



108th Avenue Appropriation Request

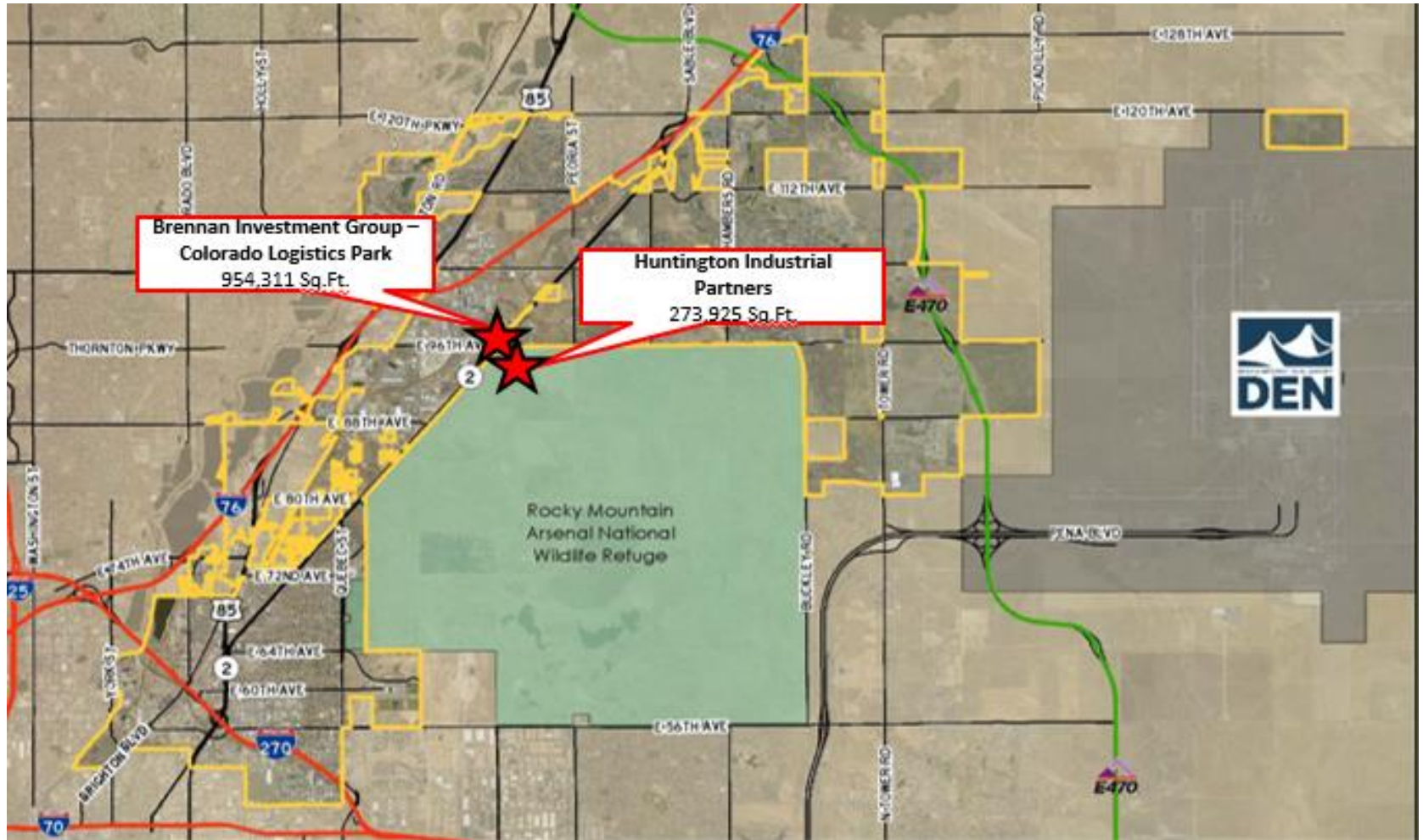
November 16, 2020

Purpose

- Provide an overview of the upcoming development along the 108th and Havana corridor
- Discuss the potential appropriation
- Review current reimbursement mechanisms
- Request Council's approval for the appropriation



Vicinity Map



Background

- Huntington:
 - 20-acre development with I-76 visibility
 - Four industrial buildings being built as spec for lease
 - Buildings range in size from 30,000 SF to 120,780 SF, totaling 273,925 SF
 - Would like to be responsible for planning and managing road improvements on 108th Avenue, including the portion of the road in front of adjacent property owners



Background Continued

- The road in question is currently unimproved (no curb, gutter, landscape, etc.), and only has one unpaved lane in each direction
- Huntington has requested that the City help fund this roadwork, since it will benefit several property owners and future developers, and keeps the City from needing to improve the road in the future
 - The request is for the City to fund the north half, while Huntington enters into a cost sharing agreement with IOV for the south half – this replaces incentives
 - Cost estimates indicate that the north half of the road will total \$584,271



Current City Process

- At this time, the City does not have a process or code language in place that allows staff to seek reimbursement for improvements made that benefit future developers
- The City cannot be a party to private cost sharing agreements
- For this project, there is no tool to compel the property owner on the north side of 108th Avenue to contribute to the cost of improvements on the north half
- This project illustrates the need to update City policy, which is a request that will be presented to Council sometime in the near future



Next Steps

- Staff recommends Council approve the ordinance to amend the budget to transfer and appropriate \$584,271 from fund balance in the General Fund to the CIPP for improving and paving the north one-half of East 108th Avenue





Discussion

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