



MEMORANDUM

To: Mayor and City Council
From: Steven S. Crowell, Jr., City Manager
Date: October 21, 2013
CC:
Subject: Redevelopment Powers Act

Council has previously discussed the feasibility of pursuing implementation of a tax allocation district. Staff is requesting direction on how you would like to proceed.

Mr. Artie Jones, III, Economic Development Director, previously scheduled several informational meetings on redevelopment powers act. Mr. Jones also previously provided (attached) a general timeline for implementation of redevelopment powers act tools.

If the City Council is interested in pursuing the various steps associated with bringing a tax allocation district to a vote, there are several steps which need to occur prior to that vote. One such step is to have legislation proposed enabling the City of St. Marys to proceed with implementation of the appropriate tools.

There may be some additional costs associated with implementation of the above, including the possibility of hiring a consultant to assist with the various technical requirements of the redevelopment powers act.

Tentative Implementation Schedule

Date	Redevelopment Powers Law Adoption	Development of a Redevelopment Plan
Aug. 15, 2013	Discuss w/ overlapping jurisdictions the need for redevelopment powers law adoption and discuss their tax increment's participation into the TAD	Advertise RFP for master planning services (two weeks)
Sept. 1, 2013		Release RFP for master planning services
Oct. 15, 2013		Collect RFP's and evaluate proposals
Nov. 2013	Local council approval on enacting Redevelopment Powers Law in the form of a resolution	Award contract for master planning services
Dec. 2013	Resolution submitted to the General Assembly for authorization	
Jan. 2014	Resolution is considered and approved by end of session (April 2014)	Contract for services begin (project duration - 6 to 9 months)
June 2014		Redevelopment plan completed
July 2014	Special election held – Majority voter approval required to proceed forward with initiating tax allocation districts	Public hearing to receive public comments and input (60 days) Solicit participation from surrounding jurisdictions – portion of tax increment (i.e. Board of Education & County)
Aug. 2014		Redevelopment plan adopted as a part of the city's comprehensive plan
Sept. 2014	Select or establish your redevelopment board (i.e. City Council, DDA Board, Housing Authority, or new organization with board make-up reflective of the redevelopment area)	Establish TAD boundaries, value of property, & anticipated revenues – Assess cost and benefits and financial feasibility
Jan. 2015		Effective date of TAD