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**REQUESTED COUNCIL MEETING DATE: AUGUST 17, 2015**

**ITEM: COUNCIL BILL No. 2015-520**

**ORIGINATING DEPARTMENT: FINANCE DEPARTMENT**

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**Department Head: Leslie Haase**

**City Attorney: Peter Edwards**

**City Manager: Sam Anselm**

**Planning Director: Troy Bolander**

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**INTRODUCTION:**

This Council Bill approves the South Main Street TIF Redevelopment Project 3.

**DISCUSSION:**

Developer Rodney Spriggs, representing RKS Development, brought forward a proposed TIF (tax increment financing) plan several months ago. The South Main TIF, which proposes the redevelopment of approximately 83 acres of land in an area on both sides of Main Street, south of 32<sup>nd</sup> Street and north of Interstate 44. Under the TIF Plan, the Redevelopment Area will be redeveloped as six separate Redevelopment Projects with mixed use retail and commercial facilities. Improvements necessary to redevelop the Redevelopment Area include construction of streets, utility improvements, sidewalks, storm water improvements, and other site improvements. A significant portion of the project will require adherence to the Clean Water Act requiring wetland and stream mitigation.

With this ordinance, staff is asking Council to introduce Redevelopment Project 3 and consider it on first reading, then postpone further action to adopt the ordinance until the Developer and City are ready for TIF to be activated on this project. As a result, further council action will be required in the future to activate this Project and the other Redevelopment Projects. The TIF Plan includes a budget for the entire Redevelopment Area. Since the Redevelopment Projects will be activated at different times, the TIF Contract makes provisions to ensure an appropriate level of public assistance is provided for each Redevelopment Project. Prior to activating each Redevelopment Project, an individual budget for that Redevelopment Project will be required, as well as proof that sufficient property within each project has been secured in order to allow the project to proceed with development.

**RECOMMENDATION:**

City Staff recommends this Council Bill be passed on first reading and then further action postponed until the Developer and the City are ready to activate TIF for this project.