




PLANNING AND DEVELOPMENT MEMORANDUM
#08-36

August 28, 2008

TO: Honorable Mayor Kathleen M. Novak and City Council Members

FROM: David Allen, Acting City Manager 
James Hayes, Director of Planning and Development 
Patrick Breitenstein, Acting NURA Executive Director 

SUBJECT: CR-124 - Setting Public Hearing for Huron Center Conditions Survey and Northglenn Urban Renewal Authority (NURA) Plan Amendment

RECOMMENDATION:

Attached to this memorandum is a Resolution, which, if approved, would set a public hearing date of October 9, 2008 for consideration of whether the Huron Center is a blighted area and whether the Northglenn Urban Renewal Plan should be substantially modified by the addition of the Huron Center to the urban renewal area. Staff recommends approval of the Resolution.

BACKGROUND:

Staff is currently undertaking a conditions survey (blight study) of the Huron Center and adjacent street rights-of-way. The study is intended to determine if blight, as that term is defined by State Statutes, exists at the Huron Center to such an extent that the shopping center should be included in the City's designated urban renewal area.

State Statutes require that a public hearing be held before City Council regarding both findings of blight and any substantial modification of the current urban renewal plan.

BUDGET/TIME IMPLICATIONS:

Inclusion of the Huron Center in the designated urban renewal area would redirect incremental property tax revenues to the Northglenn Urban Renewal Authority (NURA). The City would continue to receive the baseline property tax revenue from the area; however, the City would not receive any additional property tax revenue from the Huron Center for a period of twenty-five years.

STAFF REFERENCE:

If Council members have any comments or questions they may contact James Hayes at 303-450-8937 or jhayes@northglenn.org, or Patrick Breitenstein at 303-450-8742 or pbreitenstein@northglenn.org.

SPONSORED BY: MAYOR NOVAK

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-124
Series of 2008

Series of 2008

A RESOLUTION SETTING A PUBLIC HEARING DATE OF OCTOBER 9, 2008 AT 7:00 P.M. FOR CONSIDERATION OF WHETHER THE HURON CENTER IS A BLIGHTED AREA AND WHETHER THE NORTHGLENN URBAN RENEWAL PLAN SHOULD BE SUBSTANTIALLY MODIFIED BY THE ADDITION OF THE HURON CENTER TO THE URBAN RENEWAL AREA

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. A public hearing shall be set on October 9, 2008, at or around 7:00 p.m. for the City Council to determine whether the Huron Center, located at West 104th Avenue and North Huron Street in Northglenn, Colorado, is a blighted area and whether the Northglenn Urban Renewal plan should be substantially modified by the addition of the Huron Center to the urban renewal area.

DATED at Northglenn, Colorado, this ____ day of _____, 2008.

KATHLEEN M. NOVAK
Mayor

ATTEST:

JOHANNA SMALL, CMC
Acting City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney