



Santa Fe TIF Plan

3rd Amendment



Overview

The Santa Fe TIF Plan was approved by the Council in 1993, and has been amended twice.

It called for the reclamation of a limestone mine and to redevelop the surface area with mixture of retail, office, industrial, warehouse and residential uses.



Overview

Current budget: \$670 million

Current reimbursable costs: \$167 million

Costs certified to date: \$15.8 million

Costs reimbursed to date: \$4.7 million





Third Amendment

The Third Amendment proposes to align the plan with the actual development which has occurred.

Third Amendment – Site Plan





Third Amendment - Budget

	2nd Amendment	Proposed 3rd Amendment
Total Budget of Project Costs	\$670.4 million	\$121.2 million
Reimbursable Project Costs	\$167 million	\$87.5 million

Third Amendment - Sources of Funds

	2nd Amendment	Proposed 3rd Amendment
Private Investment	\$503.5 million	\$33.7 million
TIF PILOTs and EATs	\$166.9 million	\$87.5 million

Third Amendment - Proposed Uses

	Retail SF	Office SF	Industrial SF	Warehouse SF	Residential Units
Original	739,000	837,000	345,000	221,000	1,000
First Amendment	286,000	3,200,000		3,000,000	0
Second Amendment	500,000	3,900,000	3,600,000		0
Proposed Third Amendment	0	0	3,000,000		0



Third Amendment – Public Improvements

- ▶ Phase 2: Construction of Marion Park Drive from 87th Street south to approximately 93rd Street, including street, curbs, sidewalks, street lighting, water lines, etc. Completed 2016.
- ▶ Phase 3 A and Phase 4 A&B were completed and ready for third-party development in 2018. Utilities have been installed, buildings have been constructed and they are currently occupied.
- ▶ Phase 4 C&D: Reclamation is currently ongoing. Anticipate completion of reclamation and ready for public improvements December 2021.
- ▶ Phase 4: Begin construction of the incoming road anticipated to be the northeast entrance into the business park.




Third Amendment – Public Improvements

- ▶ Phase 3 B and Phase 4 E&F: Reclamation currently ongoing. Ground will be ready for development in 2022.
- ▶ Phase 5: Reclamation is currently ongoing. Ground will be ready for development in 2025.
- ▶ Phase 6, 7, 8, & 10: Reclamation currently ongoing. Ground will be ready for development in 2026.
- ▶ Phases 9 & 12: Ground will be ready for development in 2026.
- ▶ Phase 11: Reclamation is currently ongoing. Ground will be ready for development in 2024.

Third Amendment – But For Analysis


- ▶ The updated but-for analysis prepared by Baker Tilly indicates the following return to the developer with and without the Third Amendment. Baker Tilly indicated that the feasibility threshold in this case would be 15.60%.

Unleveraged IRR Analysis	Unleveraged IRR
Without 3 rd Amendment	11.17%
With 3 rd Amendment	12.21%



Third Amendment – Cost Benefit Analysis

- ▶ A tax impact analysis submitted by the developer and reviewed by Baker Tilly indicates that the Third Amendment will have a positive impact on the taxing jurisdiction revenues.



Third Amendment – PILOTS and EATs

- The Third Amendment proposes to surplus to the respective taxing jurisdictions all PILOTS generated after December 2020 for the remaining life of the plan. The amount of the surplus is estimated to be \$546,000.



Project expiration

- All remaining projects expire in 2026.



Third Amendment – Recommendations

- The Third Amendment does not affect the statutory findings previously made by the Council, except as specifically noted in the Third Amendment. At its July meeting, the TIF Commission recommended approval of the Third Amendment.
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