



**REPORT TO: CITY COUNCIL**

**MEETING DATE: DECEMBER 14, 2020**

<b>Agenda Item:</b>	6b. CC-20-189
<b>Prior Council Action/Related Items:</b> <b>(Hyperlinks Or PDF)</b>	<a href="#">Resolution CC-19-22</a> <a href="#">CC-19-139 RFP Selection</a> <a href="#">Video BLS Redevelopment</a> <a href="#">Planning Commission Resolution</a>
<b>Background / Issue:</b>	<ul style="list-style-type: none"> <li>• The Boomer Lake Station (BLS), a steam powered electric generation plant, was decommissioned in 2018.</li> <li>• Action taken at direction of Council include:             <ul style="list-style-type: none"> <li>✓ Explore options for repurposing the iconic structure.</li> <li>✓ Issue a request for proposal (RFP) from the development community.</li> <li>✓ Evaluate RFP responses and recommend project to Council.</li> <li>✓ Formation of a citizen review committee chaired by Councilor Wedlake to review and evaluate the project with a recommendation.</li> <li>✓ The citizen review committee found that tax increment financing was appropriate based on the project plan and referred the project plan to the Planning Commission for review.</li> <li>✓ Planning Commission reviewed the project and concurred with the citizen review committee.</li> </ul> </li> </ul>
<b>Proposal/Solution:</b>	<ul style="list-style-type: none"> <li>• The Local Development Act provides that two public hearings be conducted in addition to two readings of the ordinance to create a tax increment district.</li> <li>• First public hearing was held on November 30, 2020.</li> <li>• First reading of the ordinance was held on November 30, 2020.</li> <li>• Based on the input from the citizen review committee, the Planning Commission and the citizen input received</li> </ul>

during the public hearings, the Council will decide if tax increment financing is needed to assist the developer in implementing the redevelopment of BLS and will adopt the project plan as presented.

<b>Financial Impact/Funding Source(s):</b>	None
<b>Related Strategic Priority:</b>	<p>#1 Effective Services &amp; Accountable Government: To provide effective services and accountable government for all citizens by practicing fiscal responsibility, transparency and outstanding customer service.</p> <p>#2 Inspired Management: To demonstrate leadership, management and planning skills that focus on results needed to create a better community.</p> <p>#5 Quality of Life: To develop partnerships that create a high quality of life with equal access to services and amenities; strong and connected neighborhoods; and a healthy economy and business atmosphere that align with community values.</p>
<b>Recommended Action/Motion:</b>	No action is required as this report is to refresh Council on the Boomer Lake Station Redevelopment Project prior to second reading of Ordinance 3465.
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<b>Reviewed By:</b>	Patti Osmus, Assistant to the City Manager
<b>Submitted By:</b>	Norman McNickle, City Manager
<b>Attachment(s):</b>	Local Development Act Review Committee Findings and Recommendation BLS Project Plan