grant, the applicant consents and shall allow the City of Abilene to perform inspections to determine that the grant, if awarded, will not be used for construction to any building that is not in compliance with City of Abilene Building Codes and related ordinances which are applicable to the construction proposed in the application.
6. The application will be reviewed and either approved or denied by the Director of Planning and Development Services. In addition to using the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, other review criteria may include, but not be limited to, compatibility, and consistency with other sidewalk improvement projects within the immediate area.
7. In the event an application is denied, the applicant will not be allowed to re-apply for the same project for a period of one (1) year from the date of the original application. An applicant whose application that was denied grant funding may appeal the denial to the City Manager within fourteen (14) days of the date of the application denial. The decision of the City Manager shall be final.
8. Upon application approval, the City shall require that the applicant sign an Applicant Agreement and Certification.
9. Upon execution of the agreement, the City will send the applicant a written "Notice to Proceed." Any work completed prior to receiving the "Notice to Proceed" will not be reimbursed through the program by the City.
10. An applicant has thirty (30) days from the date of the Notice to Proceed to initiate construction of approved improvements. The applicant must provide Planning and Development Services Department staff with copies of all building permits and certifications associated with the sidewalk project.
11. On the application, the applicant must provide the dates of when the contractor will begin and complete the project. The project must be completed within six (6) months of receiving the Notice to Proceed. If the project is delayed by weather or unforeseen circumstances, extra time may be requested and submitted in writing to the Planning and Development Services Department for approval.
12. The contractor shall construct project improvements as specified in the approved application. Any changes to designs and construction plans approved as part of the

application must be reviewed and pre-approved by Planning and Development Services Department staff.

13. Upon project completion, the applicant will notify Planning and Development Services Department staff within thirty (30) days that the project is complete. City staff will then conduct all necessary inspections to ensure improvements comply with the approved application and all necessary building and accessibility codes.

14. When the entire project has been satisfactorily completed and reviewed, the applicant shall provide the Planning and Development Services Department with copies of all paid invoices for a single payment reimbursement of the approved funding.

15. In order to receive reimbursement under the program, all paid receipts for work must be submitted to the Planning and Development Services Department within thirty (30) days of completing the project.

**G. Termination** The City of Abilene has the right to terminate any agreement under the grant program if a participant is found to be in violation of any conditions set forth in these guidelines in accordance with the Sidewalk Grant Agreement.

### **Sidewalk Grant Program Application**

***Please complete and return along with all required attachments to the Planning and Development Services Department, City Hall, 555 Walnut Street, Suite 100***

Applicant Name \_\_\_\_\_ Date \_\_\_\_\_

Business Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Contact Phone \_\_\_\_\_ Email \_\_\_\_\_  
Address \_\_\_\_\_

Building Owner *(If different from applicant)*  
\_\_\_\_\_

Building Name \_\_\_\_\_ Building Address \_\_\_\_\_  
\_\_\_\_\_

Type of Work *(check all that apply)*

Sidewalk \_\_\_\_ Landscaping \_\_\_\_

Summary of Planned Improvements for Sidewalk Grant *(please provide a separate one (1) page narrative describing in detail the proposed work/modifications)*

\_\_\_\_\_  
—

---

---

\_\_\_  
List Contractor Proposals and Total Amounts *(please attach original proposals)*:

1. \_\_\_\_\_
2. \_\_\_\_\_

**TOTAL COST OF PROPOSED SIDEWALK PROJECT:** \$ \_\_\_\_\_

**AMOUNT OF SIDEWALK GRANT REQUESTED:** \$ \_\_\_\_\_  
*(Not to exceed 50% of total cost up to \$100,000.00 with a maximum payout of \$50,000)*

\_\_\_\_\_  
Applicant/Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Applicant/Owner Name

### **Required Attachments**

\_\_\_ Proof of ownership: Warranty deed or legal occupancy, such as a lease

\_\_\_ Notarized statement from property owner allowing participation in the program *(applicable to business owners who are not the property owners)*

\_\_\_ Driver's license

\_\_\_ Proof of insurance on the property

\_\_\_ Proof of property tax payment

\_\_\_ Color photographs of existing structure

\_\_\_ Two (2) contractor bids showing details and price per square foot

\_\_\_ Proposed scope of work:

- One (1) page narrative describing in detail the proposed work/modifications
- Printed and digital set of drawings
- Other material(s) that would make it helpful to understand your project

## **Applicant Agreement & Certification**

- I have read and fully understand the *Sidewalk Grant Program Application Policies and Procedures*.
- I understand that any false or misleading information provided at any time during the application process may lead to program ineligibility.
- I understand that any deviation from the requirements set forth in the agreement may result in the ineligibility of reimbursement from the City of Abilene.
- I agree to start the project within thirty (30) days of receiving the Notice to Proceed.
- I agree to complete the project within six (6) months of receiving the Notice to Proceed.
- I agree to submit all receipts of expenditures for the work specified on the application within thirty (30) days of project completion.
- I agree to indemnify and hold harmless the City of Abilene and its employees, directors, officials, and other duly authorized agents from any and all claims and liabilities arising out of or connected to my participation in this program and the ensuing sidewalk work, including any personal injuries or damages to any person(s) or property, loss to or interruption of business by the program participant and

participant's tenants and neighbors. This agreement extends to the program participant's employees, duly authorized agents and successors.

The undersigned hereby represents and certified to the best of his/her knowledge and belief that the information contained in this statement and any exhibits or attachments hereto are true and complete and accurately describe the proposed project, and the undersigned agrees to promptly inform the City of Abilene of any changes in the proposed project which may occur.

\_\_\_\_\_  
Applicant Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

# Previous City of Abilene

## Tax Increment Reinvestment Zone No.2

### project list

<b>Project</b>	<b>Cost</b>
Streetscape, pedestrian and parking improvements	6,500,000
Festival district and convention center improvements	4,260,000
Hotel facilities and amenities	4,000,000
Roadway and utility improvements	1,500,000
Drainage improvements	1,000,000
Areawide public improvements and amenities	1,000,000
Property acquisition	500,000
Building façade improvements	500,000
Environmental remediations, demolitions, and land clearing	500,000
<b>Total project costs</b>	<b>\$19,760,000</b>

**Proposed City of Abilene**

**Tax Increment Reinvestment Zone No.2 project list**

<b>Project</b>	<b>Cost</b>
Streetscape, sidewalks, pedestrian and parking improvements	\$5,000,000.00
Roadway and utility improvements	\$2,700,000.00
Drainage improvements	\$700,000.00
Areawide public improvements and amenities	\$800,000.00
Property acquisition	\$1,000,000.00
Building façade improvements	\$1,500,000.00
Environmental remediations, demolitions, and land clearing	\$1,000,000.00
<b>Total project costs</b>	<b>\$12,700,000.00</b>

# TIRZ 2 Meeting

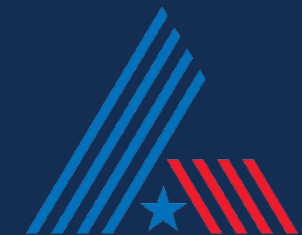
TIRZ 2 updates for consideration

03-09/2026



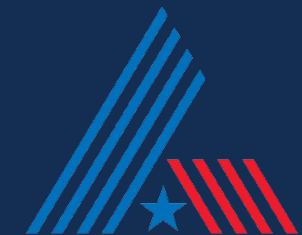
## Tax Increment Reinvestment Zone No.2 project list

Project	Cost
Streetscape, sidewalks, pedestrian and parking improvements	\$5,000,000.00
Roadway and utility improvements	\$2,700,000.00
Drainage improvements	\$700,000.00
Areawide public improvements and amenities	\$800,000.00
Property acquisition	\$1,000,000.00
Building façade improvements	\$1,500,000.00
Environmental remediations, demolitions, and land clearing	\$1,000,000.00
<b>Total project costs</b>	<b>\$12,700,000.00</b>



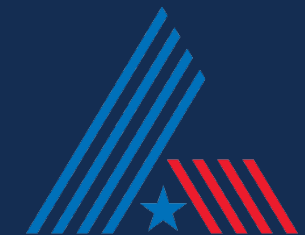
## Facade Improvement Grant Program and Demolition Assistance grant Renewal

- Incentive Program for Commercial Property Owners to Renovate/Rehabilitate Building Facades
- Facade Improvement Grant awards (Reimbursement) previously up to \$50,000 per Eligible Project on 50/50 match Basis with \$200,000 per year for 5 years
- Demolition Assistance Grant awards previously up to \$25,000 per eligible project on 50/50 match basis with \$200,000 allocated over 5 years
- Program Limited to TIRZ2-Eligible Properties within the Central Business District (CBD)/ Expansion Potential to non-TIRZ Properties within CBD
- TIRZ Board Approved Resolution Supporting Program and Committing Funding on March ??, 2026
- Due to the success of the facade improvement program staff recommends the fund be increased from \$15,000 to \$25,000
- Grants Reviewed and Approved Administratively

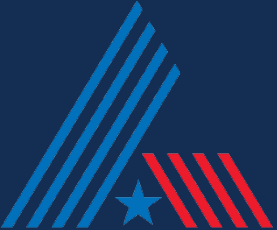


# Eligible Projects

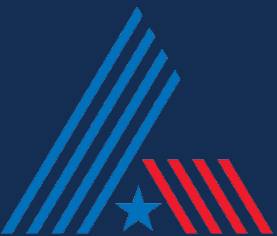
- Eligible projects will remain as identified within the policies and procedure adopted previously for both façade and demolition grants
- Historically the facade grant has more demand than the demolition assistance grant
- Combining the two programs will ensure funds are available for either program and will help continue to improve the TIRZ 2 district and investments
- Staff has business owners that are looking to take advantage of the facade improvement grant downtown when renewed



# 201 Mesquite



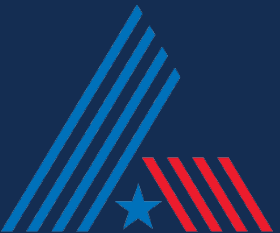
# 173 Walnut Street



# Sidewalk Assistance Grant

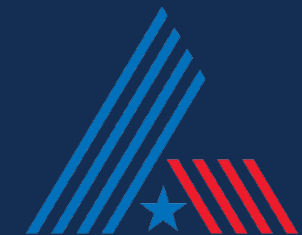
- **Sidewalk Assistance Grant Program**
  - Approved by Resolution of TIRZ Board 3/09/26
  - Approved by Resolution of City Council on 3/26/26

50/50 Matching Grant Program  
Maximum Grant Award of \$50,000  
\$400,000 Allocated Over 5 Years



# Sidewalk Assistance Grant

- Sidewalk Grant Program provides fifty percent (50%) matching grants not to exceed \$50,000.00 payout per application
- All proposed work will be reviewed based upon the city's standard construction detail and the Texas Accessibility Standards, and consistency with other projects within the immediate area.
- Applicants must understand that the overall objective of the program is to improve the walkability and presentation of a property.
- Properties proposed for sidewalk grant funding shall not be new construction.
- City of Abilene agrees to waive building permits fees on approved sidewalk projects undertaken through this program.
- No applicant, applicant agent, representative, or tenant shall be entitled to receive more than one grant approval on the same property if requested within ten (10) years from the date a previous grant was awarded.
- Upon execution of the agreement, the City will send the applicant a written "Notice to Proceed." Any work completed prior to receiving the "Notice to Proceed" will not be reimbursed through the program by the City.



# GUIDELINES

- Improvements to be funded by the program must be compatible with the character and architecture of the individual building as well as meeting City standards with regards to latest construction and design trends.
- Eligible Sidewalk Improvements:
  - a. Sidewalk and ramping improvements
  - b. Curbing, irrigation, approved landscaping or other landscaping features attached to the building where appropriate.
  - c. Other items which may not be listed above that would improve the walkability and accessibility.
- Ineligible Improvements/Expenses:
  - a. Improvements located on the sides or rear of the building not visible from public right-of-way
  - b. Interior improvements
  - c. Architectural or other professional fees
  - d. Improvements for which insurance funds are received
  - e. Prior Improvements: Alterations and improvements made prior to receiving a “Notice to Proceed” are not eligible for reimbursement

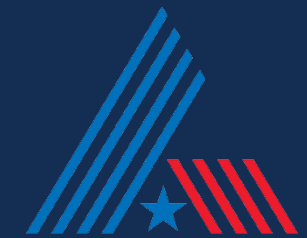


## Summary

- Staff recommends renewing the Facade Improvement and Demolition Assistance programs funds
- Increasing Facade Assistance match up to \$50,000
- Remove maximum allocated dollars within a year
- Approve new Sidewalk Assistance Grant
- Programs to be extended for 5 additional years
- Program funds will be a combined total of \$800,000/ 5 years



# • Questions



TIRZ #2  
Proposed Project Plan  
March 9, 2026

	Current Plan	Life-to-Date		Proposed Plan
		Actual+Commitment	Adjustments	
Streetscape, sidewalks, pedestrian and parking improvements:	\$ 6,500,000	\$ 11,528,275	\$ 2,300,000	\$ 13,828,275
Festival district and convention center improvements:	4,260,000	584,111	3,652,614	4,236,725
Hotel facilities and amenities:	4,000,000	-	-	-
Roadway and utility improvements:	1,500,000	75,000	2,700,000	2,775,000
Drainage improvements:	1,000,000	-	700,000	700,000
Areawide public improvements and amenities	1,000,000	4,922,774	77,226	5,000,000
Property acquisition	500,000	-	-	-
Building façade improvements	500,000	429,504	1,570,496	2,000,000
Environmental remediation, demolition, and land clearing	500,000	509,589	650,411	1,160,000
	<u>19,760,000</u>	<u>18,049,253</u>	<u>11,650,747</u>	<u>29,700,000</u>
			Target Revenues	\$ <u>29,700,000</u>
			Remaining to Allocate	-