



**Chandler • Arizona**  
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# 10

OCT 25 2012

**MEMORANDUM**

**Downtown Redevelopment - Council Memo No. DT13-003**

DATE: OCTOBER 5, 2012

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*  
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*  
CHRISTINE MACKAY, ECONOMIC DEVELOPMENT DIRECTOR

FROM: TERI KILLGORE, DOWNTOWN REDEVELOPMENT MANAGER

SUBJECT: APPROVAL OF RESOLUTION NO. 4646 CREATING A CENTRAL BUSINESS DISTRICT.

RECOMMENDATION: Staff recommends approval of Resolution No. 4646 to create a Central Business District (CBD) in Downtown Chandler.

BACKGROUND/DISCUSSION: State law has added the requirement that for the use of the abatement option under the Government Property Lease Excise Tax program (aka "GPLET"), that the Council declare by resolution a Central Business District (CBD). Previously, the past Redevelopment Elements and Plans were considered sufficient to qualify Downtown as a CBD. By declaring a CBD, Council then has the option to award up to an 8 year abatement of property taxes for any lessee of a real property parcel and its government property improvement(s), as part of a larger development agreement. All properties not in the CBD would still qualify for the GPLET rates, but not the 8 year abatement.

The legislation also calls out specific requirements for the CBD. First, only one CBD can be designated per City. Second, it must be compact and geographically contiguous. Third, the CBD cannot be larger than 5% of the total land area within the exterior boundaries of Chandler OR 640 acres, whichever is greater. Fourth, the CBD must be within a redevelopment area where slum and blight has been declared. Chandler's Downtown Redevelopment Area has been properly declared as a slum and blighted area. Fifth, once the authorizing resolution is approved, there is a one year waiting period before the City can approve or enter into a GPLET development agreement or lease within the CBD.

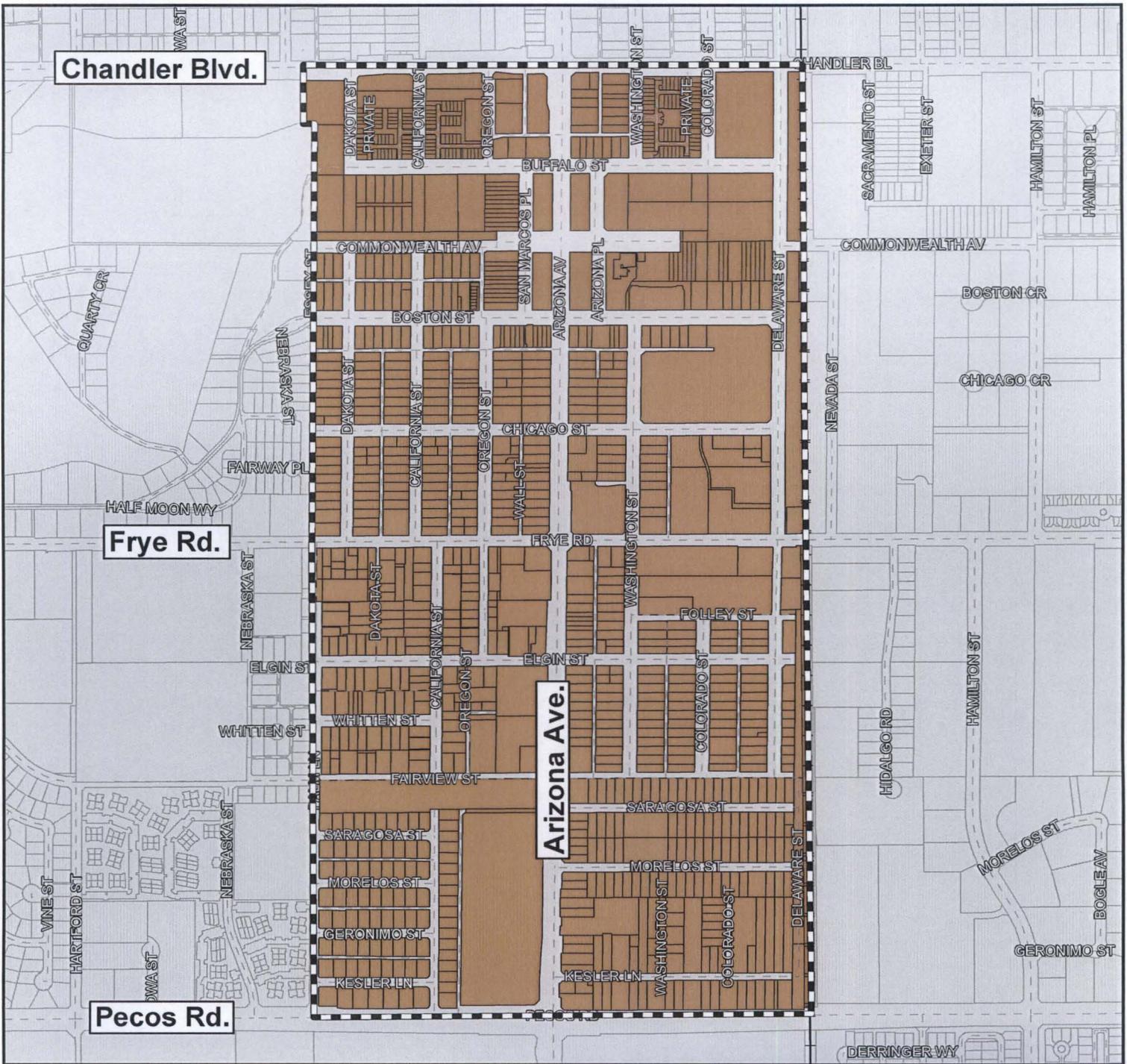
Staff is proposing that the Central Business District boundaries mirror those of the South Arizona Avenue Area Plan, which has been the primary focus of redevelopment activity. This constitutes just under 295 acres, far below the limits allowed by statute. This will serve as an effective tool

to help bring new development to this key corridor. The CBD boundaries may be altered in the future to include additional land, as the Council sees fit.

FINANCIAL IMPLICATIONS: There are no immediate or direct financial implications for creation of a Central Business District. This is simply a step that enables the Council to enter in to future development agreements and leases, and offer the abatement at Council discretion. Each development agreement and lease requires Council action on its proposed terms.

PROPOSED MOTION: Move to approve Resolution No. 4646 creating a Central Business District.

Attachments:  
Exhibit "A" CBD Proposed Boundaries  
Resolution No. 4646



**Chandler Blvd.**

**Frye Rd.**

**Pecos Rd.**

**Arizona Ave.**



**Vicinity Map  
EXHIBIT A**



**Central Business District**

**RESOLUTION NO. 4646**

A RESOLUTION OF THE CITY OF CHANDLER, ARIZONA, DESIGNATING A SINGLE CENTRAL BUSINESS DISTRICT PURSUANT TO A.R.S. § 42-6209.

WHEREAS, the City of Chandler has declared the Downtown Redevelopment; and

WHEREAS, the Arizona Revised Statutes (A.R.S.) require City of Chandler to designate a Central Business District by resolution;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Maricopa County, Arizona, as follows:

1. Section 1. Council hereby finds that the geographic area shown on the map, attached hereto as Exhibit A and incorporated herein by this reference, complies with the requirements of A.R.S. § 42-6209(A)(1).
2. Section 2. Council designates the geographical area shown on Exhibit A as the City of Chandler's single Central Business District.

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 25th day of October, 2012.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I HEREBY CERTIFY that the above and foregoing Resolution No. 4646 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 25th day of October, 2012, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

*KB*

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CITY ATTORNEY