



TO: T.C. Broadnax, City Manager
FROM: Debbie Bingham, Economic Development Specialist, Community and Economic Development
 Ricardo Noguera, Director, Community and Economic Development
COPY: City Council and City Clerk
SUBJECT: Request for resolution– May 10, 2016
DATE: April 25, 2016

SUMMARY:

Authorizing the appropriate City officials to execute an 8 Year Multifamily Housing Property Tax Exemption Agreement with Stadium Apartments, LLC for the development of 172 multifamily market-rate rental units at 102 North G Street in the Stadium Mixed Use Center.

STRATEGIC POLICY PRIORITY:

This project will foster neighborhood, community, and economic development vitality and sustainability by providing 172 market rate housing units within a designated mixed use center.

BACKGROUND:

Stadium Apartments, LLC is proposing to develop 172 new market rate rental units in the Stadium mixed use Center as described in Exhibit “A” to the Resolution. The housing will consist of 172 units as described in the chart below.

Number of units	Type of Unit	Size	Expected Rental Rate
76	Studio	539-768 SQFT	\$1255-1789
30	One bedroom, one bath	609-739 SQFT	\$1418-1721
26	One bedroom, one bath, den	727 SQFT	\$1693
20	Two bedroom, two bath	959-1161 SQFT	\$2234-2705
20	Two bedroom, two bath, den	1100-1327 SQFT	\$2563-3091

The project will also include 204 stalls of parking and 2260 SQFT of retail space. The Community and Economic Development Department has determined that the proposed project qualifies for the 8 year multi-family housing property tax exemption. Stadium Apartments, LLC will enter into an agreement prepared by the City to develop the site as described in the plans on file with the City.

ISSUE:

This action would approve the tax exemption through the attached proposed agreement.

ALTERNATIVES:

If the resolution is not adopted, the tax exemption will not be granted and the developer has stated that the exemption is necessary to make the project feasible.

RECOMMENDATION:

Staff has reviewed the application and has determined that the proposed project qualifies for the 8 Year Multifamily Housing Property Tax Exemption. Staff recommends the Council approve the resolution.

FISCAL IMPACT:

The value of the land would continue to be taxed. The City’s portion of the current tax for land is approximately \$2,280.00 annually. The City’s portion of the tax to be exempted for the



proposed structure is estimated at \$159,600 annually. The project will generate higher revenues for the City at the end of the eight year agreement.