

RESOLUTION

Directing Staff to Proceed to Amend Tax Incremental Financing District (TID) 12 Plan and Boundary to Assist with Redevelopment Projects

WHEREAS, a business owner (“Business Owner”) is seeking to expand their current auto service operations at their location (“Redevelopment Project”) at the northwest corner of Washington 15th and Streets within TID 12; and

WHEREAS, a developer (“Developer”) has purchased a property and is pursuing the redevelopment (“Redevelopment Project”) of a former bar into a boutique hotel and spa on 16th Street, a location adjacent to but outside the current TID 12 boundary; and

WHEREAS, the Business Owner and the Developer have represented, and the City anticipates, that TIF funding assistance will be necessary for the aforementioned projects to occur with the completion of a TIF 12 Plan and Boundary Amendment; and

WHEREAS, the City wishes to provide financial support to the extent necessary to make redevelopment activities in downtown possible, recognizing that such investment, and the resulting increased economic activity in downtown Two River’s is very beneficial to the overall community’s development efforts; and

WHEREAS, the City wishes to provide financial support to the extent necessary to make possible such redevelopment activities, recognizing that such investment is in support of the City’s downtown business district, along Washington Street and nearby streets, is consistent with the City’s 2022 Comprehensive Plan Update and the plan includes the following recommended community development actions:

- Promote redevelopment in the downtown area; and
- Continue to emphasize investment by retail and service businesses in the city’s downtown area.

WHEREAS, such redevelopment activities are also consistent with the City’s Economic Development Strategic Plan, adopted April 2018, with priorities for economic development that include:

- Focus on redevelopment of properties on Washington Street
- Create/effectively implement the use of Tax Incremental Financing for redevelopment; and

WHEREAS, the City anticipates that activities to be included in the Tax Incremental Financing Plan for such TIF District will include:

- (a). A TIF grant to the Business Owner in the form of pay as you go to assist with Redevelopment Project costs, the terms for such grant to be addressed in a written development agreement between the City and the Business Owner;

(b). A TIF grant to the Developer in the form of pay as you go to assist with Redevelopment Project costs, the terms for such grant to be addressed in a written development agreement between the City and the Developer;

(c). Plan public infrastructure improvements, such as:

1. Improvements to the intersection of 15th, Jefferson and East River Street;

2. Possible pedestrian, bicycling, roadway modifications to Washington, Lake, and 12th Street.

(d). Additional funds for the City owned Pump House to move the visitor center project forward;

(e). Acquisition of blighted properties;

(f) Interest and other costs of borrowing associated with the financing of the above activities;

(g). The City's reasonable administrative, legal, planning and engineering costs associated with the above activities; and

WHEREAS, timely adoption of the Project Plan and boundaries for such TIF District is important to the success of the proposed redevelopment Project that is the impetus for this resolution;

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Two Rivers City Council directs the City Manager and staff to proceed with all necessary activities related to an amended TID Plan and Boundary to allow for timely action by the Plan Commission, City Council and Joint Review Board.

Dated this 1st day of April 2024

Councilmember

Gregory E. Buckley
City Manager