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City Council

Community Renewal Area (CRA) Process - Next Steps

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Title

Community Renewal Area (CRA) Process - Next Steps

Recommended Action

City Manager Recommendation:

Consider Community and Economic Revitalization Committee (CERC) recommendations to move forward with the creation of a CRA.

Report

Issue:

The CERC committee reviewed the attached Community Renewal Area Process Summary (**Attachment 1**) at its October 21, 2014 committee meeting and recommends the process included therein for City Council consideration as a means for moving forward with the CRA process.

Staff Contact:

Keith Stahley, Director Community Planning and Development Department 360.753.8227

Presenter(s):

Keith Stahley, Director Community Planning and Development Department

Background and Analysis:

BELOW IS SAME BACKGROUND AND ANALYSIS AS OCTOBER 28 MEETING. TONIGHT IS CONTINUED DISCUSSION AND POTENTIAL DIRECTION.

At City Council's August 30th retreat, City Council expressed a desire to move forward with the creation of a CRA in downtown Olympia.

The CERC, Staff and the consultant team have continued to explore options for moving the CRA forward and will be present to discuss the approach included in **Attachment 1**.

The timeline for the process has several milestones, which are listed below. The entire process will likely take approximately ten to twelve months.

- CRA Open House
- Council Passes Resolution establishing a CRA
- NDC conduct a Community Redevelopment Finance Symposium
- RFP/Q drafted and released
- Conduct Respondent Conference
- RFP/Q proposal(s) selected
- Development of CRA Plan and developer agreements
- Adopt CRA Plan and developer agreements

Additional information provided for City Council's use includes an updated Frequently Asked Questions List (**Attachment 2**) and Isthmus Development Principles (**Attachment 3**).

Options:

1. Consider the outline of the Community Renewal Area process presented in **Attachment 1** and provide feedback and direction to staff for a final draft to be approved by Council.
2. Consider the outline of the Community Renewal Area process presented in **Attachment 1** and refer it back to the CERC for further deliberation and development.

Financial Impact:

Public participation is limited to one open house type meeting in the current CRA Project Scope of Work. The RFP process outlined in Attachment 1 is outside the scope of the existing contract and will require an amendment to the contract. National Development Corporation is not currently under contract with the City. A contract with NDC would be required to move forward with this process as contemplated. A contract with NDC will be necessary regardless of where City Council decides to go with the CRA process to support the Grow Olympia Fund. Detailed cost information will be available at the City Council meeting.