

## 03-04-2020 Town Council Meeting Responses to Council Questions

### **ITEM #12: Open a Public Hearing and Consider Authorizing an Incentive Agreement for Well Dot, Inc.**

**Council Question:**

How will the amount the Town ultimately gives to Well Dot ultimately be calculated between the cash awards and credits?

**Staff Response:**

*It is split 50% and 50% between cash and parking.*

**Council Question:**

Under this agreement, would the town begin collection of property taxes in Year 1? If so, what would be the estimated tax value and revenue collected?

**Staff Response:**

*They have made an investment in 419 West Franklin Street for renovations and we should see that reflected in our next budget year. We are anticipating several millions of dollars of investment in the County Building and if the building becomes taxable, that would also contribute to the taxes paid. Our early projections show a range between \$150,000-\$200,000 minimum net new taxes for the incentive period.*

**Council Question:**

Has Well Dot, Inc indicated any need for entitlements for possible building plans?

**Staff Response:**

*Well secured building permits for the first property (419 West Franklin) and have completed that work. They will need building permits for the County Building prior to renovations. We anticipate a new permit request in late April or early May for that work. There should be no changes in zoning for either property.*

**Council Question:**

What is the "tangible personal property" referenced in the chart on page 153?

**Staff Response:**

*It is a general reference to acquisitions of corporate property (like desks, computers & other furnishings) that would be taxable as business property.*

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**Council Question:**

What incentive is the County considering? How might their decision impact ours?

**Staff Response:**

*We'll lease the building for a period of time and if they exercise the right to purchase the building, the County will incent this project if the purchase occurs in the first 5 years. It is not known what incentive has been offered. We do not think the County decision will affect what is being asked from the Town as they are located in downtown and are hiring staff.*

**Council Question:**

What is the current plan regarding the County-owned building (re. purchase, lease, time period, etc.)?

**Staff Response:**

*We'll would rehabilitate and lease the building for several years with an option to purchase.*