Memo

To: Mayor and City Council

Fr: Shellby L. Hendee, CEcD

Dt: December 29, 2010

Re: Development Director's Report

1. Planning and Zoning

a. P&Z meets January 10th

b. Continue public hearing for conditional uses; additions include B&B, photo studio, professional office, & field crops; appropriate use per district.

c. Continue review sign regulations. Consider "area" limit, e.g. 36 sq. ft., for signs in residential districts.

2. Tax Increment Financing

a. TIF Commission annual meeting Jan. 20th, 4:00 p.m., City Hall

b. Annual Report shows:

- $35,002 reimbursements to Orscheln in 2010
- $2,862,700 assessed value added to district since 1994 ($160,605/yr. property taxes)
- $2,946,432 total TIF revenue paid to developers since 1994
- Est. $28 million in new taxes generated by 13 companies in TIF District since 1994; 950% ROI
- Est. 350 new jobs

3. Tourism Commission

a. Tourism Workshop Jan. 21st, 10:00 a.m.-3:00 p.m.

b. Presenters from Springfield and St. Joseph Convention & Visitors Bureaus.