

GENERAL

Ordinance Fact Sheet

140841

Ordinance Number

Brief Title:

Authorizing condemnation of
9251 Hillcrest Road

Approval Deadline:

None

Reason:

To further redevelopment within the Bannister & I-435
Redevelopment Area

Details

Reason for Legislation: This ordinance asks the Council to do the following:

- 1.) Declare the parcel of property generally described as 9251 Hillcrest Road to be blighted, substandard or insanitary, and
- 2.) Authorize the condemnation of the fee and all other interests in 9251 Hillcrest Road to be condemned or otherwise acquired.

Discussion (including relationship to other Council actions)

9251 Hillcrest Road is situated within the Redevelopment Area of both the original Bannister & I-435 Tax Increment Financing Plan and the First Amendment to the Bannister & I-435 Tax Increment Financing Plan. The City Council has previously considered whether the area within which 9251 Hillcrest Road is situated is blighted, substandard or insanitary. First, in relation to the Council's consideration of Committee Substitute for Ordinance No. 130737, which the Council passed on October 10, 2013. Second, in relation to the Council's consideration of Ordinance No. 140594, which the Council passed on August 14, 2014.

9251 Hillcrest was the former site of a Circuit City store that has now been vacant for a number of years.

The City has sent an offer letter to the owner. The offer was based on an appraisal. The offer was rejected.

Positions / Recommendations

Sponsor(s) City Attorney

Programs, Departments, or Groups Affected

General Services Dept.
City Planning & Dev. Department

Applicants/Proponents

Applicant

City Department
City Attorney

Other

Opponents

Groups or Individuals

Basis of Opposition

Staff Recommendation

☒ For
9 Against
Reasons Against:

Board or Commission Recommendation

9 For 9 Against
9 No Action Taken
9 For, with revisions or conditions

Council Committee Action

9 Do Pass
9 Do Pass (as amended)

Is it good for the children? Yes. This condemnation will further the redevelopment of this area.			9 Committee Substitute 9 No Recommendation 9 Hold 9 Do Not Pass
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Details**Policy / Program Impact**

		Policy or Program Change	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
		Operational Impact Assessment	
		Finances	
		Cost and Revenue Projections	Cost of Legislation Fair market value as determined by the Commissioners or a jury Increase/Decrease in Revenue Expected Annually No increase or decrease
		Fund Sources	

Applicable Dates:**Fact Sheet Prepared By:**

Galen Beaufort, Senior Assistant City Attorney

Reviewed By:**Reference Numbers**