

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: January 23, 2017
	Agenda Item No. 49 Roll Call No. <u>17-0147</u> Communication No. <u>17-035</u> Submitted by: Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Public hearing on the 14th amendment to the Central Place Industrial Park Redevelopment Program Urban Renewal Plan.

SYNOPSIS:

This roll call opens and closes the public hearing on the proposed 14th amendment to the Central Place Industrial Park Redevelopment Program Urban Renewal Plan. This amendment proposes to accomplish the following:

- 1) Update the goals and objectives of the Urban Renewal Plan;
- 2) Amend the development requirements within the Central Place Urban Renewal Area;
- 3) Add a list of urban renewal projects proposed to be undertaken in the Central Place Urban Renewal Area;
- 4) Extend the duration of the Urban Renewal Plan and its redevelopment controls to June 30, 2038;
- 5) Revise and update the maps in the Urban Renewal Plan;
- 6) Revise and update the Financial Conditions report in the Urban Renewal Plan; and
- 7) Restate the Urban Renewal Plan in its entirety.

FISCAL IMPACT:

Amount: There is no direct fiscal impact associated with the approval of this amendment. The activities and projects that may be assisted by this urban renewal plan and tax increment revenue are now listed in the plan text and are subject to separate City Council action.

Funding Source: N/A

ADDITIONAL INFORMATION:

As required by State Law, a consultation meeting with taxing entities was held on January 5, 2017. A representative from Polk County attended the meeting, but had no concerns with the Amendment.

The Amendment proposes to remove the requirement for jobs per acre at a particular wage, and instead lists job retention and creation as a goal. The proposed development requirements differentiates between lots that are above/below 16,000 square feet regarding lot coverage to allow smaller lots to be used for improved circulation, parking or outdoor storage, rather than only construction/expansion of a building. The proposed Amendment also lists public improvement projects that could be funded by

TIF dollars. These projects include road improvements to 2nd Avenue and Maine Street; as well as marketing, signage, and property preparation for the City-owned lots in the Plan Area that are for sale.

PREVIOUS COUNCIL ACTION(S):

Date: December 19, 2016

Roll Call Number: [16-2150](#)

Action: [On](#) the Fourteenth Amendment to the Central Place Industrial Park Redevelopment Program Renewal Plan, (1-23-17). Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: January 10, 2017

Resolution Number: N/A

Action: Motion to approve the amendment as presented by Hielkema. Seconded by Dietz-Kilen. Motion carried. Yes = 7, No = 0, Abstain = 0, Absent = 3.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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