

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Redevelopment Implementation Plan
DATE: January 19, 2010

Needs: For the Redevelopment Agency to consider a five-year Redevelopment Implementation Plan for the Period 2010 -2014.

Facts:

1. State law requires that the Redevelopment Agency adopt an Implementation Plan which shall include objectives for expenditures of regular redevelopment funds (tax increment revenues) and the Low and Moderate Income Housing (LMIH) Funds (20% of all tax increment revenues) and indicate how such expenditures will eliminate blight.
2. At its meeting of December 15, 2009, the Redevelopment Agency opened a public hearing to consider a Redevelopment Implementation Plan and continued the hearing to the Agency's meeting of January 19, 2010.
3. The purpose of the continuance was to provide additional time to respond to recommendations from the City Attorney for revising the draft plan to fully comply with State Law requirements.

Analysis and Conclusion: Additional time is needed to make and confirm the revisions recommended by the City Attorney's Office. It is recommended, therefore, that the public hearing on the 2010 – 2014 Implementation Plan be further continued to February 16, 2010. Prior to continuing the open public hearing to that date, the public should be allowed to add any comments on the matter at the Agency's January 19 meeting.

Options: Upon receipt of public comments, take one of the following actions:

- a. Continue the public hearing for the project to February 16, 2010.
- b. Amend, modify, or reject the foregoing option.

ED\REDEV\IMPLEMENTATION PLAN\09 UPDATE\ CONTINUANCE RDA REPORT #2