



October 27, 2025
City Council

Downtown Redevelopment Memorandum

Downtown Redevelopment:

The city has been working with the developer to provide information and work through details related to the downtown redevelopment project. The Economic Development Authority reviewed the project and made several recommendations to the City Council. Note that the following items are in process or have been completed by the city and developer:

- **Developer:**
 - Completed the survey of the property (attached).
 - Has updated the site plan to utilize the city's preferred street/sidewalk layout (attached).
 - Completed the market study (attached).
 - Met with the city and provided an updated pro-forma.
 - Developer has obtained financial commitments for the project.
- **City:**
 - Revised TIF projections and prepared a TIF approval calendar to coincide with the proposed entitlement process.
 - Has been working with the developer to close the financing gap projected for the project based on updated financial analysis.
 - Is ready to move forward with the TIF building certification.
 - Is ready to move forward with initiating Environmental Study.

The developer has completed all necessary due diligence associated with the Phase 1 feasibility as outlined in the Purchase Agreement and has informed the city of their desire to move forward with Phase 2. The Economic Development Authority (EDA) reviewed the information presented by staff and recommended that the City Council consider moving forward with approval of the following items needed to advance the redevelopment.

- Initiate the TIF building certification study and report:
 - Staff has obtained a quote from LHB Architects to prepare the requisite TIF report and summary findings to certify the existing building and site as meeting all applicable criteria. The estimated cost is \$4,900.
- Initiate next phase Environmental Investigation/Survey:

- Staff has discussed the next phase environmental survey with Stantec (formerly Wenck). It is estimated that the next phase will cost between \$15,000-\$20,000. This phase would also include preparation of the Response Action Plan specific to the proposed development.

The City Council is being asked to consider approval of the attached resolution authorizing staff to sign the proposals for both the TIF building certification and the environmental investigation.

Attachments: Resolution
TIF Building Certification Proposal (LHB)
Environmental Investigation Proposal (Stantec)