Council Communication

Department: Community Development Case/Project No.: N/A	Ordinance No.: Resolution No.: 24-	City Council: 1-08-2024 Public Hearing: 2-12-2024

Subject/Title

Public hearing on the proposal to enter into a Development Agreement with The Annex Group for the construction of a multi-family housing development within the 23rd Avenue Urban Renewal Area.

Location

Generally located south of 22nd Avenue and north of Interstate 29 from 14th Street to 22nd Street

Background/Discussion

Background

In 2023, the City began working with The Annex Group to construct a 192 unit multi-family development south of 23rd Avenue. Currently the project is vacant, blighted land. City Council adopted the 23rd Avenue Urban Renewal Plan on May 24, 2004 (Resolution 04-111).

Discussion

The Annex Group is now ready to proceed with the multi-family project, this agreement is to assist with the development costs. The total project cost is approximately $35 million. Staff believes that the project will not proceed without assistance. Therefore, an agreement for private development has been prepared which commits a 15-year tax increment financing rebate for the development in the amount of 100% of the attributable property taxes with a maximum incentive of $10 million.

Staff Recommendation

The Community Development Department recommends approval of resolution authorizing the Mayor to execute an agreement for private development with The Annex Group providing tax increment financing assistance for the construction of a 192 unit multi-family development.

Attachments

1. Notice of Public Hearing
2. Resolution

Submitted by: Courtney Harter, Director, Community Development Department