

MEMO

TO: Downtown Development Authority

FROM: DDA Economic Restructuring Committee

SUBJECT: Changes to the City Zoning Ordinance

Background: The Economic Restructuring Committee has been reviewing the types of uses currently permitted under the Midland Zoning Ordinance in the Downtown District. The ER Committee has prepared a list of land uses that it feels may be detrimental to the efforts of the DDA to retain and attract new business to the district. Those land uses are:

Body Piercing Establishments

Check Cashing Establishments

Fortune Telling Establishments

Gambling Establishments

Pawn Shops

Tattoo Parlors

The ER is requesting that the DDA pass the attached resolution and send it to the Midland Planning Commission to formalize a request to amend the city's Zoning Ordinance.

Whereas the Midland Downtown development Authority was established in 1989 to assist the city in halting property value deterioration and increasing property tax valuation where possible, and

Whereas the Downtown Development is also charged with assisting the city in eliminating the causes of that deterioration and in promoting economic growth in the district, and

Whereas the Economic Restructuring Committee of the DDA has studied land use permitted in the Downtown Zoning District and has identifies some uses that if permitted could lead to decreased property values or add to deterioration in the district,

Now Therefore Be it Resolved that the Midland Downtown Development Authority requests that the Midland Planning Commission consider amending the City zoning Ordinance to prohibit or further control the possible development of Body Piercing Establishments, Check Cashing Establishments, Gambling Establishments, Pawn Shops and Tattoo Parlors in the Downtown Zoning District.

Downtown Development Authority Action Item October 2008

Façade Loan

Whereas in 2005 the City of Midland Downtown Development Authority received a grant from the Gerstacker Foundation to continue a local Façade Loan Program, and

Whereas the DDA Design Committee has been charged with the review of applications for Façade Loans and to provide recommendations to the DDA on those applications, and

Whereas on October 9, 2008 the Design Committee met and reviewed an application for property at 132, 134, 136 and 138 E. Main Street, and

Whereas the Design Committee found that the application met all the criteria in the Façade Loan Guidelines and found the project to be of exemplary quality, and

Whereas the DDA Design Committee has recommended that the DDA grant the maximum Façade Loan permitted by the program guidelines.

Now Therefore be it Resolved that the DDA grants the maximum loan permitted by the program guidelines to Laurence C. Lang II/ Lang Enterprises LLC, for the facades at 132, 134, 136 and 138 E. Main Street, subject to all program guidelines.