

Council Study Committee
April 16, 2018
6:00 p.m.
Minutes

Members present: Council members Shirley Clark, Joe Gezel, Bob Kling, Greg Marchant and John Parker and Greta Southall. Absent: Mayor Kelly Shaw

Also present were: Ryan Waller, Doug Bylund, Rick Graves, Michelle Patrick, Chuck Burgin, Diana Bowlin, Jason Etnyre, Greg Chia, Andy Lent and Dave Moeller of Snyder and Associates.

Community Development Director Chuck Burgin presented the Urban Revitalization Plan. Information presented included:

- Why are we here? City Council identified residential development as a priority in the Strategic Plan, hired Simmering-Cory to perform blight assessment of residential properties within the entire community, obtained feedback from local realtors, conducted a survey of Golden Circle communities, received opinion from Ahler's Law Firm regarding expansion of tax abatement plan to include entire community
- Tax Abatement City-Wide pros and cons
- Council direction
 - Expand urban revitalization area to include the entire community for a more aggressive tax abatement program or limit a more aggressive program within the identified blighted area (Simmering-Cory's recommendation)?
 - Determine schedule of tax abatement -
 - Option 1 – 100% for three years (as recommended by realtors)
 - Option 2 – 100% for five years on a sliding scale, Year 1 = 100%, Year 2 = 80%, Year 3 = 60%, Year 4 = 40%, Year 5 = 20%
 - Option 3 – Years 1-3 = 100%, Year 4 = 75%, Year 5 = 50%
 - Include schedule for multi-family development?
 - Include schedule for 10% improvement for existing homes?
 - Include expansion to the commercial tax abatement program?

The committee discussed the different options. It was the consensus of the committee to increase the value from \$75,000 to 100%, tax abatement would be city wide, five-year sunset, include multi-family and commercial and to use option 2.

Dave Moeller, Snyder and Associates, presented the concept study for South "K" Street. The presentation included:

- Project history
- Concept study objectives
- Traffic evaluation and projections
- Traffic signal warrant analysis
- Design parameters
- Concept plan and cost opinion
- Implementation plan
- Project phases and cost

It was the consensus of the committee to discuss this again at a future Council Study Committee meeting.

Meeting adjourned at 7:00 p.m.