



OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
September 2, 2014
Work Session

SUBJECT: Discuss possible expansion of the East/Central Urban Renewal District

ACTION REQUIRED:

- Ordinance
- Resolution
- Approval
- Receive/File
- Attorney Review

JR 5

SYNOPSIS:

R & R Realty is considering a project that involves the construction of apartments on the former Stillwell property in the 6200 block of NW 62nd Avenue (south side of the road across the street from the Johnston Middle School- see attached map). They have placed an offer on the property and are in the process of completing their due diligence.

One of the issues they must address with the potential redevelopment of the property is removal of the existing structures and preparing the property for redevelopment. They have inquired if the city would consider providing Tax Increment Financing (TIF) to assist in the cost of preparing the property for redevelopment.

The property is currently not located in a TIF district although two districts are in close proximity (the East Central Urban Renewal District (Merle Hay Road) and the NW 62nd Avenue Urban Renewal District - see attached map).

The purpose of this discussion is to determine if the city council is interested in participating in the redevelopment of the property utilizing tax increment financing.

At this time there has been no financial analysis to determine the potential increase in taxable value by the project compared to the cost of removing structures and preparing the property for redevelopment.

In staff's preliminary review of the project, if the city council is interested in providing TIF funding, it would make the most sense to add the property into the East Central Urban Renewal District. We have already used

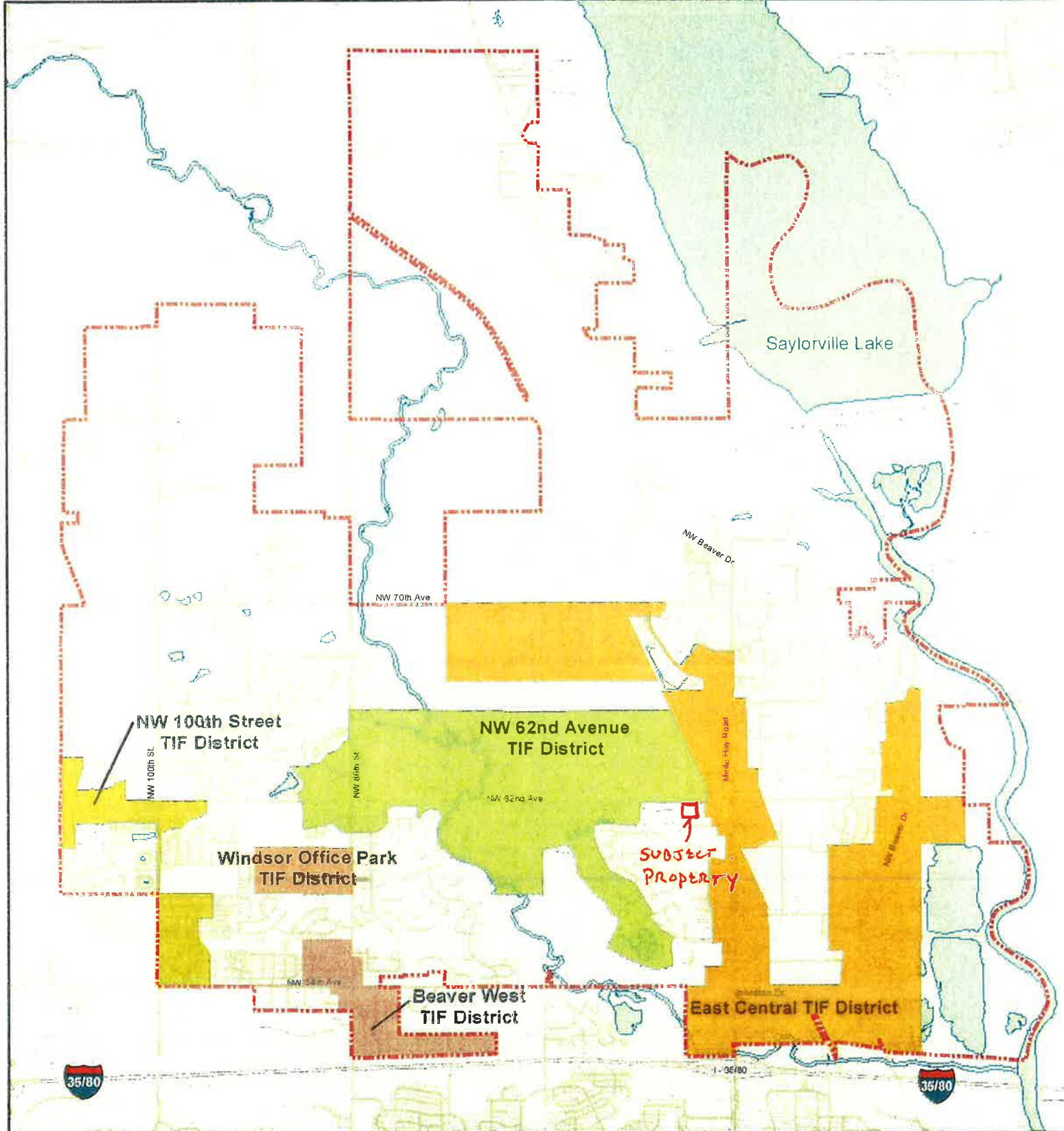
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TIF to assist in redevelopment activities in the district and will probably take on more redevelopment projects as we work toward the implementation of the Merle Hay Road Gateway Redevelopment

FISCAL IMPACT:

RECOMMENDATION:

TIF District Map



Another great Map created using GIS technology in the Community Development Department
City of Johnston, P.O. Box 410, 6221 Merle Hay Road, Johnston, IA 50131-0410
(515) 278-2344 - www.cityofjohnston.com

August 2012

Not to Scale

Stillwell Property Vicinity Map

Johnston
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