



Revised December 22, 2022

# Redevelopment Plan Meetings and Milestones

## **Create Technical Advisory Team (TAT): August 2021**

- Smaller group of staff and CDA members to focus on redevelopment opportunities

## **TAT Meeting #1: September 10, 2021**

- Review “Meetings and Milestones” and components of a redevelopment plan
- Identify up to 6 candidate redevelopment project areas for CDA consideration, including rationale and very preliminary redevelopment opportunities

## **Community Development Authority (CDA) Meeting #1: September 16, 2021**

- Review purpose and process for redevelopment planning
- ID up to 6 candidate redevelopment project areas for blight and boundary determination
- Discuss general approach for public/property owner outreach
- Provide opportunity for public comment

## **TAT Meeting #2: September 28, 2021**

- Review draft redevelopment Q&A and outreach approach
- Discuss method for blight determinations in candidate redevelopment areas

## **TAT Meeting #3: October 15, 2021**

- Discuss blight determination data for each candidate redevelopment project area
- Identify proposed detailed boundary for each candidate redevelopment project area

## **CDA Meeting #2: October 21, 2021**

- Review redevelopment Q&A and outreach approach
- Endorse TAT proposal for preliminary redevelopment project areas
- Identify potential interviewees/meetings within each project area
- Provide opportunity for public comment

## **Committee of the Whole (COW)/Village Board Meeting #1: October 19 & November 2, 2021**

- Review redevelopment planning purpose and process
- Hear and endorse CDA preliminary proposal for redevelopment project areas

## **TAT Meeting #4: November 19, 2021**

- General project update, interview prep, other outreach, and work plan execution

## **TAT Meeting #5: December 15, 2021**

- Review draft general redevelopment plan, replacing 1994 plan of similar function

## **Stakeholder Interviews: December 2021 – February 2022**

## **TAT Meeting #6: January 7, 2022**

- Review outcomes of interviews and effect on project area plans
- Preview and discuss downtown open house

## **CDA Meeting #3: January 11, 2022**

- Review and advise adjustments to draft general redevelopment plan
- Discuss refinement/reduction of redevelopment project areas
- Provide opportunity for public comment

**Reimagine Downtown Public Open House:** *January 12, 2022 (followed by Web opportunity)*

**TAT Meeting #7:** *January 28, 2022*

- Review open house and other stakeholder input results
- Provide preliminary thoughts on redevelopment project area plans

**CDA Meeting #4:** *February 8, 2022*

- Review open house and other stakeholder input results
- Hear and advise refinements to TAT preliminary proposals for project area plans
- Provide opportunity for public comment

**Planning and Zoning Commission Meeting #1:** *February 22, 2022*

- Update on project and advice on redevelopment project areas and opportunities

**CDA Meeting #4:** *March 8, 2022*

- Adopt CDA resolution designating three project areas and requesting Board to do similar

**Village Board Meeting #2:** *March 15, 2022*

- Adopt Board resolution designating three project areas

**CDA Meeting #5:** *May 10, 2022*

- Review and comment on preliminary draft Redevelopment Project Area B & C plans

**Planning & Zoning Commission Meeting #2:** *May 24, 2022*

- Review and comment on preliminary draft Redevelopment Project Area B & C plans

**Stakeholder Outreach:** *July-October 2022*

- Share draft Project Area B and C and Holum Center plans with property owners

**CDA Meeting #6:** *August 9, 2022*

- Review revised draft Project Area B plan
- Review draft options for redevelopment or reuse of the Holum Center site (part of A)

**Planning & Zoning Commission Meeting #3:** *August 23, 2022*

- Review draft options for redevelopment or reuse of the Holum Center site

**CDA Meeting #7:** *September 13, 2022*

- Review and comment on preliminary draft Project Area A (downtown) plan

**Planning & Zoning Commission Meeting #4:** *September 27, 2022*

- Review and comment on preliminary draft Project Area A (downtown) plan

**CDA Meeting #8:** *December 13, 2022*

- Review entire draft Redevelopment Plan and discuss remaining steps
- Authorize draft plan for public review

**COW/Village Board Meeting #3:** *December 20, 2022*

- Update Board on draft Redevelopment Plan and anticipated review/approval processes

**Stakeholder Outreach:** *January-February 2023*

- Provide notice to each landowner in Project Areas A, B, and C of a public presentation/ Q&A session and of the formal CDA public hearing on the Redevelopment Plan (must be at least 20 days in advance of hearing by certified mail, with return receipt requested—if transmission of notice cannot be accomplished, or if letter is returned undelivered, then notice may be given by posting the notice at least 10 days before hearing date on any structure located on the property, all per Section 66.1333 (6)(b)3. of Statute)

- Post all draft plan materials on Village website, with invitation for input
- Hold public presentation/Q&A session (February 2)
- Publish class 2 notice of CDA hearing, following normal process in Chapter 985 of Statutes, with last insertion at least 10 days before hearing date, per Section 66.1333 (6)(b)3. of Statute

**CDA Meeting #9:** *February 9, 2023*

- Conduct public hearing
- Adopt Redevelopment Plan by resolution

**Village Board Meeting #4:** *March 7, 2023 (after CDA action on its approval resolution)*

- Adopt Redevelopment Plan by resolution (adoption should immediately follow Board approval of updated Comprehensive Plan to achieve required consistency)

**Final Plan Assembly and Distribution:** *March 2023, followed by initial implementation*