

The proposed CID does not encompass the entire proposed development. The proposed CID would encompass approximately 16.76 acres and 86,828 square feet of the restaurant/retail uses. The estimated total project cost is \$49.5M and the proposed CID would reimburse the developer through a 1% sales tax approximately \$3.5M which is approximately 7% of the total project budget. Although this percentage is at or below the threshold identified in the adopted Economic Development Incentive Policy, staff encouraged the developer to present the proposed project and incentive in a conceptual presentation as a significant portion of the public improvements will require ongoing maintenance and oversight.

The proposed CID as presented would reimburse the developer for improvements related to the following:

- * West bound Chipman Road right-in/right-out (public road)
- * Ward Road median adjustment and right turn lane (public road)
- * Chipman Road entry/internal drive (private road for public use)
- * East/West internal drive and utility construction (private road for public use)
- * Outerview Road improvements (private road for public use)
- * North/South entry/internal drive from Donovan (private road for public use)
- * Site development and land reimbursement for approximately .33 acres of public use
- * Pylon signage, Gateway features, public art, social space
- * Contingency, soft costs, legal fees, etc. related to public improvements

Development Background: On May 19, 2016 the City Council adopted Ordinance #7885 approving a Preliminary Development Plan for Summit Orchards.

Impact/Analysis:

Should the proposed CID be enacted, an additional 1 cent sales tax would be collected within the CID boundary to reimburse the developer for public improvements and could be reduced to a lesser sales tax rate after developer reimbursement of eligible costs in order to fund ongoing CID maintained public improvements such as the internal drives within the development.

Mark Dunning, Assistant City Manager
David Bushek, Gilmore & Bell, P.C. - City's Economic Development Counsel
Ferdinand Niemann IV, Summit Orchards Partners, LLC
David Christie, Summit Orchards Partners, LLC