

City Council – Action Request Form

Date: June 27, 2013

To: The City Manager

From: Derwick L. Paige, Assistant City Manager

Council Action Requested:

Adopt Resolution Authorizing the City to Participate in the Hilltop House South Project for Certain Public Infrastructure Improvements within the Central Business District Pursuant to N.C.G.S. 160A-458.3.

Summary of Information:

The attached resolution authorizes the City's financial participation of up to \$65,000 over five years for the development of certain public infrastructure improvements for the Hilltop House South project. The project involves the construction of a new 47,540 square foot, 65-unit apartment building at 126 Brookstown Avenue. The new projected tax value for the property after development is \$6,250,000. The current value is \$910,000.

The owners are requesting City assistance to install new sidewalks; landscaping; and a retaining wall, fence and guardrails along the strollway. The estimated cost for these public improvements is \$65,000. These improvements are consistent with other public infrastructure improvements funded by the City for similar projects.

The property currently generates \$4,823/year in City property tax revenues. After construction, the estimated, net new City property tax revenues will be \$28,302/year. The attached resolution authorizes providing a grant of up to \$13,000/year for five years to help offset the cost of the public infrastructure improvements. If the project fails to have a taxable value of at least \$6,250,000, the City's assistance would be reduced proportionately.

Committee Action:

Committee

Action

For

Against

Remarks: