



Common Council Report

Agenda Item: Discussion and Possible Action Regarding a TIF Development Agreement Amendment with Signature Warehousing, LLC
Meeting Date: May 17, 2022
Presenter: Al Hulick, City Administrator
Department: City Administration

Conformance with Strategic Plan:

- Affordability & Financial Stability
- Safe, Inclusive, Welcoming Community
- Diverse Opportunities for Fun and Life-Long Learning
- High Performing Organization with Professional Staff
- Environment for Business Success with Thoughtful Growth and Development

Summary

Signature Warehousing LLC and the City of Milton Administration have agreed to an Amendment to the TIF Development Agreement previously approved by the Common Council on April 5, 2022. The Amendment addresses two matters:

- Revision of the language regarding the value of the property to be sold to Signature Warehousing as requested by the financing entity for the Developer. This has no impact on the TIF Development Agreement, the roles and responsibilities of the agreement, or the financial implications of the Agreement.
- Revisions to the language regarding future property tax liability in the event that a reassessment increases the value of the property by 20% or more over a year to year basis. The only impact this will have on the TIF Development Agreement is that it would potentially accelerate the incentive portion of the Agreement to the Developer in the event that the property tax liability increases 120% or more in a calendar year.

Analysis and Key Issues

The City Administration is comfortable with both of these changes, as they do not change the terms of the agreement. The second revision outlined above would accelerate the payments made to the developer if the value increases, but would not impact the overall financial commitment by the TIF to the Developer.

Fiscal Impact

There will be no fiscal impact to the City of Milton beyond what was previously committed to in the originally agreed upon TIF Development Agreement.



Recommended Motion

The City of Milton Administration recommends approval of the First Amendment to the TIF Development Agreement with Signature Warehousing, LLC.

Attachments

- TIF Development Agreement Amendment (April 6, 2022)