



The developer is requesting that the City extend a 'hunting license' for the remaining 50 spaces. Under the proposed agreement, City vehicles would continue to occupy the current deck space until approximately November 1, 2019, the date upon which it is anticipated that construction on the project would be complete.

In order to accommodate the need for replacement parking for City vehicles, the developer has agreed to construct a new 225-space surface lot that would be reserved for the exclusive use of City vehicles on land just south of Business 40 in the Wake Forest Innovation Quarter (WFIQ). The lot would accommodate the City's current parking needs and provide ample room for expansion. The lot would be owned by WFIQ and leased to the City for a length of time necessary for the City to secure a long-term parking option.

In addition to making available the 4<sup>th</sup>, Church, Chestnut Parking Deck spaces, the developer has requested that the City consider using the net, new tax increment created by the project to help off-set the cost of the construction of the new surface parking lot. Staff recommends that the Mayor and City Council consider offering assistance to Front Street Capital of up to \$522,725 over 7 years to help off-set the construction cost of the new lot. The proposed assistance represents approximately 50% of the increment generated by the project.