

05TI006/ 05TI007

Re: Legal Finance Committee Items 19 & 20 – TID 53 request

Dear Mayor and Council:

At the June 9 Planning Commission meeting this TID request was continued to allow the applicant time to present financial feasibility information. At a June 22 meeting with Commissioner Schmidt, who requested the information, and Councilman Chapman, the applicant presented scenarios demonstrating the difficulty of developing the site to its full potential without the TID.

At the June 23 Planning Commission meeting Commissioner Schmidt questioned whether the area met the definition of “blighted”, and Commission Chair Nash questioned whether the TID created an unfair economic advantage for the applicant.

The TID request was denied at the June 23 PC meeting with Commissioners Anderson and Hadcock voting in favor of the request.

The TID Committee had recommended approval with the Attorneys Office voting no.

The proposed project is in the SE quadrant of Catron Blvd and Sheridan Lake Rd. It is cut in half by a large drainage channel that is an element of the approved Arrowhead Drainage Basin Design Plan. In order to maximize the potential of this site, an extension of an existing 12x8 box culvert and significant site grading is needed. This will allow approximately 1.1 acres of land identified as General Commercial to be developed.

The applicant requests that you review the TID documents and grant approval of the requested TID.

Please call with questions. Thanks.

Lawrence M. Kostaneski, PE (for the applicant)  
Centerline  
605.341.3193