

# Staff Summary Report



**Council Meeting Date:** 5/20/10

**Agenda Item Number:** 5E18

**SUBJECT:** Request approval of a resolution authorizing the Mayor to execute one or more Government Property Land and Improvements Leases and Memorandums of Lease for each government property improvement located on real property within the City of Tempe on the occurrence of specified conditions.

**DOCUMENT NAME:** 20100520casv12 **CENTRAL BUSINESS DISTRICT (0403-05)** Resolution No. 2010.76

**COMMENTS:** N/A

**PREPARED BY:** Cynthia McCoy, Assistant City Attorney (480-350-2187)

**REVIEWED BY:** Andrew B. Ching, City Attorney (480-350-8575)

**LEGAL REVIEW BY:** n/a

**DEPARTMENT APPROVAL:** n/a

**FISCAL NOTE:** none

**RECOMMENDATION:** Approve the Resolution as presented.

**ADDITIONAL INFO:** The legislature recently adopted wholesale changes to A.R.S. Section 42-6201 et seq., governing government property leases. Among other things, the new legislation limits the tax abatement to areas within a single central business district that must be (a) within a slum and blighted area established pursuant to title 36, chapter 12, article 3, (b) geographically compact and no larger than the greater of 5% of the total land area within the exterior boundaries of the City or 640 acres. The new legislation grandfathers certain leases authorized before June 1, 2010 if certain conditions are satisfied. Many projects would be negatively affected if not grandfathered. City has in the past judiciously used the GPLET authority, and seeks to preserve the benefits of existing law for land within the City meeting certain criteria.