

INTRODUCED: November 8, 2021

A RESOLUTION No. 2021-R082

To request that the Chief Administrative Officer cause the development of a process for the designation of development project areas within the city of Richmond to be funded through tax increment financing pursuant to Va. Code § 58.1-3245.2 and the preparation of a report concerning the feasibility of designating certain development project areas within the city of Richmond.

\_\_\_\_\_  
Patrons – Mr. Addison and Ms. Lambert

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: DEC 13 2021 AT 6 P.M.

WHEREAS, pursuant to section 58.1-3245.2 of the Code of Virginia (1950), as amended, local governing bodies may adopt “tax increment” financing by passing an ordinance designating a development project area and providing that real estate taxes in the development project area shall be assessed for the purpose of paying the principal and interest on “obligations” issued or “development project cost commitments” entered into to finance “development project costs,” as the terms “tax increment,” “obligations,” “development project cost commitments” and

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    JAN 24 2022    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

“development project costs” are defined by section 58.1-3245 of the Code of Virginia (1950), as amended; and

WHEREAS, the Council believes that the areas enclosed within bold lines as shown on the maps entitled “Downtown-City Center TIF Areas,” “Port of Richmond TIF Area,” “Scott’s Addition - Diamond District TIF Areas,” and “Southside Plaza TIF Area,” copies of which are attached to this resolution, are important areas included in the City’s Master Plan entitled “Richmond 300: A Guide for Growth” (hereinafter referred to as the “Master Plan”), approved by Ordinance No. 2020-236, adopted December 14, 2020, which need investment and a development process to generate the equitable growth outlined in the Master Plan; and

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Richmond that the Council request that the Chief Administrative Officer cause the development of a process for the designation of development project areas within the city of Richmond to be funded through tax increment financing pursuant to section 58.1-3245.2 of the Code of Virginia (1950), as amended, and the preparation of a report concerning the feasibility of designating the areas enclosed within bold lines as shown on the maps entitled “Downtown-City Center TIF Areas,” “Port of Richmond TIF Area,” “Scott’s Addition - Diamond District TIF Areas,” and “Southside Plaza TIF Area,” copies of which are attached to this resolution, as development project areas for the purpose of potentially utilizing tax increment financing to pay the principal and interest on obligations issued or development project cost commitments entered into to finance development project costs in accordance with section 58.1-3245.2 of the Code of Virginia (1950), as amended;

NOW, THEREFORE,

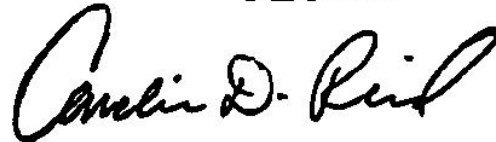
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Council hereby requests that the Chief Administrative Officer cause the development of a process for the designation of development project areas within the city of Richmond to be funded through tax increment financing pursuant to section 58.1-3245.2 of the Code of Virginia (1950), as amended.

**BE IT FURTHER RESOLVED:**

That the Council hereby requests that the Chief Administrative Officer cause the preparation of a report to be submitted to the Council concerning the feasibility of designating the areas enclosed within bold lines as shown on the maps entitled “Downtown-City Center TIF Areas,” “Port of Richmond TIF Area,” “Scott’s Addition-Diamond District TIF Areas,” and “Southside Plaza TIF Area,” copies of which are attached to this resolution, as development project areas for the purpose of potentially utilizing tax increment financing to pay the principal and interest on obligations issued or development project cost commitments entered into to finance development project costs in accordance with section 58.1-3245.2 of the Code of Virginia (1950), as amended.

**A TRUE COPY:  
TESTE:**

A handwritten signature in black ink, appearing to read "Carolin D. Reil". The signature is written in a cursive style with a large initial 'C'.

**City Clerk**



# Richmond City Council

The Voice of the People

Richmond, Virginia

RECEIVED  
By City Attorney's Office at 8:10 am, Oct 25, 2021

## Office of the Council Chief of Staff

### Ordinance/Resolution Request

**TO** Haskell Brown, Interim Richmond City Attorney  
Richmond Office of the City Attorney

**THROUGH** Joyce Davis  
Interim Council Chief of Staff

**FROM** Samson Anderson, Council Budget Analyst

**COPY** Andreas Addison, 1<sup>st</sup> District Representative  
Daniel Wagner, 1<sup>st</sup> District Liaison  
Tabrica Rentz, Interim Deputy Richmond City Attorney

**DATE** October 20, 2021

**PAGE/s** 1 of 2

**TITLE** Request for Evaluation and Process of Creating TIF Districts

This is a request for the drafting of an **Ordinance**  **Resolution**

#### REQUESTING COUNCILMEMBER/PATRON

Andreas Addison, 1<sup>st</sup> District  
Representative

#### SUGGESTED STANDING COMMITTEE

Government Operations

#### ORDINANCE/RESOLUTION SUMMARY

The Patron is requesting a Resolution in order for the Administration to provide to City Council:

- The Process for the creation of Tax Increment Finance (TIF) districts within the City; and
- An evaluation of possible TIF districts within the following four areas of the City:
  - Arthur Ashe Boulevard/Greater Scott's Addition;
  - City Center/Gilpin Court;
  - The Port; and
  - Southside Plaza.

#### BACKGROUND

##### Summary:

Tax Increment Finance (TIF) Districts are a tool that localities can utilize to fund development within the establishing jurisdiction. Below is the explanation of TIFs provided by the World Bank:

"TIF allows local governments to invest in public infrastructure and other improvements up-front. Local governments can then pay later for those investments. They can do so by capturing the future anticipated increase in tax revenues generated by the project. This financing approach is possible when a new development is of a sufficiently large scale, and when its completion is expected to result in a sufficiently large increase in the value of surrounding real estate such that the resulting incremental local tax revenues generated by the new project can support a bond issuance. TIF bonds have been used to fund land acquisition, sewer and water upgrades, environmental remediation, construction of parks, and road construction, among others. Over the past several decades in the United States, two project variations of TIF have evolved: bond financing and pay as you go." (<https://urban-regeneration.worldbank.org/node/17>; 20 Oct 2021)

Like most financial tools available to municipalities there are advantages and disadvantages to utilizing TIFs for varying development proposals. The Patron is requesting that the Administration provide to Council an analysis on the appropriate implementation of TIFs, recommended best practices, and the process of creating TIFs within the City.

The Patron requests that this information be provided in the form of a report, with the opportunity to discuss the report with Administration at a Council meeting.

It is the intent of the Patron to consider creating four unique TIFs within the four following locations (maps are attached for reference):

- Arthur Ashe Boulevard/Greater Scott's Addition;
- City Center/Gilpin Court;
- The Port; and
- Southside Plaza.

Each TIF district would cater to the unique needs of that area, such as but not limited to:

- Affordable Housing;
- Mixed Used Development;
- Infrastructure;
- Economic Development; and
- Transportation.

### FISCAL IMPACT STATEMENT

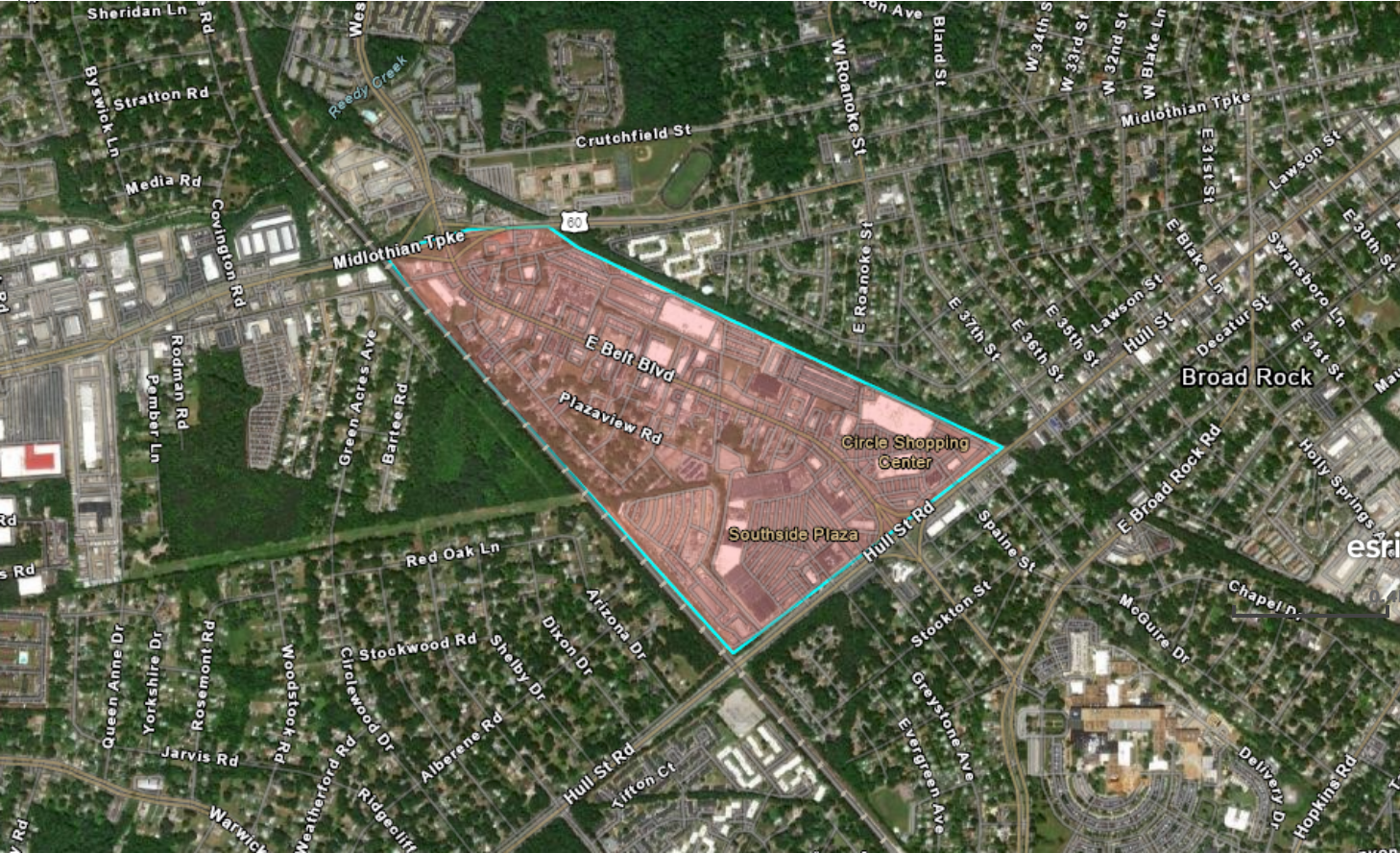
Fiscal Impact Yes  No   
Budget Amendment Required Yes  No   
Estimated Cost or Revenue Impact:

Attachment/s Yes  No

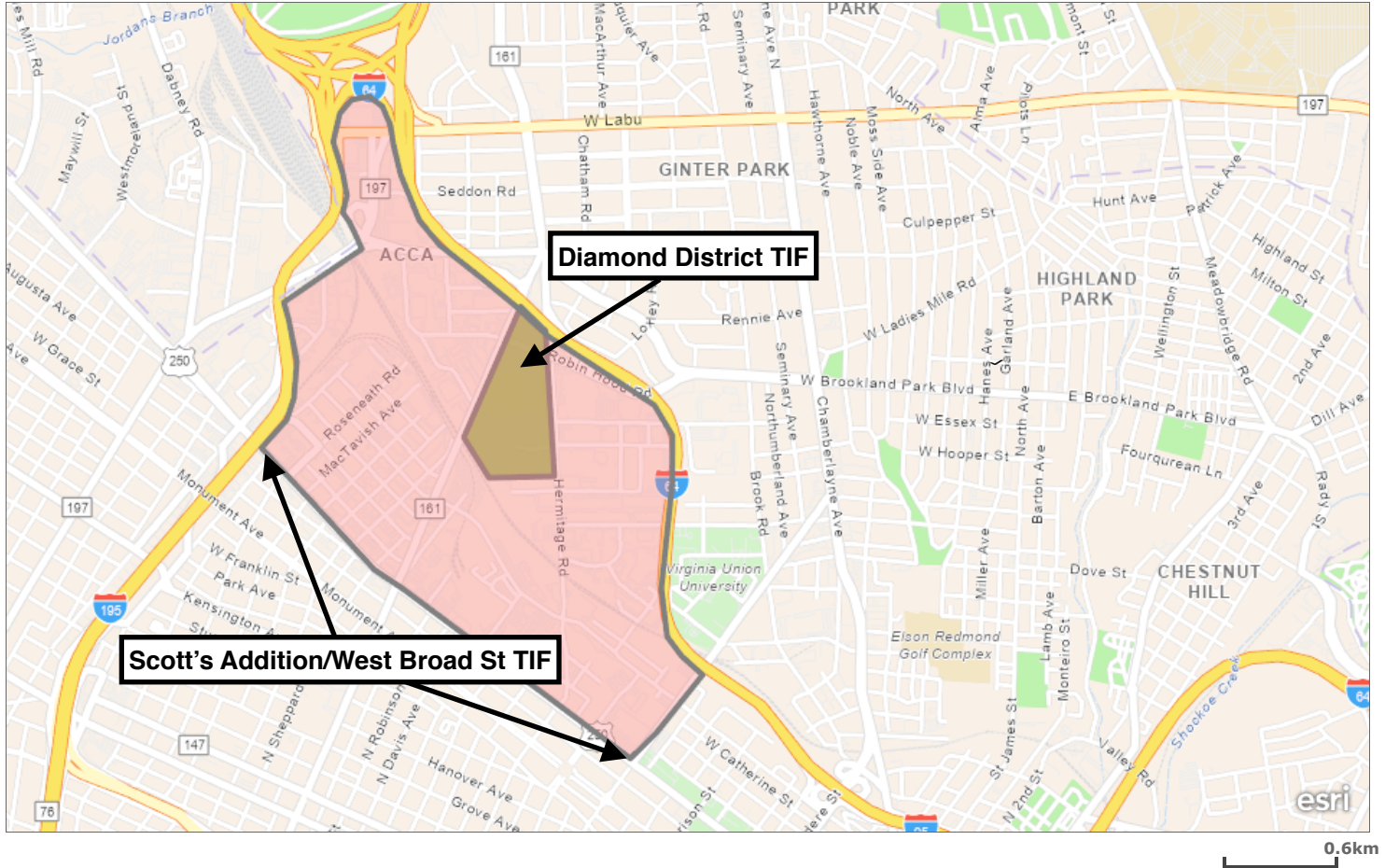
Richmond City Council Ordinance/Resolution Request Form/updated 10.5.2012 /srs

**SOUTHSIDE PLAZA TIF AREA**

CM Addison requested TIF analysis



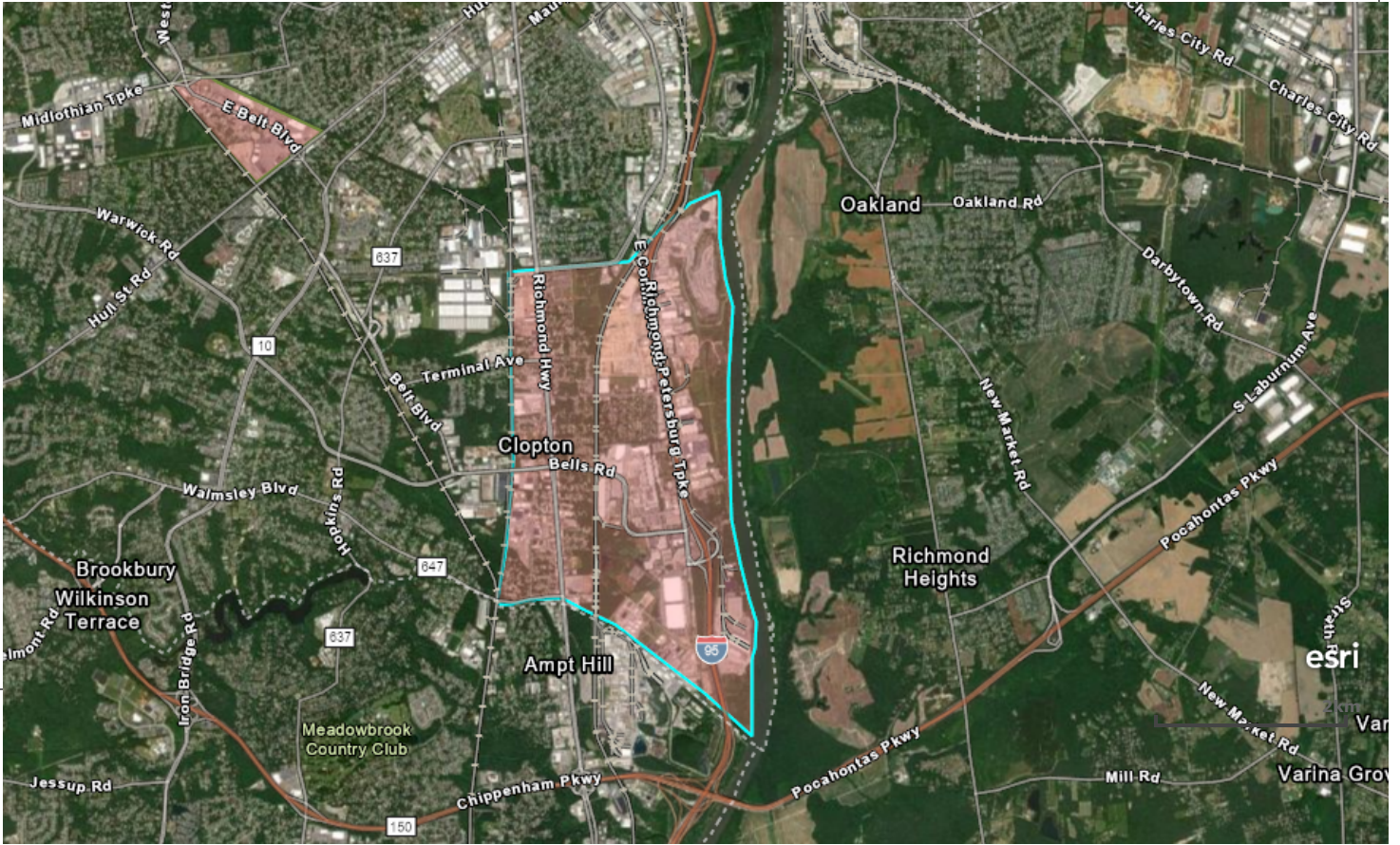
CM Addison requested TIF analysis



Waukesha County - Land Resources Division | Esri Community Maps Contributors, City of Richmond, County of Henrico, VITA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

# PORT OF RICHMOND TIF AREA

CM Addison requested TIF analysis





CM Addison requested TIF analysis

