Council Communication

Department: Community Development Case/Project No.: N/A	Ordinance No.: Resolution No.: 23-	City Council: 6-12-2023 Public Hearing: 6-26-2023

Subject/Title

Public hearing on the proposal to enter into a Development Agreement with Western Ridge Apartments, LLC for the construction of a multi-family housing development within the Valley View North Urban Renewal Area.

Location

Generally located at the northeasterly corner of Valley View Drive and Franklin Avenue

Background/Discussion

Background

In 2022, the City began working with Jason James interested in constructing a 100-120 unit market-rate multi+-family development along Valley View Drive north of Franklin Avenue. The project is primarily undeveloped, blighted land with one single-family dwelling. City Council adopted the Valley View North Urban Renewal Plan on May 9, 2022 (Resolution 22-125) and adopted the tax increment financing (TIF) ordinance May 24, 2022 (Ordinance 6496).

Discussion

Mr. James is now ready to proceed with his to assist with the development costs. The total project cost is approximately $12 million. Staff believes that the project will not proceed without assistance. Therefore, an agreement for private development has been prepared which commits a 14-year tax increment financing rebate for the development in the amount of 78% of the attributable property taxes with a maximum incentive of $2 million.

Staff Recommendation

The Community Development Department recommends approval of resolution authorizing the Mayor to execute an agreement for private development with Western Ridge Apartments, LLC providing tax increment financing assistance for the construction of a 100-120 unit market-rate multi-family development.

Attachments

1. Development agreement
2. Notice of Public Hearing

Submitted by: Courtney Harter, Director, Community Development Department