

Northglenn

Overview of Public Hearing

Presented to:

Northglenn City Council

19 November 2012

Presented by:



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Public Hearing Agenda

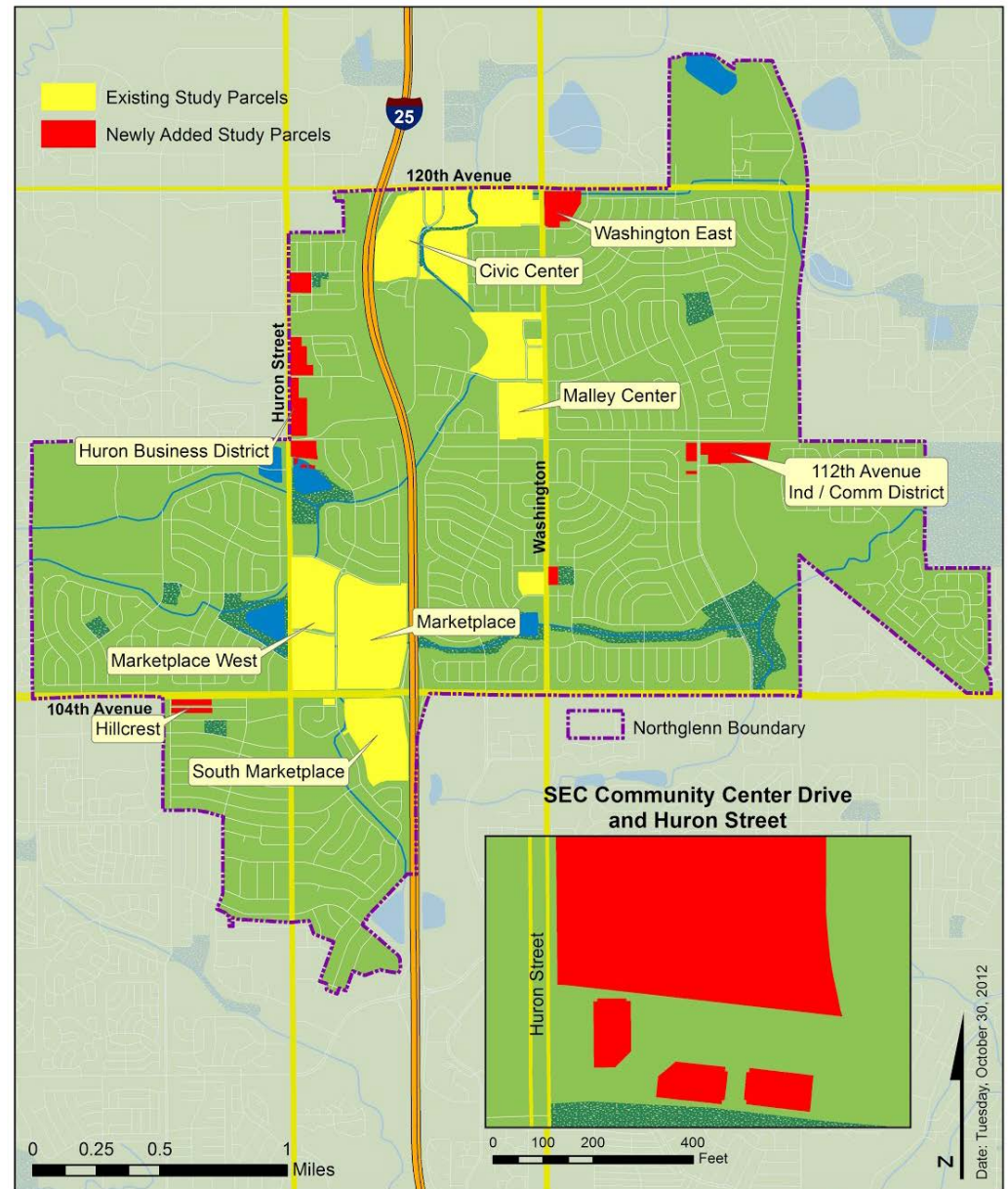
- Review findings of blight as presented in the Conditions Survey
- Review elements of Northglenn Urban Renewal Plan No. 2
- Review estimates of impact as presented in the Adams County Impact Report for Plan No. 2
- Review map illustrating major amendment to Northglenn Urban Renewal Plan No. 1
- Review estimates of impact as presented in the Adams County Impact Report for Plan No. 1

Procedure for Creating Urban Renewal Area

- Determine survey area boundaries
 - Notify property owners within boundaries
 - Verify presence and location of “blighted” conditions (field survey)
 - Prepare conditions survey
 - Present survey findings to urban renewal entity and council for acceptance *
 - Define boundaries for urban renewal area (may be the same as conditions survey boundary)
 - Complete market analysis
 - Together with stakeholders – define future role of area in community
 - Prepare urban renewal plan
 - Complete financial analysis (tax increment finance – TIF)
 - Complete impact analysis for impacted taxing bodies
 - Present urban renewal plan to urban renewal entity and council for adoption
 - Work with owners and developers to determine possibilities for redevelopment
 - Implement plan
- * Presentation to Council may occur in conjunction with presentation of final urban renewal plan

Survey Area

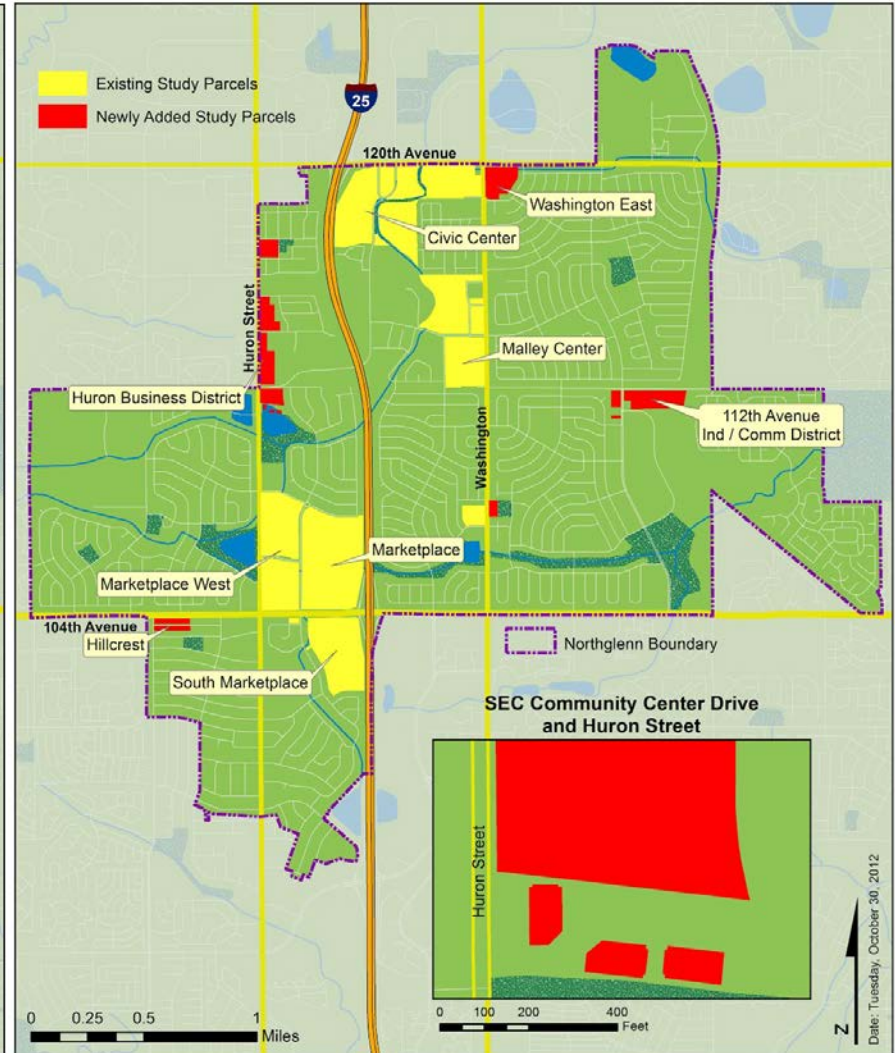
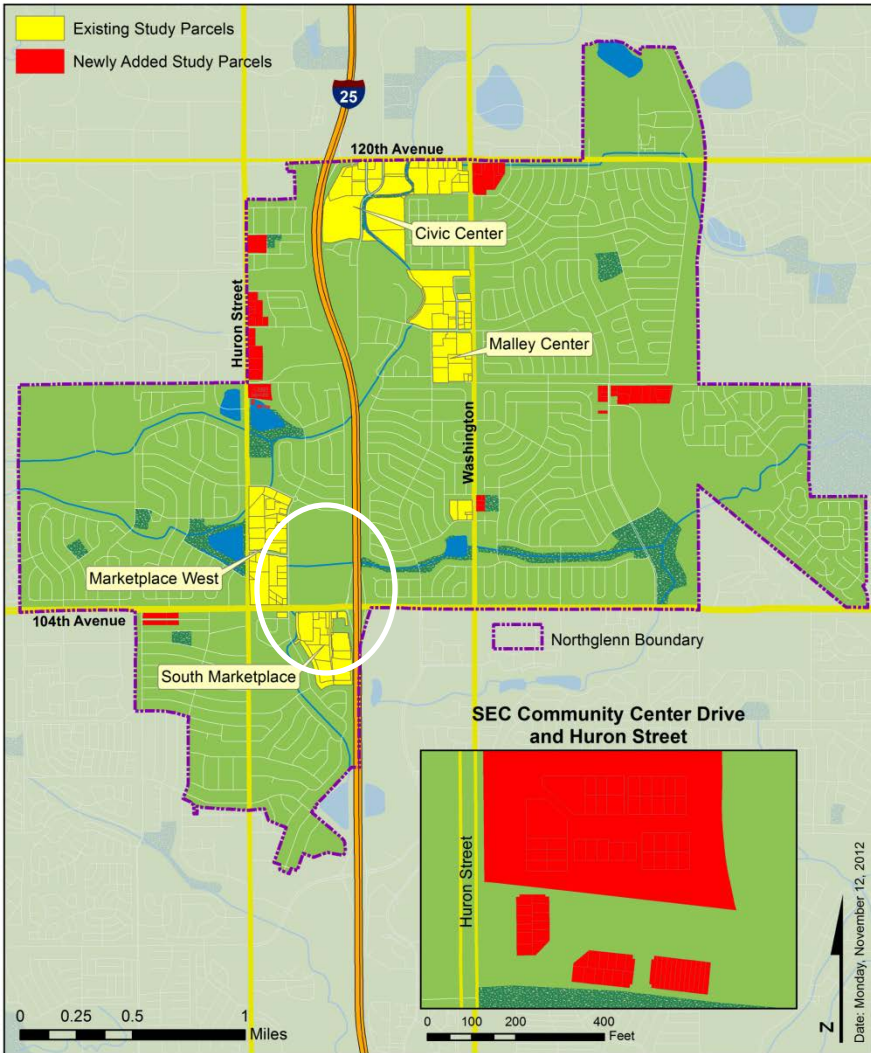
- 244 parcels
- 350 acres
- 121 parcels in Urban Renewal Plan No. 1 (243.93 acres)
- 113 new parcels added (55.41 acres)
- 7 parcels in Huron Center (16.39 acres)
- 14 developed parcels (77.75 acres)



Plan Consideration (Council Executive Session)

- Two urban renewal plan
 - Urban Renewal Plan No. 1 – as amended
 - Urban Renewal Plan No. 2
- Urban Renewal Plan No. 1 - multiple TIF districts
 - Developed Parcels (including Marketplace)
 - Huron
- Adopt Urban Renewal Plan No. 2 without any TIFs
- Amend Plan No. 2 as new TIFs come on-line
- Marketplace, Huron and other developed parcels will remain part of Urban Renewal Plan No. 1 and their TIFs will run out through 2017

Plan Area vs. Survey Area



Next Steps

- 11.14.12 NURA Board Review of Urban Renewal Plan No. 1 (Amended) and No. 2
- 11.15.12 Notice in Northglenn Thornton Sentinel
- 11.16.12 Property Owner Notices Received (for 12.17.12 Public Hearing)
- 11.16.12 County Impact Report Sent to Adams County
- 11.16.12 School District and Other Taxing Entities Notified about Plan
- 11.19.12 **City Council Study Session**
- 11.20.12 Planning Commission Public Hearing and Review
- 12.17.12 City Council Public Hearing