



## City Council

**Date:** September 23, 2024

**To:** Mayor and Council

**Through:** Christopher J. Brady, City Manager

**From:** Jaye O'Donnell, Economic Development Director  
Nick Juszcak, Economic Development Project Manager

**Subject:** Adopting a notice of intent to enter into a retail development tax incentive agreement pursuant to A.R.S. § 9-500.11 (Version 2) related to the development of property for the project known as the "Gateway Automall" generally located along Signal Butte Road, North of Pecos Road and South of State Route 24. (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 "Gateway Automall" generally located along Signal Butte Road, North of Pecos Road and South of State Route 24.

Gateway Automall is a commercial and auto mall development project located along Signal Butte Road, North of Pecos Road and South of State Route 24. The site requires significant investment in public infrastructure by the developer, including 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.

A.R.S. § 9-500.11 (Version 2) 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. The adoption of the notice of intent is required for City Council to consider the approval of the development agreement for Gateway Automall because the agreement meets the definition of a retail development tax incentive agreement under A.R.S. § 9-500.11. The approval of the Resolution for the notice does not constitute approval of the development agreement; it allows the development agreement to be placed on a City Council agenda for consideration in accordance with the requirements of A.R.S. § 9-500.11 (V.2).

Staff intends to place the development agreement on the October 21, 2024 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 (V.2).

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