

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
FRESNO, CALIFORNIA, AMENDING THE ECONOMIC  
EXPANSION ACT REQUIREMENTS FOR ABATEMENT OF  
DEVELOPMENT IMPACT FEES

WHEREAS, by Resolution No. 2016-40, the City adopted the Economic  
Expansion Act (“Act”); and

WHEREAS, Council now wishes to amend the Act to modify the requirements for  
abatement of development impact fees.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as  
follows:

1. Section 1.C. of Article V of the Act shall be revised as follows:

Additional Project Type for Office, Retail Tenants and Residential Uses  
Locating in Downtown. Large office, retail and residential developers in the  
downtown area may be eligible for impact fee reductions as determined by  
a thorough review and evaluation of the developer’s operational plans,  
pro-forma statements and any Development Agreement, if applicable. To  
be eligible for full abatement of impact fees, a project must include a  
minimum of 10 residential units or 10,000 square feet of commercial  
development. Developments below that threshold will receive 50%  
abatement of development impact fees. For an office and retail projects,  
the net value of impact fee reductions must be passed on directly to the  
prospective tenant to cover tenant improvement costs above the  
allowance set forth by the developer/owner.

2. The Council hereby adopts the attached Exhibit "A" Economic Expansion Act which shall repeal and replace Resolution 2016-40 in its entirety.

3. This resolution shall take effect upon its adoption.

\* \* \* \* \*

STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

Mayor Approval: \_\_\_\_\_, 2016  
Mayor Approval/No Return: \_\_\_\_\_, 2016  
Mayor Veto: \_\_\_\_\_, 2016  
Council Override Vote: \_\_\_\_\_, 2016

YVONNE SPENCE, CMC  
City Clerk

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN  
City Attorney

By: \_\_\_\_\_  
Laurie Avedisian-Favini  
Assistant City Attorney

[Date]

LAF:ns [71313ns/laf]