

MINUTES OF THE  
ECONOMIC DEVELOPMENT COMMITTEE MEETING

7:30 A.M.

September 2, 2016

Committee Chair, Mayor Genshaw brought the meeting to order with the following committee members present: Trisha Newcomer, Dolores Slatcher, Dan Henderson and Charles Anderson.

Trisha Newcomer presented Agenda Item #1, Discuss request from Seaford Development Associates, LLC for a tax freeze for a period of Ten (10) Years commencing at Final Certificate of Use and Occupancy for The Residences at River Place Building 1 and 2.

Mrs. Newcomer summarized the River Place Buildings 1 and 2, to include 72 units, community building, and a pool. The estimated electric consumption at 750 KWH per unit for 36 units (1 building) at 12 months is an estimated total of \$12,627.36. At 1000 KWH per unit for 36 units at 12 months is an estimated total of \$14,886.72 for electric consumption. The estimated taxes for the 72 units (2 buildings), Community Building, and the pool are an estimated annual total of \$35,381.03. This includes 40% per building at \$14,152.40 each and an estimated 20% for the Community Building at \$7,076.20. This project did receive DDD funding in the amount of \$671,000. The total development cost is \$11,413.235. Developer, David Perlmutter, is asking for a ten-year full abatement for the taxes on the Phase 1 and 2 buildings. City Manager Slatcher stated that once the ten-year abatement is up, the assessment on the property will be based on the 2008 assessment value.

Mayor Genshaw suggested that the ten-year abatement would have a zero percent increase for the first five years, and a 20% increase every year after that, to complete the 10-year abatement. This ten-year plan will only be in effect for Phase 1 and 2. Mr. Perlmutter will need to come back to Council for an abatement for Phase 3 and 4.

Mrs. Newcomer asked for a motion for the recommendation of the discussed abatement to be brought to council.

Mayor Genshaw made the motion to recommend the ten-year abatement for Residences at Riverplace to start July first or date of Certificate of Occupancy, whichever occurs first. There will be no increase in taxes for the first five years, then will increase by 20% every year after that for five years, to complete the ten-year tax abatement. This is non-transferable, and the cost of reassessment and land tax will apply. Henderson seconded the motion.

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Shannon Elliott, Secretary

