



City Council

Date: June 15, 2020
To: Mayor and Council
Through: Christopher J. Brady, City Manager
From: William J. Jabjiniak, Economic Development Director
Lori Collins, Deputy Economic Development Director
Subject: Adopting a notice of intent to enter into a retail development tax incentive agreement pursuant to A.R.S. § 9-500.11 related to the development of improvements for the project known as the “Destination at Gateway” generally located at the corner of South Signal Butte Road and East Williams Field Road. (District 6)

Purpose and Recommendation:

To consider adopting a notice of intent to enter into a retail development tax incentive agreement pursuant to A.R.S. § 9-500.11 (V.2) related to the development of improvements for the project known as the “Destination at Gateway” generally located at the corner of South Signal Butte Road and East Williams Field Road.

A.R.S. § 9-500.11 requires a city or town to adopt a notice of intent to enter into a retail development tax incentive agreement at least fourteen days before approving the agreement. Destination at Gateway is a mixed-use development located on the south side of Williams Field Road both east and west of Signal Butte Road, with a mix of commercial and residential development on the 89-acre site. The site requires significant investment in public infrastructure by the developer in or for surrounding streets and related utilities that will serve the project site. Without these improvements, the site would not be suitable for commercial development.

The adoption of the notice of intent is required for City Council to consider the approval of the development agreement for Destination at Gateway because the agreement meets the definition of a retail development tax incentive agreement under A.R.S. § 9-500.11. Staff intends to bring the development agreement to City Council for discussion at the June 25, 2020 Study Session, and that it will be placed on the July 8, 2020 City Council meeting agenda for approval.

Staff recommends that the City Council approve the Resolution adopting a notice of intent to enter into a retail development tax incentive agreement pursuant to A.R.S. § 9-500.11 related to the development of improvements for the project known as the “Destination at Gateway” generally located at the corner of South Signal Butte Road and East Williams Field Road.

Coordinated With:

The Office of Economic Development has worked closely with the City Attorney's Office, Development Services, Engineering, and Transportation on this project.