



CITY OF
FORESTPARK

City Council Agenda Item

Subject: - Council Discussion and Approval of the allocation of \$250,000 in Tax Allocation District (TAD) funds to support the stormwater infrastructure needs for the proposed new townhome project on Main Street. Executive Offices

Submitted By: James Shelby, Project Manager

Date Submitted: August 23, 2024

Work Session Date: September 3, 2024

Council Meeting Date: September 3, 2024

Background/History: The proposed townhome project on Main Street is set to be a significant addition to our community, providing modern housing options and contributing to the ongoing revitalization of the downtown area. However, due to the nature of the development site, there are substantial stormwater management requirements that must be addressed to prevent potential flooding, manage runoff, and comply with local and state environmental regulations.

Given the complexity and cost associated with these stormwater needs, the project developers have requested assistance from the City to cover a portion of the infrastructure costs. After careful evaluation, it is recommended that \$250,000 from the TAD funds be allocated to this purpose.

Justification:

The use of TAD funds for this purpose is justified by several factors:

1. **Economic Development:** The townhome project is expected to drive further economic activity along Main Street, attracting new residents and potentially leading to increased commercial development. This aligns with the City's broader goals of enhancing the downtown area and boosting property values.
2. **Environmental Compliance:** Ensuring adequate stormwater management is critical for protecting our local environment and maintaining compliance with regulatory requirements. This funding will enable the project to meet high standards for sustainability.
3. **Public Benefit:** The investment in stormwater infrastructure not only benefits the new development but also improves the overall resilience of the surrounding area, reducing the risk of flooding and enhancing the quality of life for nearby residents.
4. **Leverage of Private Investment:** By contributing to the stormwater infrastructure, the City helps to facilitate a project that involves significant private investment, leveraging public funds to generate a multiplier effect in economic and community benefits.

Cost: \$250,000.00

Budgeted for: Yes No

Financial Impact: The \$250,000 allocation will be drawn from the City's TAD funds (270 22 4224 54 1210), which are specifically designated for projects that stimulate economic growth within the district. This expenditure represents a strategic investment in our infrastructure and will not impact the General Fund or other financial resources.

Action Requested from Council: Staff recommends the approval of the allocation of \$250,000 in Tax Allocation District (TAD) funds to support the stormwater infrastructure needs for the proposed new townhome project on Main Street. This investment will ensure that the project aligns with the City's sustainability and infrastructure standards while also promoting responsible urban development.