



"...meeting community needs...enhancing quality of life."

MEMO

TO: Finance Committee

FROM: Paula Vandehey, Director of Public Works *PAV*

DATE: January 29, 2018

SUBJECT: Request for City of Appleton to reimburse Developer \$10,000 of sanitary sewer and watermain connection fees as an incentive for the Creekside Estates Development.

Developer Jason Mroz is doing a great job of developing areas in the City of Appleton where current infrastructure exists. A recent project completed was Pond View Estates on Glenhurst Drive. Eight (8) homes were constructed on the thirteen (13) lots within a one-year period. The Developer has a high level of confidence that the Creekside Estates thirteen (13) lots will develop just as quickly. Using conservative estimates, the 13 new homes would add approximately \$3.6 million in assessed value generating \$76,000 in new tax revenue annually. (Copy of Creekside Estates Plat is attached.)

As a financial incentive for the development, the Developer is requesting the City waive \$10,000 of the \$16,423.50 in sanitary sewer and watermain connection fees. In meeting with the Developer, Finance Director Saucerman wanted some assurance that the properties would get built on as quickly as possible. Therefore, instead of waiving the connection fee, the idea of reimbursing a portion when the development reached a certain threshold was proposed.

City staff supports the incentive for the development as it is well below the incentive percentage we have recently supported for other new subdivision developments. Therefore, we request approval to reimburse Developer Jason Mroz \$10,000 of connection fees once eight (8) homes have been constructed in the Creekside Estates Development.

Attachment

C: Tony Saucerman, Finance Director
Bev Matheys, Managerial Accounting Coordinator

