Council Communication

Department: Community Development	Ordinance No.: ___ Resolution No.: N/A	City Council 1st Reading: April 12, 2021 2nd Reading: April 26, 2021 3rd Reading: Request to be Waived

Subject/Title

Adoption of ordinance amending the South Main Urban Renewal Area to removing the "2021 Removal Parcel" from the TIF District.

Location

Legally described as the North ½ of Lot 13, Chapman's Addition

Generally located on 16th Avenue east of High Street

Background/Discussion

Background

In 1998, the South Main Urban Renewal Area was passed as part of the revitalization for the area generally located from 6th Avenue (north), 20th Avenue (south), South Expressway (west) and Tostevin Street (east). The corresponding tax increment financing (TIF) district follows the same boundaries.

Discussion

On October 20, 2020, the property owner was granted a variance by the Zoning Board of Adjustment to construct an accessory structure in front of their dwelling. The variance was granted based on the configuration of the lots and as part of the approval they are required to combine both lots into one parcel. The property owner has attempted to combine both lots with the County; however, the properties cannot be combined as one is located (Lot 13) within the South Main TIF District and the other parcel (178 West Graham) is not.

TIF law requires boundaries follow lot lines. This means the owner cannot proceed with the proposed project until Lot 13 is either removed from the TIF district or 178 West Graham is added to the district. The TIF district does not expire until 2030 so the decision was made to remove the parcel and keep the remaining district.

Staff Recommendation

Staff adoption of the ordinance amending the South Main TIF District to remove the "2021 Removal Parcel."

Attachment

1. Location Map
2. Ordinance
3. Ordinance Certificate
4. URA Ordinancec – Auditors Certificate

Submitted by: Courtney Harter, Housing & Economic Development Manager, Community Development Department
Approved by: Courtney Harter, Housing & Economic Development Manager, Community Development Department