

ECO MESA: GPLET LEASE

Mesa City Council
Study Session

October 22, 2020



Jeff McVay
Manager of Downtown
Transformation

BACKGROUND

- Council approved ECO Development Agreement, Purchase and Sale Agreement, and Parking Easement on August 31, 2020
- GPLET was not included to allow proper 30- and 60-day notices to school districts
- Project has received zoning approval and developer has opened escrow



GPLET SUMMARY

- **Economic impact analysis - project meets State Statute requirements**
 - Increases property value by more than 100%
 - Generates greater revenues (\$3.5M) than total property taxes abated (\$2.5M)
- **8-year tax abatement**
 - Property generate no property tax revenue today
 - Project generates \$961,000 in direct revenues to City
 - GPLET abates \$205,000 in City property tax
- **Payment in-lieu to local school districts \$32,400**



ECO MESA: GPLET LEASE

DISCUSSION AND QUESTIONS

