

CREEKWALK MARKETPLACE BID



Exclusion Request

8/27/24

Kyle Fenner – Planning and Neighborhood Services

BACKGROUND



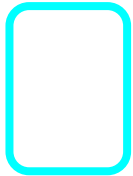
- BID (business improvement district) property inclusions and exclusions must be approved by ordinance
- This BID was approved by City Council in early 2016 with a small initial area
- Subsequent inclusions approved by City Council in 2017, early 2018, early 2019, 2021 and late 2023 with one being requested in 2024.

SUMMARY OF EXCLUSIONS



- This exclusion from the Creekwalk BID will become an inclusion into the Creekwalk Metropolitan District because it is residential in nature.
- 4 parcels
- About 0.99 acres
- All inclusions and exclusions are voluntary and controlled by the current developer

EXISTING BOUNDARIES AND PROPOSED EXCLUSIONS



Location of exclusion parcels



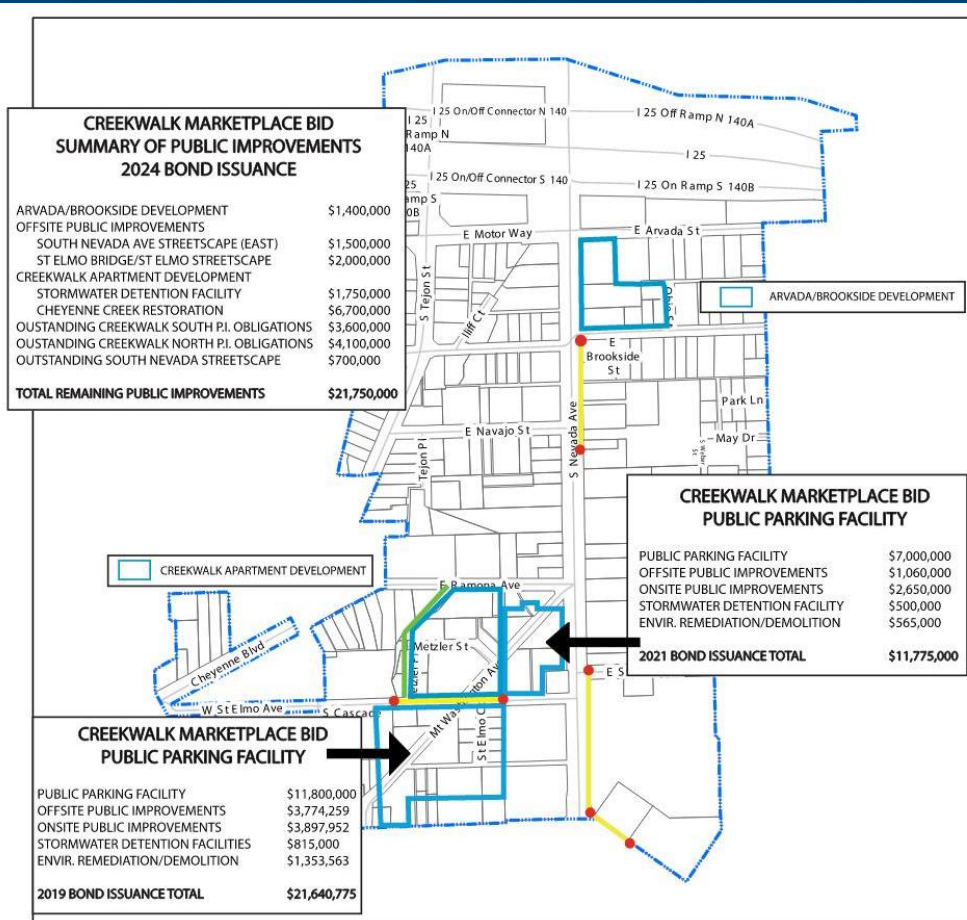
Urban Renewal Boundary

WORK SESSION



- Adverse Impact – None have been identified
- Exclusions 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 Exclusion
- Ordinance
- Map of Inclusion & Exclusions Areas



STAFF RECOMMENDATION



For Approval - Move to adopt an ordinance excluding certain property out of the boundaries of the Creekwalk Marketplace Business Improvement District.

For Denial - Move to deny an ordinance excluding certain property out of the boundaries of the Creekwalk Marketplace Business Improvement District.

QUESTIONS



- Nicole Peykov