

1. COMMUNITY VALIDATION

The redevelopment process usually begins with a *Vision* for creating a new economic opportunity, be it an employment center, retail complex, or a mixed use development. The *Vision* is validated through a community engagement process. In the case of the proposed West Haymarket arena this process involved several studies, numerous citizen committees, the adoption of the Downtown Master Plan, and community outreach activities conducted by the 2015 Vision Group.

2. REDEVELOPMENT PLAN ADOPTION

The formal redevelopment process begins with the preparation of a "Redevelopment Plan." The Redevelopment Plan presents the *Vision* of what the community wishes to pursue. The Plan outlines the intended purpose and scope of the project, along with a Blight Study and the geographic area the Plan will cover. The Plan's adoption in no way approves the project's financing or construction; rather it allows for further discussions to occur with the private interests to formulate a more detailed project definition. Approval of the Redevelopment Plan is not a vote to approve a new arena, convention center, or hotel complex.

3. PRIVATE SECTOR PROPOSAL INVITATION

Adoption of the Redevelopment Plan allows the City to solicit proposals from the private sector to participate in the redevelopment project. Private businesses use the proposal process to show their interest in the project and to describe their possible involvement.

4. REDEVELOPMENT AGREEMENT NEGOTIATIONS

Once the City selects a private developer, negotiations are started to spell out the roles and responsibilities of all parties. The Redevelopment Agreement is a legal contract between the City and developer stipulating who will undertake what tasks, when the tasks will occur, and who pays for each task.

5. FINANCING PACKAGE APPROVAL

It is likely the proposed West Haymarket redevelopment project will use a form of public financing which requires a vote of the electorate. This vote would occur once the detailed financing demands of the project are better known.

6. REDEVELOPMENT AGREEMENT ADOPTION

With financing in place and project details worked out, the Redevelopment Agreement between the City and developer can be adopted. The City Council must hold a public hearing on the Agreement before it can be formally adopted.

7. PROJECT CONSTRUCTION

Following the adoption of the Redevelopment Agreement, construction on the project begins. The project is carefully monitored by City staff to ensure all the conditions and requirements of the Redevelopment Agreement are fulfilled.