

RIVER FRONT EAST URBAN RENEWAL DISTRICT PROJECT INTRODUCTION

In December 2011, the Garden City Urban Renewal Agency contracted with an outside consultant, Harlan Mann, to determine if the area generally described as east of Veterans Parkway to Garden Street and from the base of the Bench to the Boise River was eligible for redevelopment projects, particularly infrastructure improvements, under the Idaho Urban Renewal Law.

Utilizing the required conditions outlined in the state statutes, Mr. Mann examined the area for the following conditions:

1. Substantial number of deteriorating structures
2. Inadequate street layouts
3. Faulty lot layouts
4. Unsafe conditions – lack of sidewalks
5. Deterioration of site and other improvements – Streets
6. Deterioration of sewer improvements
7. Deterioration of public facilities
8. Diversity of ownership
9. Inadequate fire protection – 4” and 6” water lines
10. Any combination of such factors

Mr. Mann found that most or all of these conditions existed within the area and therefore the area was eligible to become an urban renewal district.

On Tuesday, January 17, 2012 in a noticed public meeting, the Agency reviewed the Eligibility report. On Wednesday, January 25, 2012 in a noticed public meeting, the Agency held a Joint Workshop with the Garden City Mayor and City Council to review the Eligibility Report. On Tuesday, February 7 in a noticed public meeting, the Agency passed a Resolution approving the Eligibility report and forwarding it to the City Council for their consideration. On Monday, February 13, 2012 at its regularly scheduled and noticed public meeting, the Garden City Council passed a Resolution approving the Eligibility report and directing the Urban Renewal Agency to develop a Plan for the proposed area.

The Agency's *tentative schedule* for development and completion of the Plan is as follows:

- March and April 2012 – Preparation of the plan and public comment/input
- May 2012 – Plan to Planning & Zoning and Other Taxing Entities
- June 2012 – Comments back from P&Z and other entities
- July 2012 – Revise plan as necessary
- August 2012 – Plan to City Council for Public Hearing
- September 2012 – Revise plan as necessary
- October 2012 – Final Council consideration/approval

February 20, 2012