



Legislation Details (With Text)

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Title: ***RESOLUTION - Amending the Economic Expansion Act

Sponsors: Office of Mayor & City Manager

Indexes:

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Attachments: 1. Resolution and Exhibit A Amending Economic Expansion Act.pdf, 2. Changes to Economic Expansion Act.pdf

Date	Ver.	Action By	Action	Result
4/6/2017	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

April 6, 2017

FROM: BRUCE RUDD
City Manager

SUBJECT

***RESOLUTION - Amending the Economic Expansion Act

RECOMMENDATION

The Administration recommends that Council adopt a Resolution Amending the Economic Expansion Act

EXECUTIVE SUMMARY

Mayor Lee Brand is proposing to amend his Economic Expansion Act, originally passed by the Council on March 17, 2016, to encourage infill development by offering a reduced water capacity fee for new residential housing in Infill Opportunity Zones and allowing developers to apply for reimbursement of offsite improvements on qualified mixed-use projects between Shaw and Herndon.

BACKGROUND

The Economic Expansion Act was adopted by the Council on March 17, 2016, with the purpose of

improving the City's ability to grow existing businesses and expand the City's tax base without having to incur additional cost by providing measurable incentives. Two amendments to the Act are being presented now to expand the scope of the Act to encourage infill development and mixed-use projects.

Currently, the Act provides developers with the ability to apply for reimbursement of offsite improvements on qualified mixed-use projects within one-half mile of the Blackstone Bus Rapid Transit corridor south of Shaw Avenue. The first amendment extends that reimbursement ability to qualified projects south of Herndon Avenue.

In addition, the Act is being amended to incentivize residential developments in Infill Opportunity Zones by providing a fifty percent reduction in water capacity fees so long as the following criteria are satisfied:

- The development project is located entirely within an Infill Opportunity Zone, as established by the Fresno General Plan;
- The development project is either newly constructed residential development or newly renovated residential development; and
- Necessary water transmission infrastructure is already in place.

ENVIRONMENTAL FINDINGS

By the definition provided in the California Environmental Quality Act Guidelines Section 15378 this item does not qualify as a "project" and is therefore exempt from the California Environmental Quality Act requirements.

LOCAL PREFERENCE

Local preference was not considered since this item does not include a bid or award of a construction or services contract.

FISCAL IMPACT

There will be no fiscal impact to the General Fund. Additionally, water capacity fees for projects which do not qualify pursuant to this amendment will not be increased.

The reimbursement for various offsite improvements has been used in the past to support residential development in new growth areas. The recommended amendment is consistent with this practice with the difference being that the improvements will be used to support existing development rather than new development.

Attachment:

Resolution Amending the Economic Expansion Act