

COMMISSION ACTION FORM

SUBJECT: PROPOSED CAMPUSTOWN URBAN RENEWAL PLAN CONFORMITY FINDING

BACKGROUND:

At the August 27, 2013 City Council meeting, the City Manager was directed to initiate steps to provide tax increment “rebate” financing to support the redevelopment of properties in Campustown in and adjacent to the 2400 Block of Lincoln Way. This incentive will provide a rebate to the developer of 100% of eligible incremental property taxes for a period of ten years or an amount not to exceed \$2,064,530, whichever comes first.

The request for a tax increment financing (TIF) district was made by Kingland Systems, which proposes to develop new street level retail space, new offices for its expanding business, and additional office space for lease to other entities. The proposed tax increment district comprises 1.42 acres of land zoned Campustown Service Center (CSC). A map of the proposed urban renewal area is attached.

Code of Iowa Chapter 403 allows cities to establish urban renewal areas for the purpose of economic development. The creation of an urban renewal area requires the adoption of an Urban Renewal Plan. On October 22 the City Council referred the Urban Renewal Plan to the Planning and Zoning Commission for a recommendation. **The Commission’s role is to make a recommendation as to whether the Plan conforms to the intent and purposes of the Land Use Policy Plan.** The draft Urban Renewal Plan is attached.

The proposed Urban Renewal Plan includes the necessary components described by the Code of Iowa. It describes the project and its objectives and includes a summary of the process of its preparation and adoption. The Plan identifies those components of the Land Use Policy Plan that are supported by the proposed Urban Renewal Area and Plan. The Urban Renewal Plan also specifically describes that the City intends to establish a tax increment financing district for the Plan area.

It should be noted that the Urban Renewal Plan does not include a specific site plan and building elevations for the Kingland redevelopment project, nor will it include this type of information when submitted for approval. Rather, this information will be included as part of the Tax Increment Financing Development Agreement that will be reviewed subsequently by the City Council.

Upon receipt of the Commission’s recommendation, the City Council will hold a public hearing to gather public input on the Urban Renewal Plan. The Council will then be in a position to approve a resolution adopting the Urban Renewal Plan,

ALTERNATIVES:

1. The Planning and Zoning Commission recommend to the City Council that the Urban Renewal Plan conforms to the intent and purposes of the Land Use Policy Plan.
2. The Planning and Zoning Commission recommend to the City Council that the Urban Renewal Plan with modifications would conform to the intent and purposes of the Land Use Policy Plan.
3. The Planning and Zoning Commission recommend to the City Council that the Urban Renewal Plan does not conform to the intent and purposes of the Land Use Policy Plan.

RECOMMENDED ACTION:

Staff concludes that the objectives and proposed project outlined in the attached draft Urban Renewal Plan are consistent with the City's adopted Land Use Policy Plan goals and policies. Therefore, it is recommended that the Planning and Zoning Commission accept Alternative #1, thereby recommending to the City Council that the Urban Renewal Plan conforms to the intent and purposes of the Land Use Policy Plan:

Under this alternative, on November 12 City Council will conduct a public hearing and review the specific redevelopment plan for the Kingland project and then make final decisions on the project on December 10.

Campustown Urban Renewal Area



Campustown Urban Renewal Area

0 55 110 220 Feet

