



**CITY OF BUCKEYE
SPECIAL COUNCIL MEETING
JUNE 29, 2016
MINUTES**

**City Council Chambers
530 E. Monroe Ave.
Buckeye, AZ 85326
1:00 p.m.**

1. Call to Order/ Roll Call

Mayor Meck called the meeting to order at 1:00 p.m.

Members Present: Councilmember Garza (via telephone) Councilmember Orsborn, Councilmember McAchran, Councilmember Heustis, Vice Mayor Hess (via telephone), and Mayor Meck.

Members Absent: None.

Departments Present: City Attorney Shiela Schmidt, City Clerk Lucinda Aja, Deputy City Clerk Summer Stewart, Assistant to Council Carol Conley, Development Services Director George Flores, City Engineer Scott Zipprich, and Planning Manager Terri Hogan.

2. Council to take action on Resolution No. 53-16 adopting the Notice of Intent to enter into a Retail Development Tax Incentive Agreement with DMB White Tank LLC, and Findings of Fact.

Staff Liaisons: George Flores-Development Services Director, Scott Zipprich- City Engineer, Adam Copeland- Senior Planner

Councilmember Orsborn declared a conflict of interest and recused himself from discussion and voting. Mr. Copeland provided an overview of Resolution No. 53-16. The resolution will adopt the Notice of Intent to enter into a 5-year Retail Development Tax Incentive Agreement to facilitate the development of a Fry's grocery store and off-site public improvements at the northwest corner of Jackrabbit Trail and Indian School Road, in order to enhance the City's commercial and retail development potential in the area. The City will reimburse the landowner for the cost of the public improvements for two (2) crossings over the Maricopa County Flood Control District Channel along Jackrabbit Trail, full half-street improvements to Jackrabbit Trail, and additional portions of Indian School Road not required as part of the Verrado Community Master Plan (CMP). The source of the funds to reimburse the landowner will be 49 percent of retail sales tax generated from Fry's and any development within the land, and the construction sales tax generated from the construction of all on-site and off-site construction associated with the project. The City will receive sales tax revenue from the new grocery facility, in the estimated amount of \$2.3 million annually, and other retail within the land and construction sales tax revenue of all on-site and off-site improvements. Staff recommends approval of this item; if approved, the Retail Development Tax Incentive Agreement will be brought back before Council for further action on July 14, 2016. Mr. Zipprich provided clarification regarding pavement improvements; stated the City currently has

a Capital Improvement Project to install a traffic signal at the intersection of Jackrabbit Trail and Indian School Road, with a scheduled completion in approximately six months; discussions of reimbursement options related to this traffic signal are ongoing. Information was provided regarding the signal that may be required at the main entrance to the grocery facility. A motion was made by Councilmember Mcachran and seconded by Councilmember Heustis to adopt Resolution No. 53-16 adopting the Notice of Intent to enter into a Retail Development Tax Incentive Agreement with DMB White Tank LLC, and Findings of Fact. Motion passed unanimously.

3. Council will make a motion to adjourn the meeting.

A motion was made by Councilmember Heustis and seconded by Councilmember McAchran to adjourn the meeting at 1:09 p.m. Motion passed unanimously.

Jackie A. Meck, Mayor

ATTEST:

Lucinda J. Aja, City Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the Special Council Meeting held on the 29th day of June, 2016. I further certify that a quorum was present.

Lucinda J. Aja, City Clerk