

ITEM # 16
DATE 12/16/08

COUNCIL ACTION FORM

SUBJECT: SET PUBLIC HEARING FOR PROPOSED URBAN RENEWAL PLAN FOR URBAN RENEWAL AREA NUMBER FIVE (SOUTH BELL TIF DISTRICT)

BACKGROUND:

At the City Council meeting on December 9, 2008, the City Council moved to direct staff to institute the necessary steps to adopt an urban renewal area for the South Bell project. The remaining steps include:

December 16

The consultation between the City and the taxing entities is held and a public hearing for January 13 is set.

December 17

The Commission reviews the plan and forwards its written recommendation to the City Council. No official public hearing is required but public input may be gathered.

No later than December 23

The taxing entities may make recommendations for modifications to the plan within 7 days of the consultation.

No later than January 6

The representative of the City responds to the recommendations from the taxing entities no less than 7 days prior to public hearing.

Between December 24 and January 6

The City provides notice of a public hearing in a newspaper no less than 7 days and no more than 20 days before the public hearing. Notice is also mailed to the taxing entities.

January 13

The City conducts a public hearing on the adoption of the plan. The City then approves a resolution adopting the plan, approves a resolution establishing an urban renewal area, and approves an ordinance creating a TIF district. The ordinance, unless waived by the City Council, requires three readings.

REQUESTED ACTION:

Staff is asking that the City Council set January 13, 2009, at 7:00 p.m. in the Council Chambers of City Hall, 515 Clark Avenue as the date, time, and place of the public hearing to consider the adoption of the urban renewal plan.

ALTERNATIVES:

1. The City Council can set January 13, 2009, at 7:00 p.m. in the Council Chambers of City Hall, 515 Clark Avenue as the date, time, and place of the public hearing to consider the adoption of the Urban Renewal Plan for Urban Renewal Area Number Five.
2. The City Council can choose not to set January 13, 2009, at 7:00 p.m. in the Council Chambers of City Hall, 515 Clark Avenue as the date, time, and place of the public hearing to consider the adoption of the urban renewal.

MANAGER'S RECOMMENDED ACTION:

The staff has prepared a timeline for the adoption of the urban renewal plan, creation of an urban renewal area, and the approval of the tax increment financing district. This schedule is noted above. Staff is also working on schedules for the approval of a preliminary subdivision plat and the bid letting for the construction contract to install the necessary public infrastructure. The urban renewal schedule meets the required notification periods of the Code of Iowa and also brings the preliminary plat and construction documents to the City Council for late winter consideration. This may offer the City the best time to solicit bids for this project.

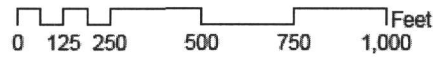
Therefore, It is the recommendation of the City Manager that the City Council act in accordance with Alternative 1, setting January 13, 2009, at 7:00 p.m. in the Council Chambers of City Hall, 515 Clark Avenue as the date, time, and place of the public hearing to consider the adoption of the urban renewal plan.



Proposed Urban Renewal Area #5



 Proposed URA #5



Prepared by Department of
Planning and Housing