

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: May 21, 2018
	Agenda Item No. 48 Roll Call No. <u>18-0891</u> Communication No. <u>18-256</u> Submitted by: Erin Olson-Douglas, Economic Development Director

AGENDA HEADING:

Release of restrictive covenants limiting the use of tax abatement in Airport Business Park, Airport Commerce Park South and Airport Crossroads.

SYNOPSIS:

Office of Economic Development (OED) staff recommend approval of the Resolution releasing the restrictive covenants limiting the use of tax abatement to the 3-year, 100% schedule in Airport Business Park, Airport Commerce Park South and Airport Crossroads. Release of the restrictive covenants will allow new development in these parks to seek tax abatement under any schedule allowed by the Citywide Urban Revitalization Plan.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- As part of the negotiated City assistance in development of the Airport Business Park, Airport Commerce Park South, and the Airport Crossroads, the City required covenants that restricted the availability of tax abatement for new developments to the 3-year, 100% schedule.
- The Economic Development Urban Renewal Areas and Tax Increment Financing (TIF) Districts set up to assist in the development of infrastructure (i.e., streets, water and sewer) in these parks have expired and are no longer in effect thereby returning valuations to the City General Fund.
- The covenants restricting tax abatement to the 3-year, 100% schedule are set to expire in the business parks at various dates over the next two (2) to three (3) years.
- To assist in marketing the undeveloped business park lots, and to remain competitive with other business parks in the City, OED staff are recommending that the covenants restricting tax abatement to the 3-year, 100% schedule be released simultaneously for Airport Business Park, Airport Commerce Park South and Airport Crossroads.
- Releasing of the restrictive covenants, will allow new development to seek tax abatement under any schedule allowed by the Citywide Urban Revitalization Plan.

PREVIOUS COUNCIL ACTION(S):

Date: December 2, 1996

Roll Call Number: 96-4043

Action: Resolution closing hearing on Urban Renewal Development Agreement with ABC Partners, L.P., providing for installation of public infrastructure within the Urban Renewal Project Area, and approving same. Moved by Hensley to adopt. Motion Carried 7-0.

Date: December 2, 1996

Roll Call Number: 96-4032

Action: Resolution closing hearing on Urban Renewal Development Agreement with Airport Commerce Park, L.C. providing for improvement of Fleur Drive south of Army Post Road and installation of public infrastructure within the Urban Renewal Project Area, and approving same. Moved by Hensley to adopt. Motion Carried 7-0.

Date: January 26, 2005

Roll Call Number: 05-476

Action: Hearing on the 15th Amendment to the Restated Urban Revitalization Plan for Citywide Revitalization area known as the Airport Crossings development (Council Communication No. 05-076). Moved by Kieran to adopt. Motion Carried 6-1. Absent: Vlassis.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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