

PUBLIC BUILDING ANALYSIS

Heritage Village Redevelopment Project

This project involves the redevelopment of a new Heritage Village at the location of Tower Fields Park. This would be an improved amenity and attraction for the community of Sioux Center and surrounding regional area. The city continues to see strong growth in population and employment opportunities. With ongoing conversations with community residents, and employers, we continue to hear and see the need for additional attractions to keep and retain people in our community. Through a recent planning process, open house discussions and survey data, we saw strong community support for the redevelopment of Heritage Village. This project would involve the development of historic structures, such as barns, homes, and former business buildings to a new identified location for various community and regional display and events. This would include the development of infrastructure such as parking improvements, grading and other site development, installation of water, sewer and other type items to assist in the development of this project.

It is anticipated that the new facility would be constructed during 2021-2023. Total project costs are estimated to be \$250,000 - \$500,000. It is anticipated that half of this cost could be covered from other partners in the project, grants and fundraising efforts as well as a combination of property taxes, Local Options Sales Tax and no more than 60% of the debt will be from Tax Increment Financing (TIF). This percentage is based on the large number of patrons and participants that will be coming from outside the city that will utilize the facility for various programs and events that will be hosted through the facility. We see the anticipated percentage exceeding 75% for use of the facility from outside groups and entities. This could include school tour groups, heritage days harvest festivals, Christmas tours and other special events as made possible. Amenities and attractions such as this are important to the quality of life factors that companies are looking for to locate their new facilities and also for recruiting employees choosing a place to live. Providing this type of attraction and opportunity is necessary to continue to advance the economic objectives of this plan in the Urban Renewal Area.

Because the benefits of this project as a community amenity will extend to residents of the school district and county that reside outside the City's limits, it is appropriate that school district and county residents should share in the costs of this project.

As a result, the City feels that it is fair and equitable to pay a portion of the cost of the Heritage Village Redevelopment Project by using TIF funds to pay for up to 60% of the total cost of the facility and using combination of other funds such as LOST revenues, Hotel/Motel tax, and property tax funds to pay the remainder of the project costs. Cost paid with TIF funds will not exceed \$300,000.