

FISCAL IMPACT STATEMENT

Indicate the **Total Fiscal Impact** of the action requested, including personnel, operating, and capital costs. Indicate costs for the current fiscal year and continuing costs in future years. Include all related costs necessary to place the asset in service.

1. DESCRIPTION: In 2008, the City conveyed certain property now known as "Wells Landing", previously known as "Parramore Village," to Nu Beginnings Parramore Village Development, LLC. ("Developer"). The Developer agreed to develop the property in accordance with a development agreement approved by the City dated October 18, 2007 as amended from time to time. Due in part to a decline in the real estate market in 2008, the lender has filed mortgage foreclosure proceedings.

The parties have since agreed to a resolution of all disputes and termination of the mortgage foreclosure proceedings. The City will enter into a settlement agreement and pursuant to the terms of the City's settlement agreement, the Developer will convey the property free and clear of all encumbrances, except for taxes and City code enforcement liens. Via the Wells Landing Agreement between the City and the CRA, the CRA will pay the all currently owned real estate taxes in the approximate amount of \$24,800, the costs for recording the deed and the City's mortgage satisfaction, and the cost for the owner's title insurance policy and any other related closing costs. Title to the property will be conveyed to the CRA.

COSTS:

2. Does the acceptance of this action require the hiring of additional or new personnel or the use of overtime?
 Yes No (if Yes, include all personnel costs below).

3. Is the action funded in the current year budget and/or through reallocation of existing Department resources:
 Yes No If No, how will this item be funded? _____

Did this item require BRC action? Yes No If Yes, BRC Date: _____ BRC Item #: _____

4. This item will be charged to Fund/Dept/Program/Project: CRA0007 P (Parramore Housing Initiative).

5.	(a) Current Year Estimate	(b) Next Year Annualized	(c) Annual Continuing Costs Thereafter
Personnel	\$	\$	\$
Operating	30,000		
Capital	_____	_____	_____
Total	=====	=====	=====

6. If costs do not continue indefinitely, explain nature and expiration date of costs: _____

7. OTHER COSTS

(a). Are there any future costs, one-time payments, lump sum payments, or other costs payable for this item at a later date that are *not* reflected above: Yes No

(b) If yes, by Fiscal Year, identify the dollar amount and year payment is due: \$ _____ Payment due date _____

(c) What is the nature of these costs: _____

REVENUE:

8. What is the estimated increase in "valuation" added to the tax rolls? \$ _____. Tax roll increase is:
 real property, tangible personal property, other (identify _____).

9. What is source of the revenue and the estimated annual recurring revenue? Source: _____ \$ _____

10. If non-recurring, what is the estimated Fiscal Year and amount of non-recurring revenue that will be realized? Source _____ Fiscal year _____ \$ _____ non-recurring revenue

11. What is the Payback period? _____ years

12. JUSTIFICATION: Document justification for request. Include anticipated economies or efficiencies to be realized by the City, including reductions in personnel or actual cost (cash flow) reductions to be realized in your budget. In 2008, the City conveyed certain property now known as "Wells Landing", previously known as

“Parramore Village,” to Nu Beginnings Parramore Village Development, LLC. (“Developer”). The Developer agreed to develop the property in accordance with a development agreement approved by the City dated October 18, 2007 as amended from time to time. Due in part to a decline in the real estate market in 2008, the lender has filed mortgage foreclosure proceedings.

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13. APPROVED: TC (Submitting Director or authorized Division Mgr **Only**)
FIS 3/15/04