

BRIEF TITLE	APPROVAL DEADLINE	REASON
Little Saigon Redevelopment Agreement		To approve City partnership with this project, enabling the use of TIF and continuing the City's revitalization efforts along N. 27 th Street.

DETAILS	POSITIONS/RECOMMENDATION	
<p>Little Saigon is owned and operated by Hung T. Nguyen and Thuy Nguyen. They have been in business at 940 N 26th Street for the past 17 years.</p> <p>Little Saigon originally started as a Vietnamese market. The Nguyen family converted part of the building into a restaurant but continued running the market in the remaining space. Space constraints led to the decision to close the restaurant and dedicate the operation to running the market that includes fresh produce and a fresh meat counter that includes seafood.</p>	Sponsor	
<p>Several years ago the Nguyen's bought the two lots to the south of their property with the intention of adding parking but then began considering the idea of adding on to their existing operation.</p> <p>This project includes a new 8,583 sf building and a total interior and exterior remodel of the existing building. The Nguyen's will be operating a new restaurant in the 3,075 sf and the remaining five bays will be available for lease.</p> <p>This project is consistent with the land use activities specified in the N 27th Street Corridor and Environs Redevelopment Plan. In this immediate area, the City has redeveloped the property to the north - People's Health Center, a property across the street - Heartland Optical, and most recently the Elaine Hammer Bridge, which is part of the Mopac West Trail.</p>	Program Departments, or Groups Affected	
<p>Tax Increment Financing (TIF) funds for this project are not to exceed \$90,000.00. These funds go toward the relocation of the overhead lines, construction of sidewalks, curb cuts, facade replacement, grading & site preparation and landscaping of public way.</p>	Applicants/ Proponents	<p>Applicant:</p> <p>Finance/Accounting</p> <p>City Department:</p> <p>Other</p>

<p>Discussion (Including Relationship to other Council Actions)</p> <p>Resolution No. A-81780 approving the N 27th Street Corridor and Environs Redevelopment Plan on 10/28/02.</p> <p>Resolution No. A-85237 approving the amendment to include this project in the N. 27th Street Corridor and Environs Redevelopment Plan on 2/26/09.</p> <p>Ordinance No.19206 approving Change of Zone and Alley Vacation for this project on 2/23/2009.</p>	Opponents	<p>Groups or Individuals</p> <p>Basis of Opposition</p>
	Staff Recommend.	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
	Board or Commission Recommend.	BY <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For with revisions or conditions (See Details column for conditions)
	CITY COUNCIL ACTIONS (For Council Use Only)	<input type="checkbox"/> Pass <input type="checkbox"/> Pass (As Amended) <input type="checkbox"/> Council Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not Pass

