


## COUNCIL COMMUNICATION

	Number:	<b>25-432</b>	Meeting:	<b>November 17, 2025</b>
	Agenda Item:	<b>44</b>	Roll Call:	<b>25-1562</b>
	Submitted by:	<b>Cody Christensen, Development Services Director</b>		

### AGENDA HEADING:

Hold public hearing on the proposed 5th Amendment to the Urban Renewal Plan for the Oak Park – Highland Park Urban Renewal Area.

### SYNOPSIS:

This roll call opens and closes the public hearing on the proposed 5th Amendment to the Urban Renewal Plan for the Oak Park – Highland Park Urban Renewal Area. This Amendment updates Appendix B – Financial Condition Report, and updates Appendix C – Approved Economic Development and Redevelopment Projects and Activities. The required consultation was held on October 30, 2025, and no comments have been received.

### FISCAL IMPACT:

There is no direct fiscal impact with the approval of the 5th Amendment. The activities and projects that may be assisted by this urban renewal plan and tax increment revenues are now listed in the plan text and are subject to separate City Council action.

### ADDITIONAL INFORMATION:

- The purpose of this 5th Amendment to the Urban Renewal Plan for the Oak Park – Highland Park Urban Renewal Area is to:
  - Amend and Update Appendix B - Financial Condition Report to reflect the new projects' projected assessments and incentives.
  - Amend Appendix C – Approved Economic Development and Redevelopment Projects and Activities to approve the provision of financial assistance from tax increment revenues in the Oak Park – Highland Park Urban Renewal Area for the following projects:
    - Amended and Restated Urban Renewal Development Agreement with 36 on 6th, L.L.C.
    - Highland Park Flats LLC/3608-3610 5th Avenue, new construction of a new 8,350-squarefoot building consisting of not less than 12 residential units (Final Terms).

**PREVIOUS COUNCIL ACTION(S):**

Date: October 20, 2025

Roll Call Number: [25-1403](#)

Action: [On](#) the proposed 5th Amendment to the Urban Renewal Plan for the Oak Park – Highland Park Urban Renewal Area, (11-17-25). ([Council Communication No. 25-386](#)) Moved by Gatto to adopt. Second by Coleman. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Urban Design Review Board

Date: November 4, 2025

Resolution Number: N/A

Action: Motion by Burnham to recommend approval of the Oak Park – Highland Park Urban Renewal Area 5th Amendment as presented. Seconded by Sellers. Yes – 7; No – 0; Abstain – 2; Absent – 2.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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