Legislation Details (With Text)

File #:	2017-1220	**Name:**	
Type:	Presentation	**Status:**	Passed
File created:	5/11/2017	**In control:**	City Council - Regular Session
On agenda:	5/18/2017	**Final action:**	5/18/2017
Title:	Consideration and request of issuance of infrastructure permit prior to incentive request consideration - Village at View High project.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 3rd & View High project - Topo & Sewer alignment.pdf		

Date	Ver.	Action By	Action	Result
5/18/2017	1	City Council - Regular Session	approved	Pass

Consideration and request of issuance of infrastructure permit prior to incentive request consideration - Village at View High project.

Issue/Request:

Consideration and request of issuance of infrastructure permit prior to incentive request consideration - Village at View High project.

Key Issues:

The Village at View High project is scheduled to be constructed in phases, with the Meridian at View High Apartments (previously known as Village at View High Apartments) to be constructed first, with additional mixed-use development following. Given the construction schedule of the apartment project and the significant length of the sanitary sewer infrastructure that is to be constructed to serve the development, the developer is requesting the City Council authorize the issuance of the infrastructure permit prior to full consideration of the Village at View High TIF Plan. The developer acknowledges the construction of infrastructure would take place at risk without certainty that this work or a portion thereof may be approved as a reimbursable expense for the development through the TIF Plan approval process.

The Economic Development Incentive Policy contains a provision stating "The City Council will not consider or grant incentives for projects that have received any type of building permit excluding the land disturbance permit." The developer does not desire to jeopardize the potential of receiving incentives for the project should the infrastructure permit be obtained in order to begin work and maintain the construction schedule for the first phase of the development for the apartment project. The developer respectfully requests the Council authorize the issuance of the infrastructure permit while the TIF Plan is considered through the approval process.

Proposed City Council Motion:

If Council is approving of the request: I move to direct staff to issue the infrastructure permit while the TIF Plan application is being processed.