

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

AUGUST 25, 2021

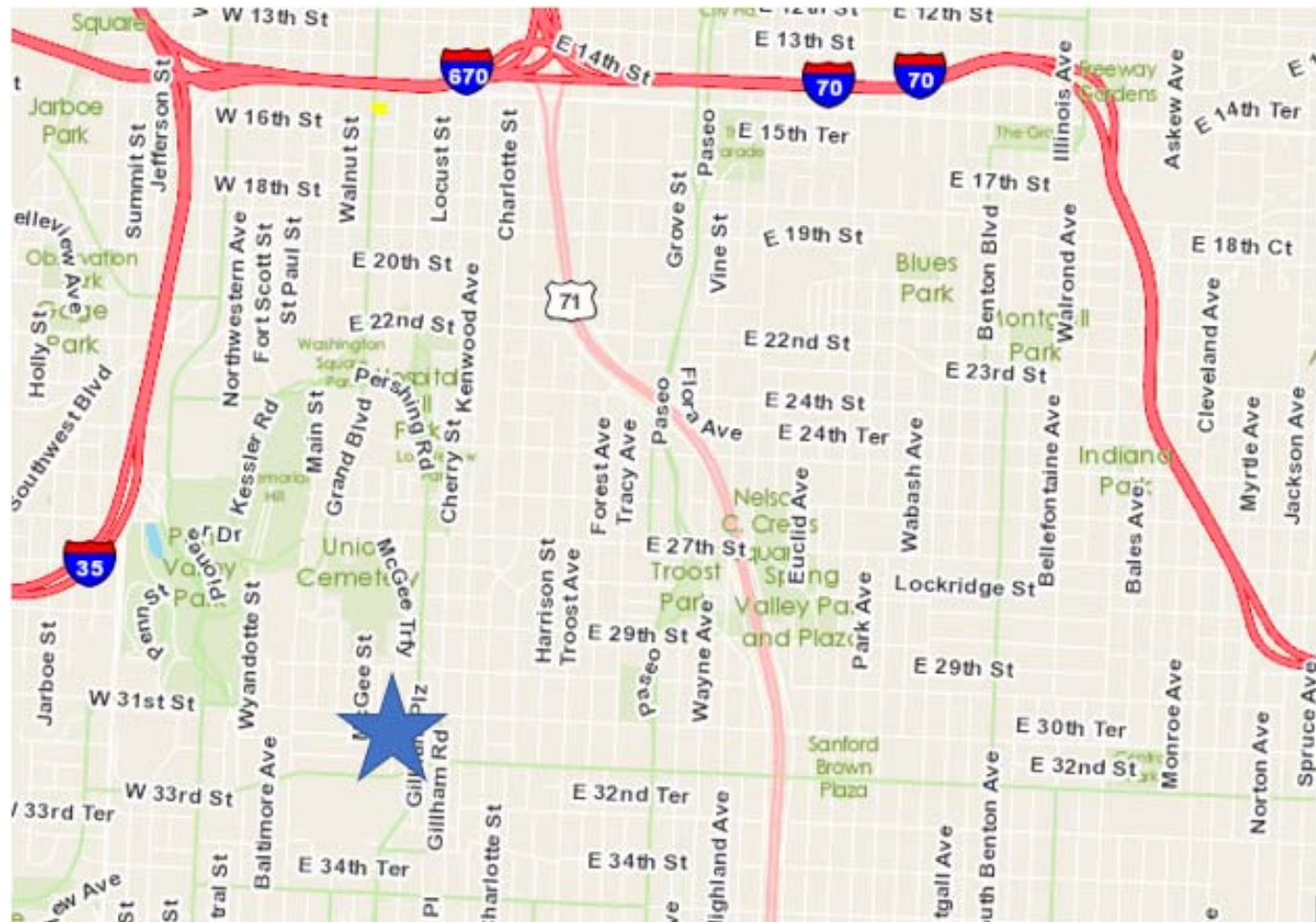


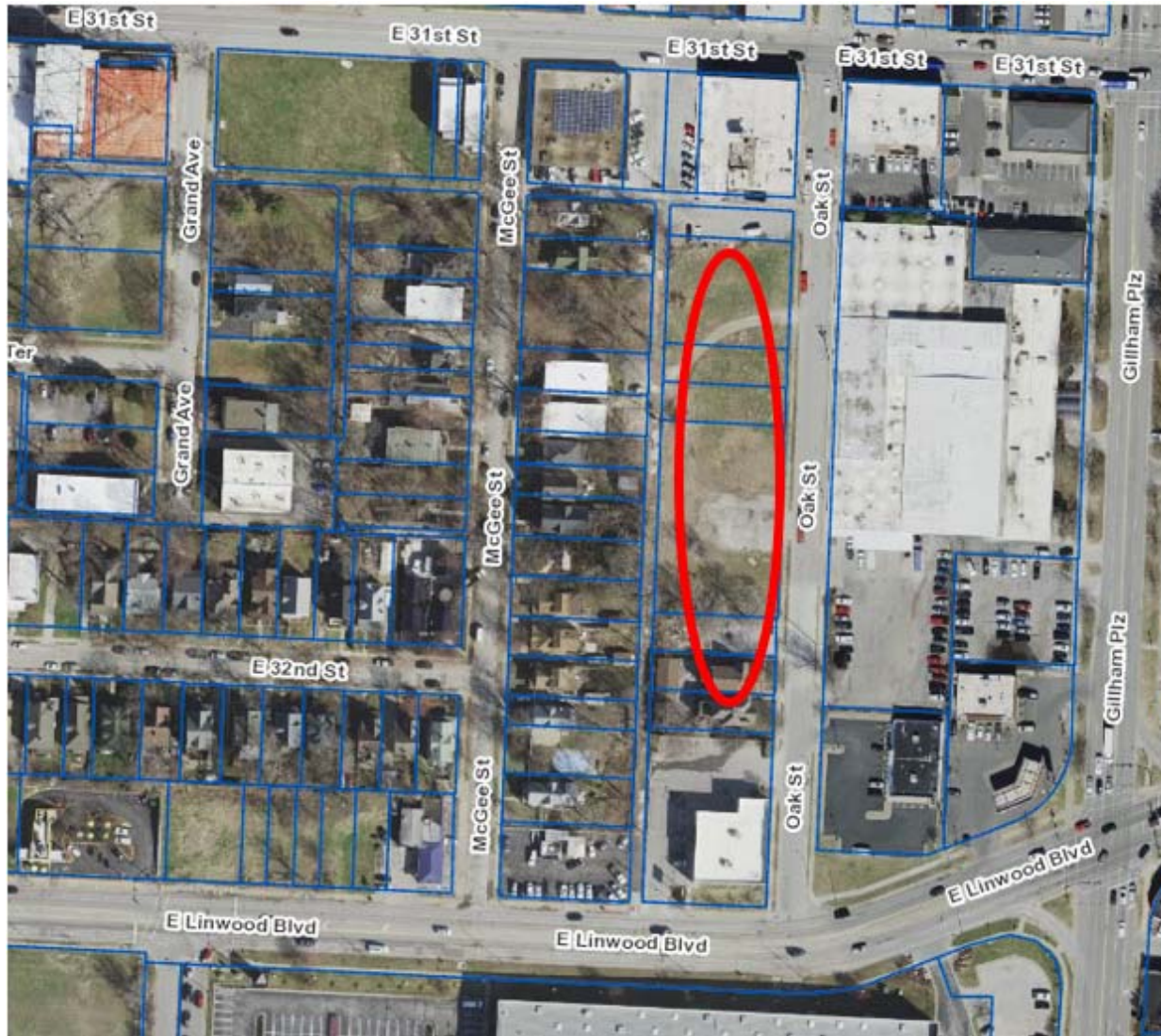
3. OAK STREET TOWNHOMES URBAN RENEWAL PLAN



ECONOMIC DEVELOPMENT CORPORATION

Oak Street Townhomes URA / Council District: 4









OAK STREET TOWNHOMES URBAN RENEWAL PLAN

- Applicant – MarCor Holdings, LLC
- Affiliated with Sunflower Development Group
- Plan is the development of 19 2 – 3 bedroom townhomes
- Application received prior to affordable housing requirement

Blighting factors include:

- Garbage & trash
- Overgrown weeds & brush
- Erosion from storm water runoff
- Deteriorating sidewalks & curbs
- Multiple property code violations

OAK STREET TOWNHOMES URBAN RENEWAL PLAN

- **Staff recommend approval of a Finding of Blight**
- **Staff recommends approval of the proposed Oak Street Townhomes Urban Renewal Plan & forwarding it to City Plan Commission and City Council for approval**

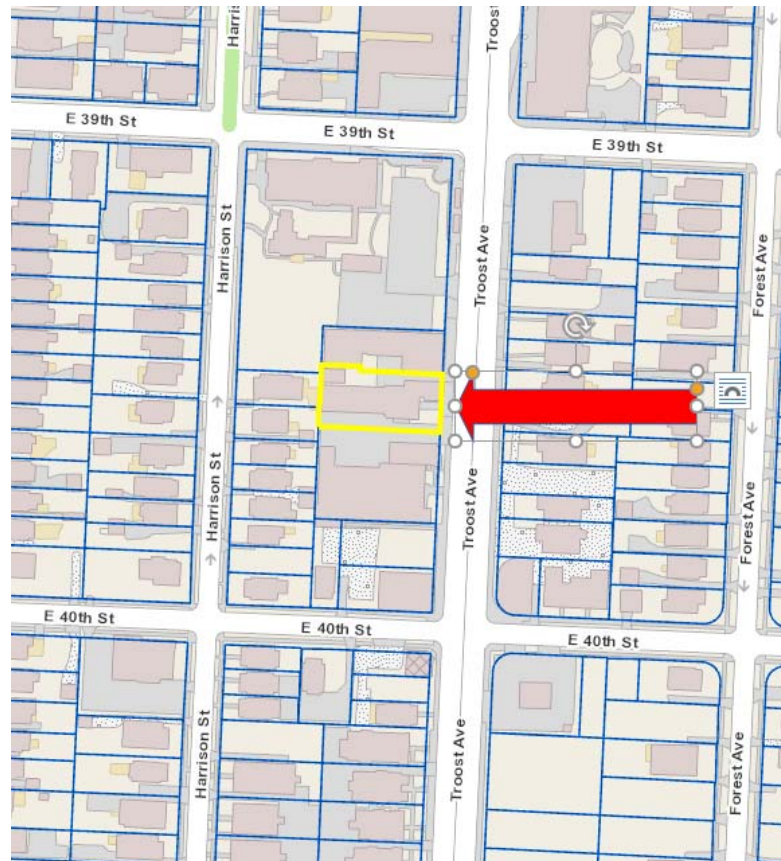
4. 3930 TROOST AVENUE URBAN RENEWAL PLAN



ECONOMIC DEVELOPMENT CORPORATION

3930 Troost – Oglesby Hotel affordable housing

3930 Troost Avenue/ Incentive Area: proposed 3930 Troost URA/ Council District: 4



3930 Troost Avenue



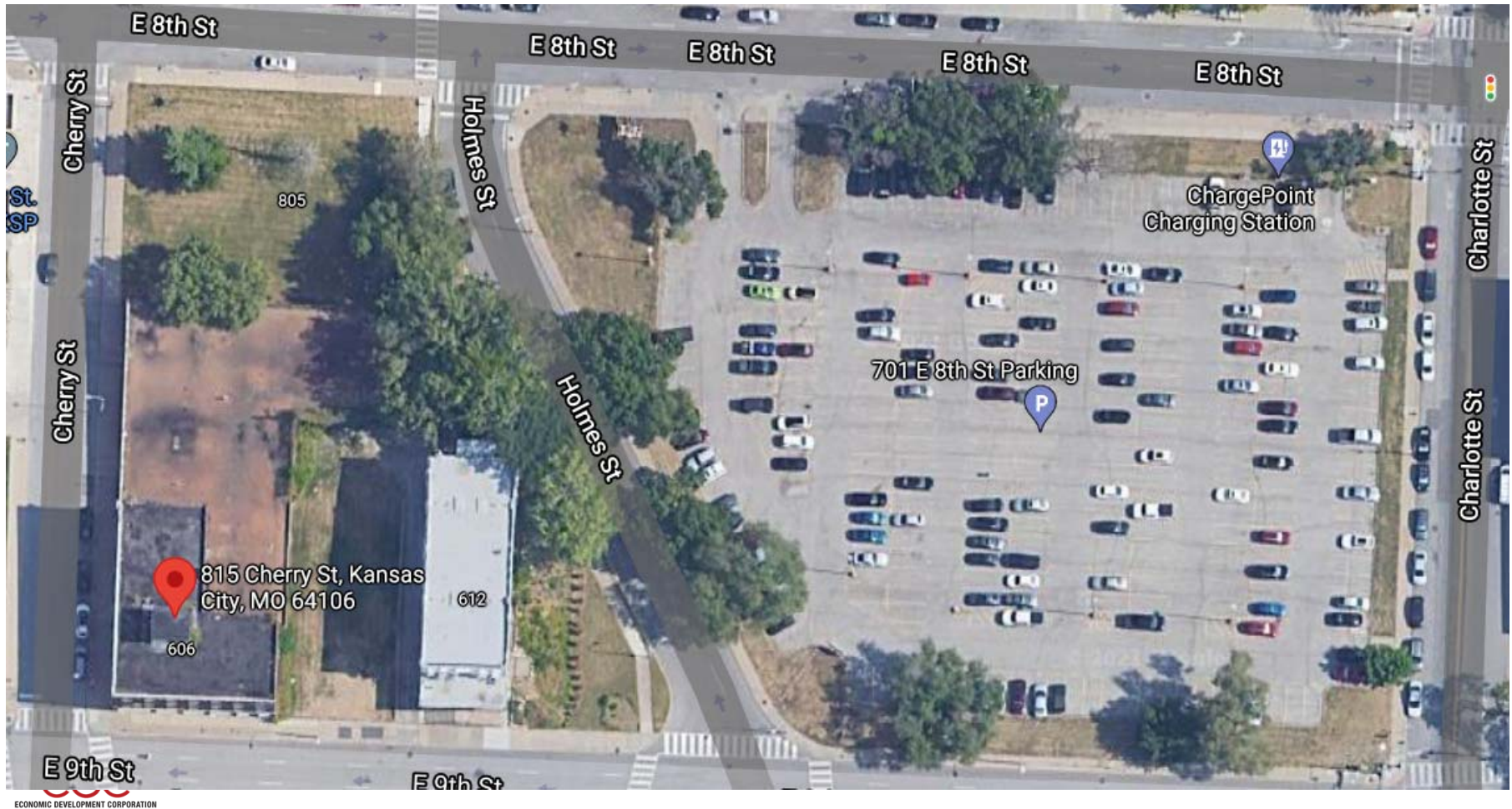
EASTSIDE URA

815 CHERRY / 701 E. 8TH



ECONOMIC DEVELOPMENT CORPORATION

815 Cherry / 701 E. 8th / Incentive Area: Eastside URA/ Council District: 4





701 E. 8th

815 Cherry

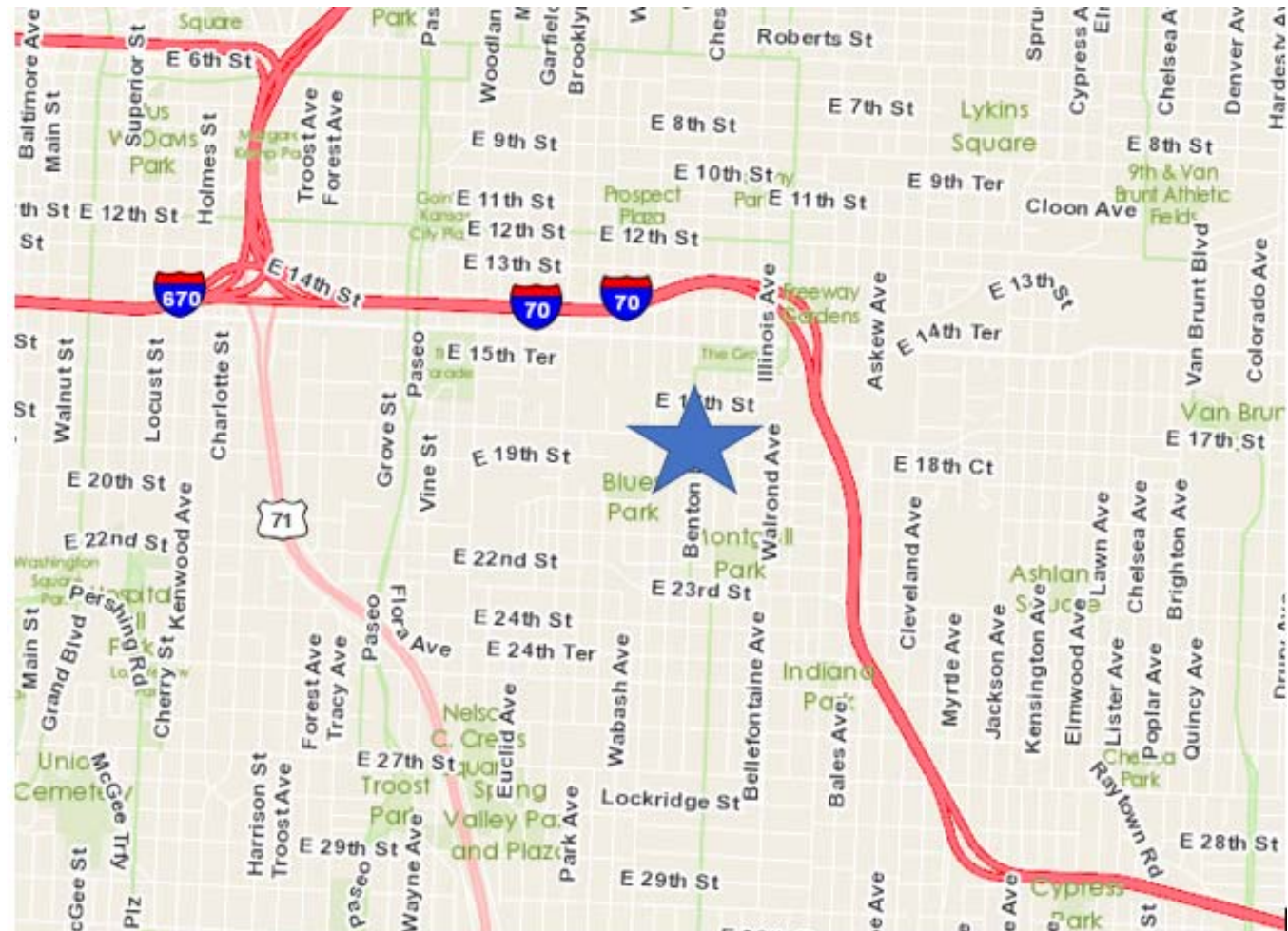


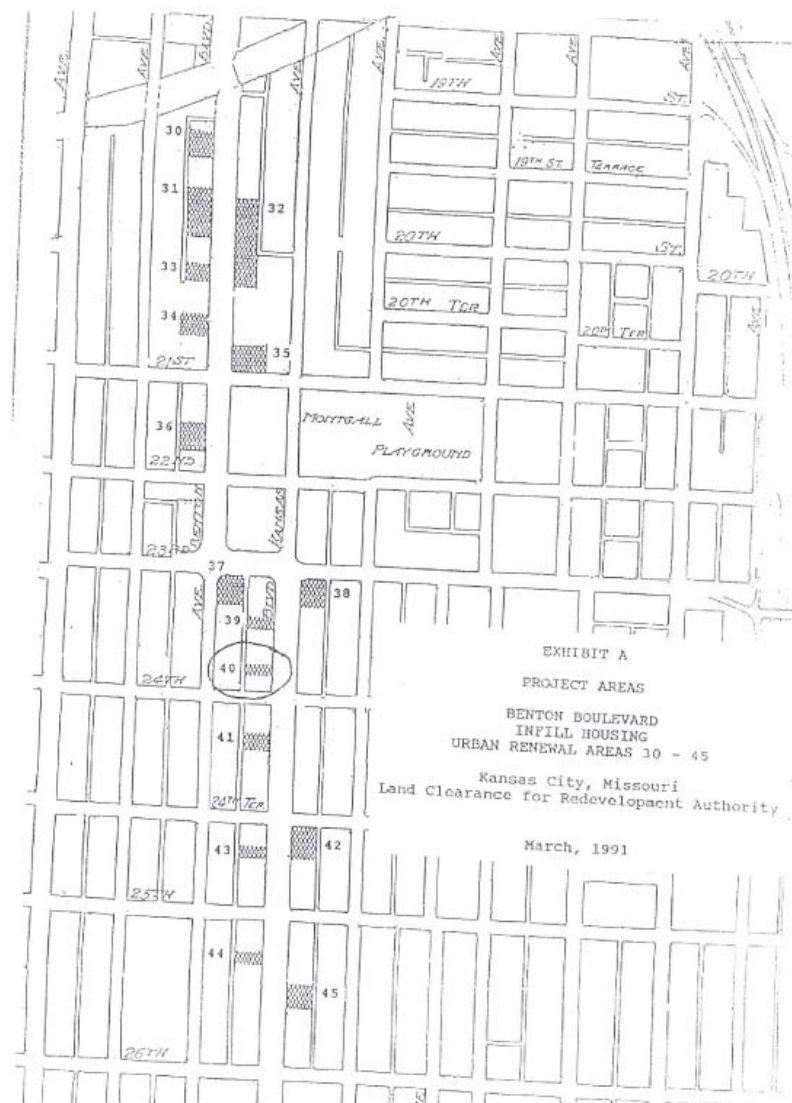
6. BENTON INFILL 30 – 45 URBAN RENEWAL AREA



ECONOMIC DEVELOPMENT CORPORATION

Incentive Area: Benton Infill 30-45 URA / Council District: 3









BENTON INFILL 30 – 45 URBAN RENEWAL PLAN

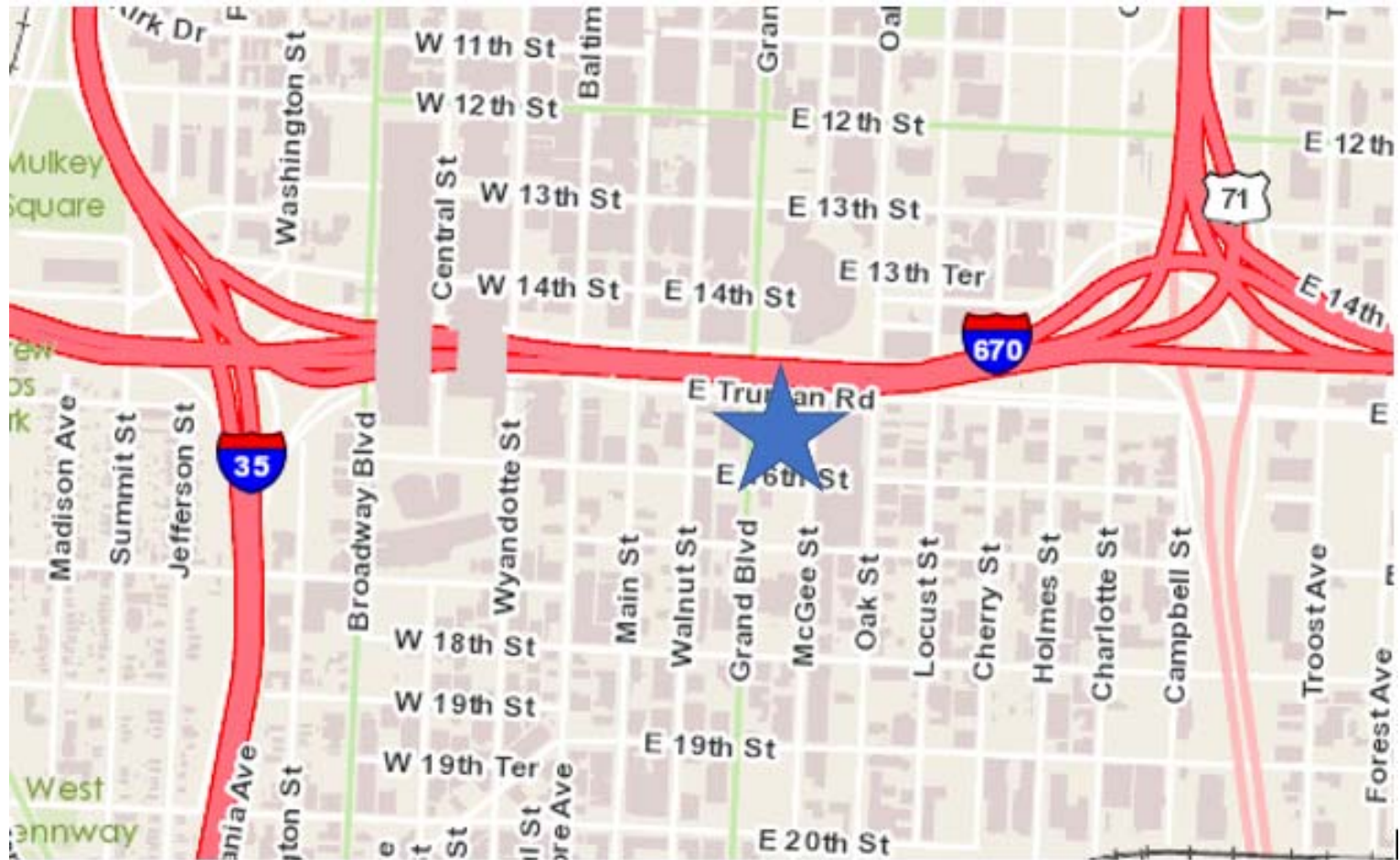
- **Example of scattered-site Urban Renewal Plan**
- **URP created in 1991**
- **Non-profit community development corporation led effort**
- **Sixteen parcels**
- **Twenty-one homes built**
- **All tax abatements have terminated**
- **Staff recommend termination of URP**
- **City Council approval will be needed**

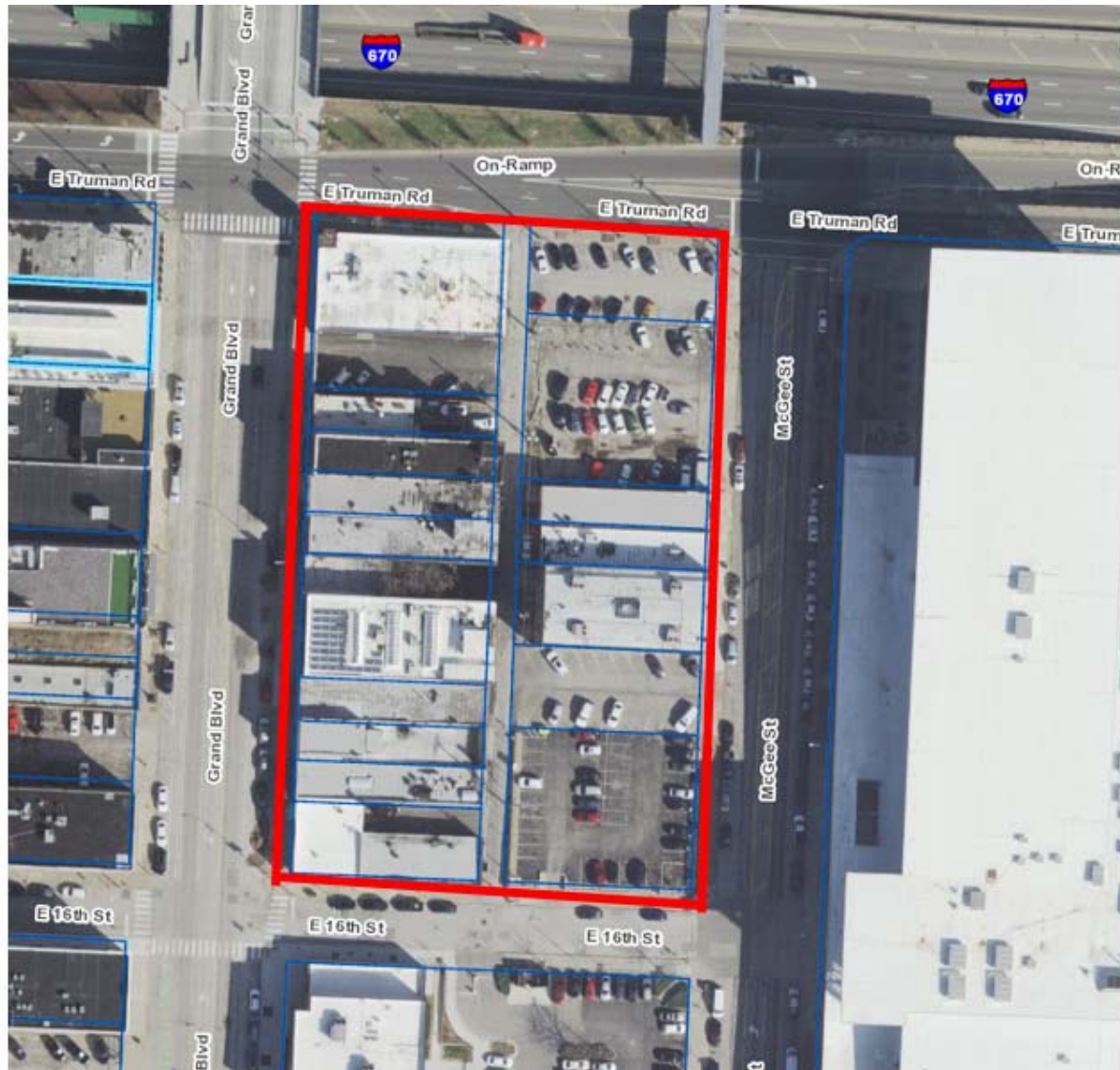
7. GRAND MCGEE URBAN RENEWAL AREA



ECONOMIC DEVELOPMENT CORPORATION

Incentive Area: Grand McGee URA/ Council District: 4











GRAND MCGEE URBAN RENEWAL PLAN

- One city block included
- URP created in 2006
- Property owner & photographer Ron Berg led effort
- Ron Berg's property only one to apply for and receive abatement
- The tax abatement has terminated
- Staff recommend termination of URP
- City Council approval will be needed