

LEGISLATIVE #

110752C

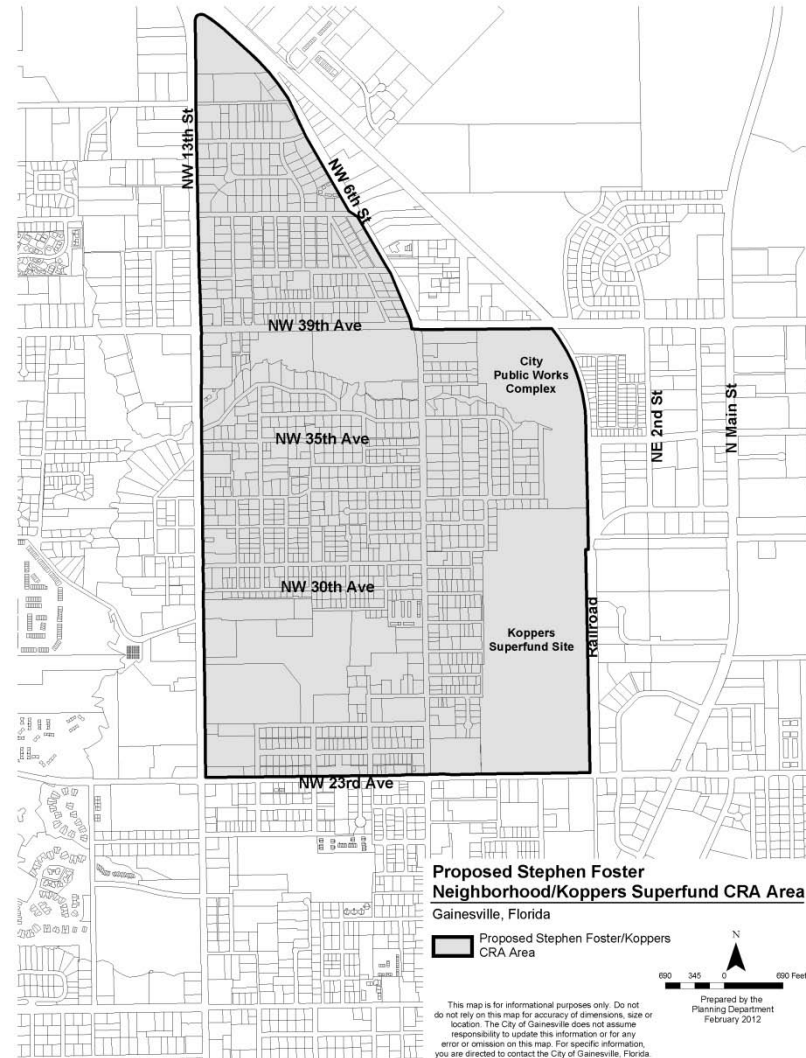


Neighborhood Improvement

Potential Blight Study for a New CRA Area

Proposed Area

- Stephen Foster Neighborhood
- Koppers Superfund Site
- City's Public Works Complex



Questions

- Should the City develop a RFQ to hire a consultant to do a Blight Study?
 - Is Blight present?
 - If it is, should the City create a new CRA Area?
 - What boundaries?

CRA Activities

- Non-regulatory
- TIF, No additional tax
- Infrastructure/Beautification
- Planning/Design
- Advertising/Marketing/Promotions
- Financing
- Land consolidation
- Business development and incentives

Issues & Concerns

- Neighborhood protection & condition
- Property values
 - Superfund Site
- Generating enough TIF money
 - Residential/Non-Residential
- Impact on General Fund
 - Too much success?
- Efficient administration
 - Existing districts (4) & projects

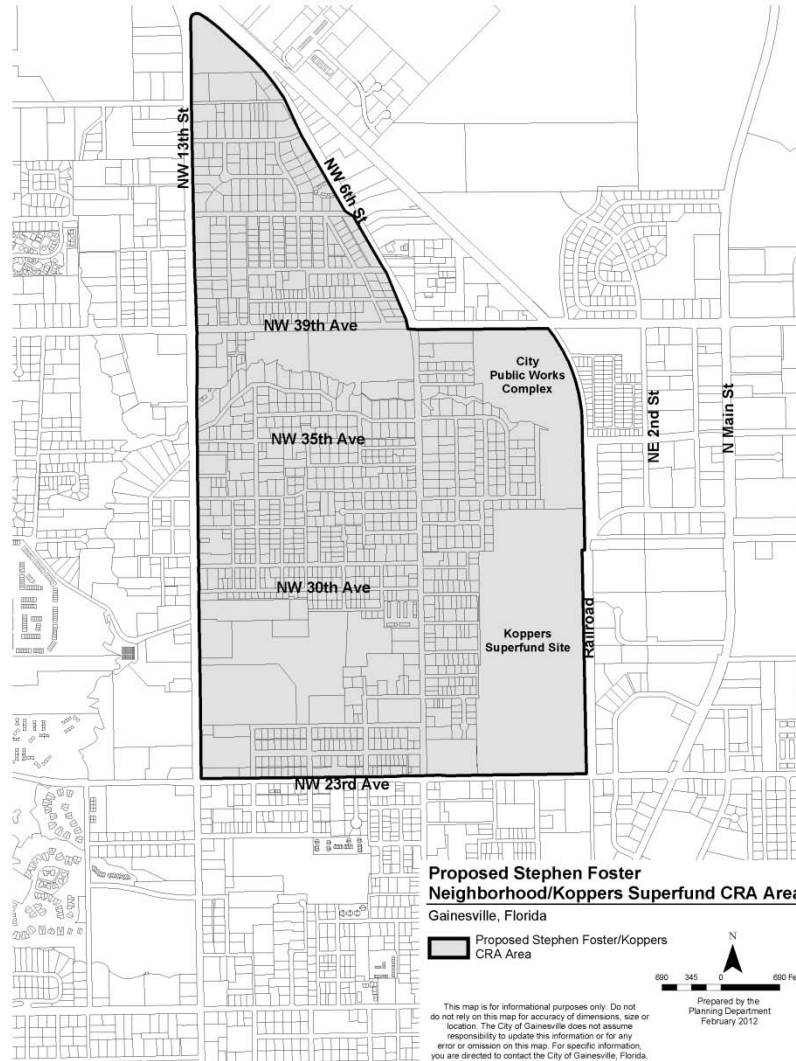
Impact on General Fund

- Current (existing districts)
 - \$1.845 million per year
 - 8.3% of revenue

- Short-term
 - Little or no change for 3-5 years

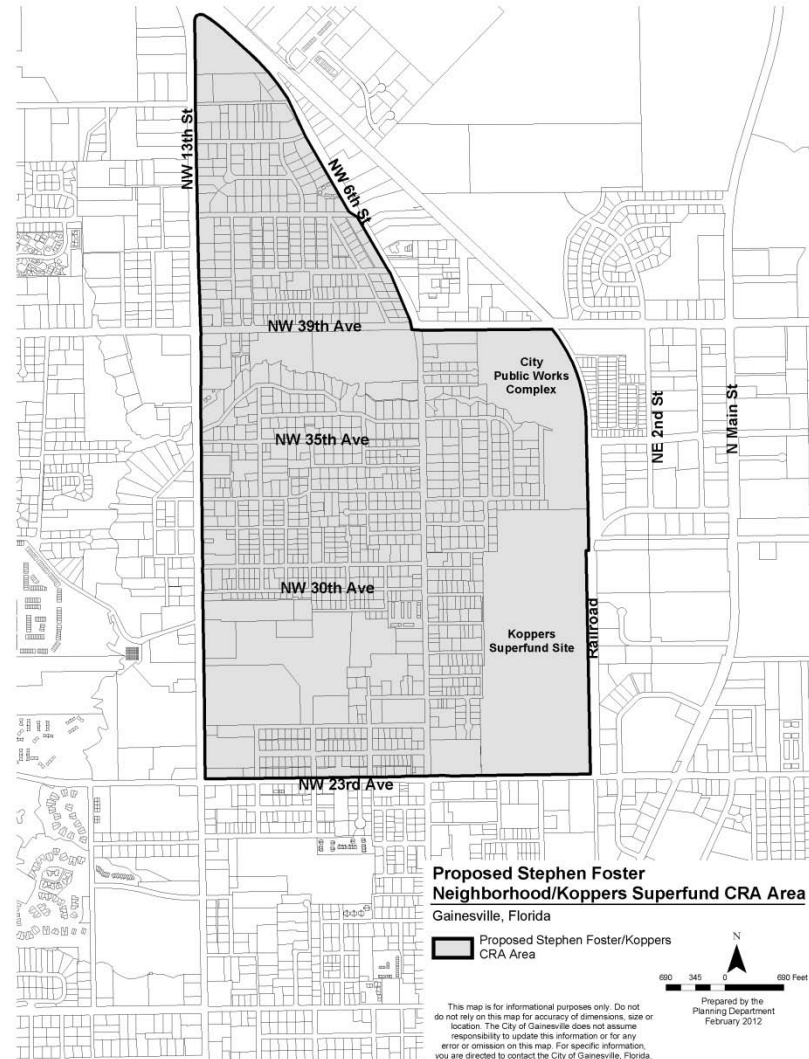
- Long-term
 - unknown

Proposed CRA Area

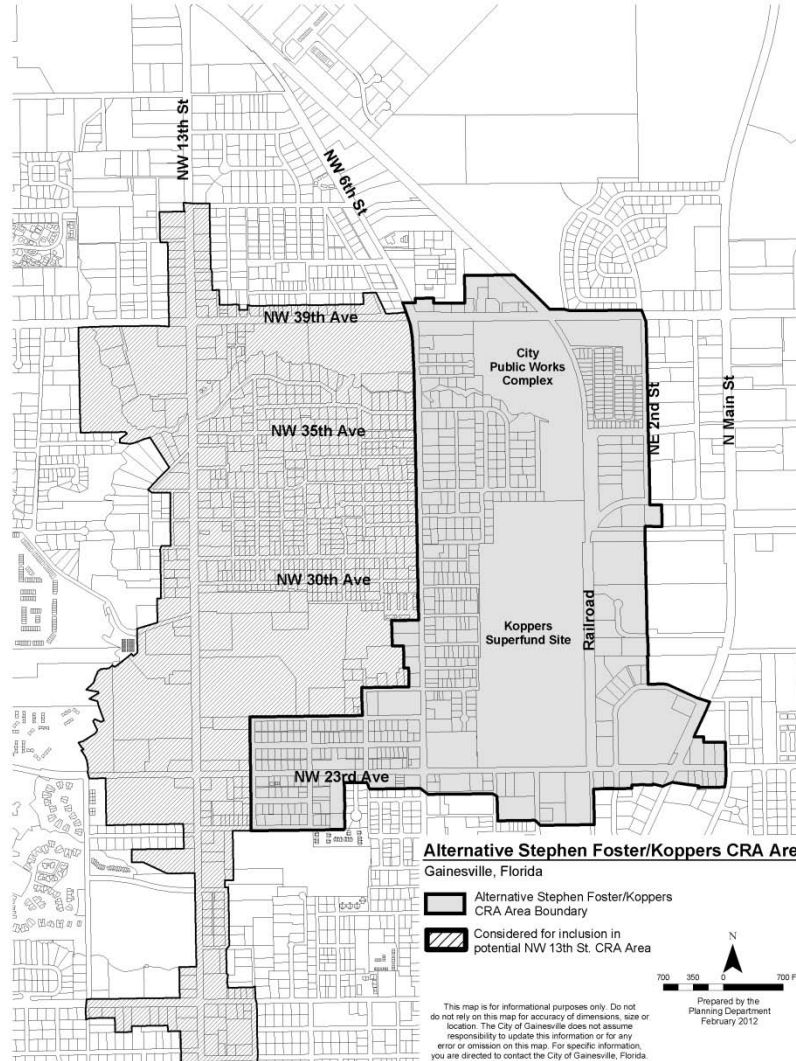


Land Use Mix

- Proposed Area
- 661 acres
- 44.5% residential

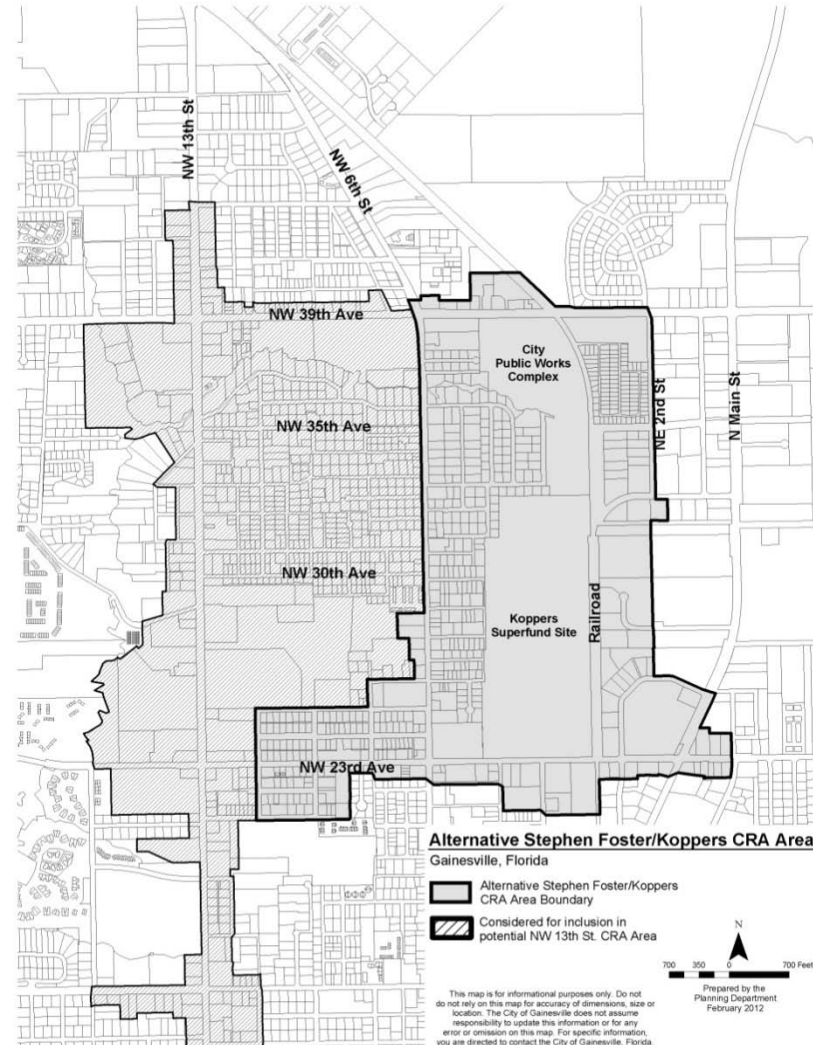


Alternative CRA Area



Land Use Mix

- Alternative Area
- 446 acres
- 22.6% residential



Summary

- Alternative Area is more likely to contain blight
- Alternative Area is smaller, but contains a higher % of non-residential;
- Alternative Area is focused on Superfund and nearby areas
- Some residential Parts of the Proposed Area may be studied with NW 13th Street.

Recommendation

- Consider whether or not to authorize staff to develop a RFQ to conduct a Blight Study of a proposed or alternative area; and
- Direct the City Manager to include a discussion of whether or not to fund a Blight Study for this area in his FY 2012-13 Budget Presentation.