

**AGENDA ITEM SUMMARY**

**DATE:** 10-7-2013      **DEPARTMENT:** CDD      **DEPT. HEAD SIGNATURE:** MA

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**SUBJECT:** Consideration and adoption of the Urban Renewal Plan for the Gateway District Urban Renewal Project and proceed with the first reading of Ordinance 1138 identifying the Gateway District as an Urban Renewal District, thereby establishing a baseline property value for creating of the district and directing the URA Chair to proceed with implementing the plan accordingly.

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**AUTHORITY:**    Idaho Code 50-29       City Ordinance/Code (IFAPPLICABLE)

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**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

**Background and Summary**

Nearly four years and thousands of hours of work and have gone into presenting the Urban Renewal Plan for the Gateway District Urban Renewal Project to the Hailey City Council for adoption. Beginning in 2010 with the formation of the Hailey Urban Renewal Agency, the HURA Board and staff have worked to define a revenue allocation area that will benefit the citizens of Hailey and improve the quality of life for years. While the main focus of the urban renewal project is on redeveloping River Street, the Urban Renewal Plan for the Gateway District Urban Renewal Project gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement throughout the District. These improvements include street, water, and sewer improvements along with public art, public plazas, and general public improvements. The Plan shows significant consideration for the health, safety, and welfare of all residents and businesses in the general vicinity of the urban renewal area and in the surrounding community. The total project costs for the Gateway District are projected to be \$8,072,020. The total Tax Increment Financing revenue generated from the project is projected to be \$8,680,451.00.

**Planning and Zoning Commission Recommendation from September 9, 2013 Meeting**

On September 9, 2013, the Planning and Zoning Commission considered the Urban Renewal Plan for the Gateway District Urban Renewal Project to determine whether the Plan is in conformity with the Comprehensive Plan of the City of Hailey. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, voted unanimously (4-0) to recommend adoption of the Plan to the City Council. The Commission approved and signed Findings of Fact and Conclusions of Law stating the reasons for their recommendation and the Plan's general compliance with the Comprehensive Plan.

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**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

None

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**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)**

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| <input checked="" type="checkbox"/> City Administrator | <input type="checkbox"/> Library                     | <input type="checkbox"/> Benefits Committee        |
| <input checked="" type="checkbox"/> City Attorney      | <input checked="" type="checkbox"/> Mayor            | <input checked="" type="checkbox"/> Streets        |
| <input checked="" type="checkbox"/> City Clerk         | <input checked="" type="checkbox"/> Planning         | <input type="checkbox"/> Treasurer                 |
| <input checked="" type="checkbox"/> Building           | <input type="checkbox"/> Police                      | <input checked="" type="checkbox"/> Sustainability |
| <input checked="" type="checkbox"/> Engineer           | <input checked="" type="checkbox"/> Public Works,    | <input type="checkbox"/> _____                     |
| <input type="checkbox"/> Fire Dept.                    | Parks  | <input type="checkbox"/> _____                     |
|  | <input checked="" type="checkbox"/> P & Z Commission |  |

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**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Discuss the recommendation from the Planning and Zoning Commission and consider the ordinance for approval, denial, or continuation. If the Council votes to approve the ordinance, please consider conducting the first two readings at the October 7 meeting. All three readings must be complete by October 21.

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**ACTION OF THE CITY COUNCIL:**

Date : \_\_\_\_\_

City Clerk \_\_\_\_\_

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**FOLLOW-UP:**

\*Ord./Res./Agrmt./Order Originals: Record \*Additional/Exceptional Originals to:

Copies (all info.): \_\_\_\_\_

Copies (AIS only)

Instrument # \_\_\_\_\_

ORDINANCE NO. 1138

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE GATEWAY DISTRICT URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; PROVIDING FINDINGS; ALLOWING FOR TECHNICAL CORRECTIONS; LIMITING CHALLENGES AFTER THIRTY DAYS FOLLOWING THE EFFECTIVE DATE OF THIS ORDINANCE; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; AUTHORIZING CITY COUNCIL MEMBERS TO SIT ON THE HAILEY URBAN RENEWAL AREA BOARD; PROHIBITING THE HAILEY CITY COUNCIL FROM ACTING AS HAILEY URBAN RENEWAL AREA BOARD; PROVIDING AN EFFECTIVE DATE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR A SAVINGS CLAUSE.**

WHEREAS, the Legislature of the State of Idaho enacted a law known as the Idaho Urban Renewal Law (Idaho Code Title 50, Chapter 20) (the "Law") and among other things, the Law created in each municipality of the State of Idaho an independent public body, corporate and politic, to be known as the Urban Renewal Agency, and the Law provides that such agency shall not transact any business or exercise its powers, and no municipality shall exercise the authority conferred by the Law, until or unless the City Council has adopted a resolution wherein certain findings are made;

WHEREAS, the Legislature of the State of Idaho enacted a law known as the Idaho Economic Development Act, as amended (Title 50, Chapter 29) (the "Act"), which allows adoption of a revenue allocation financing provision as part of an urban renewal plan;

WHEREAS, Hailey Resolution No. 2010-02 found that one or more deteriorated or deteriorating areas as defined in the Law exist in the City of Hailey, Idaho; that the rehabilitation, conservation, redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Hailey, Idaho; and that there is a need for an urban renewal agency to function in the City of Hailey, Idaho;

WHEREAS, Hailey Resolution No. 2010-02 authorized the Mayor, with the advice and consent of the Hailey City Council ("City Council"), to appoint a Board of Commissioners of the Hailey Urban Renewal Agency, in the method and manner as provided in the Law;

WHEREAS, Hailey Ordinance No. 1081, adopted April 11, 2011, amends Hailey Municipal Code by adding a new Chapter 2.40, entitled Hailey Urban Renewal Agency, and, among other things, established a three to nine member board of commissioners for the Hailey Urban Renewal Agency ("Agency");

