

tax rate).

The LCRA considered the application at their June 26, 2019 meeting and recommended approval of abatement of the incremental increase in property value of the project over a 5 year period. The abatement in real property tax per year if approved is estimated to be \$43,184 or approximately \$215,920 over the 5-year period.

The subject property is located within the US 50 / M-291 Hwy LCRA Urban Renewal Area.

Proposed City Council Motion:

No motion necessary, a proposed ordinance has been placed on the City Council agenda for consideration.

Background:

In 2017, the City Council approved a preliminary development plan for Kansas City Motors, a used car dealership and the owner did not proceed with the approved development. A portion of the subject property was deeded to the City as part of the realignment of Oldham Parkway and the City disposed of the property through a public process as the property was declared surplus property.

The properties subject to the development previously contained a tire sales and service business approved in 1979, and a mobile home sales use approved in 1980. Both commercial structures have since been demolished/removed.

Timeline:

The proposed project is anticipated to be under construction in October of 2019 with completion in March or April of 2020.

David Belpedio, Marks Nelson LLC - financial consultant for applicant

Donna Gordon, LCRA Chairperson

Mark Dunning, Assistant City Manager

Committee Recommendation:

The LCRA recommended approval of a 100% real property tax abatement on the incremental increase in value of the project for a 5 year period with a condition that the abatement will be reconsidered if the ownership or use of the property changes during the abatement period.