

CREEKWALK MARKETPLACE BID



Inclusion request

CITY COUNCIL
9/9/24

Kyle Fenner – Planning and Neighborhood Services

BACKGROUND



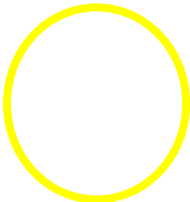
- BID (business improvement district) property inclusions and exclusions must be approved by ordinance
- This BID was approved by City Council in early 2016 with a small initial area
- Subsequent inclusions approved by City Council in 2017, early 2018, early 2019, 2021 and late 2023

SUMMARY OF INCLUSIONS



- 4 additional parcels
- About 1.90 acres
- All inclusions voluntary and controlled by the current developer
- Inclusions do not have to be contiguous, nor are there “proximity” guidelines in either the policy or State statute.

EXISTING BOUNDARIES AND PROPOSED INCLUSIONS



Location of inclusion parcels



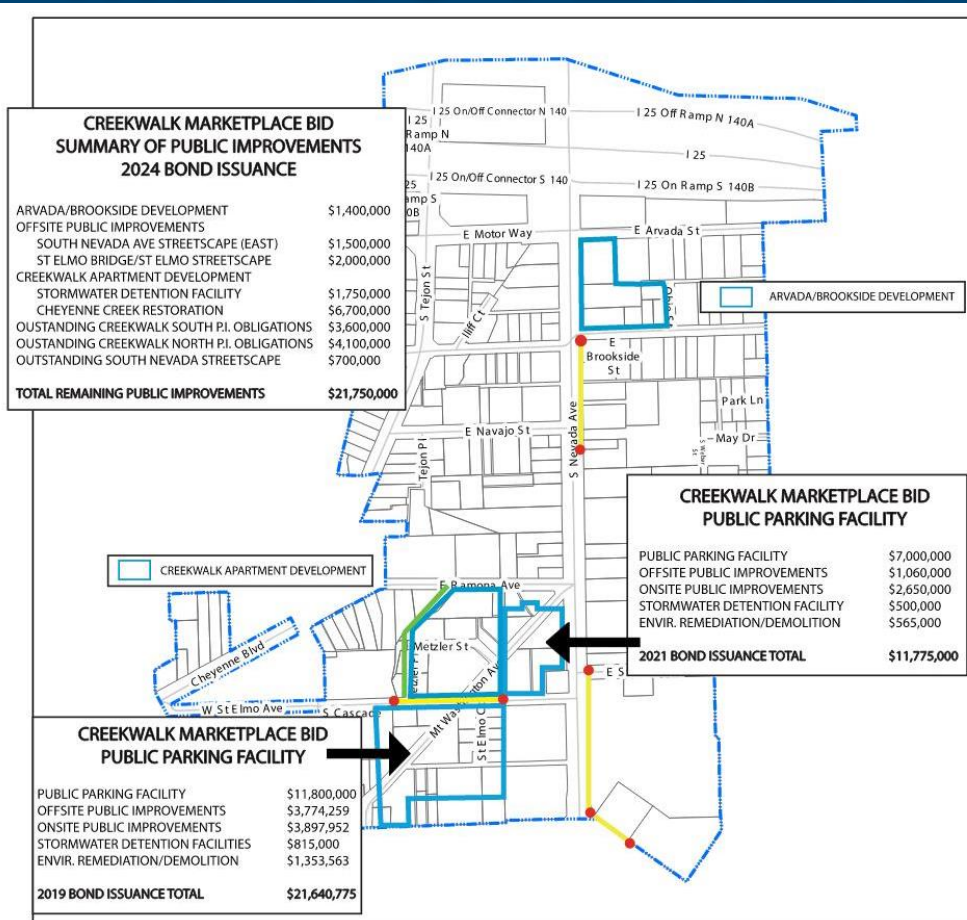
Urban Renewal Boundary

WORK SESSION



- Adverse Impact – None have been identified
- Inclusions are “off cycle” and were not considered in 2023 Operating Plan

PUBLIC IMPROVEMENTS



● SOUTH NEVADA AVENUE STREETSCAPE - EAST
● ST ELMO BRIDGE / ST ELMO STREETSCAPE

■ CHEYENNE CREEK RESTORATION

--- SNA Urban Renewal Boundary

**CREEKWALK MARKETPLACE BID
SUMMARY OF PUBLIC IMPROVEMENTS**

CREEKWALK (2019 ISSUANCE)	\$21,640,775
CREEKWALK NORTH (2021 ISSUANCE)	\$11,775,000
CREEKWALK BID REMAINING (2024 ISSUANCE)	\$21,750,000
TOTAL CREEKWALK MARKETPLACE BID PUBLIC IMPROVEMENTS	\$55,165,775

ATTACHMENTS

- Draft Cover Memo
- Cover Letter (Applicant)
- Petition
- Notice of Inclusion
- Ordinance
- Map of Inclusion Areas



STAFF RECOMMENDATION



For approval - Motion to approve an ordinance including certain property into the boundaries of the Creekwalk Marketplace Business Improvement District.

For Denial - Motion to deny an ordinance including certain property into the boundaries of the Creekwalk Marketplace Business Improvement District.

QUESTIONS



- Applicant Representative - Nicole Peykov,
Spencer Fane