

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	June 3, 2024
Action Required:	Approve resolution
Presenter:	Chris Engel, Director of Economic Development
Staff Contacts:	Chris Engel, Director of Economic Development
Title:	Resolution authorizing an amendment to the Performance Agreement to support Friendship Court Phase 1 redevelopment efforts

Background

On October 19, 2020, city council approved a performance agreement with Piedmont Housing Alliance (PHA) to help support the redevelopment of the first phase of Friendship Court (now known as Kindewood). The agreement commits the incremental increase in real estate tax revenue generated by the investment, once complete, as a source of financing.

Discussion

At the time of the original agreement, the entire site was a single parcel in the city's land records. For a number of reasons, PHA is undertaking the redevelopment in a series of discrete phases. The action requested in the amendment identifies the newly created parcel (new parcel 'B') that reflects the actual boundary of phase 1. This reduction in footprint and base valuation enables the project to capture more financial benefit in a shorter timeframe. All other elements of the agreement remain the same.

Alignment with City Council's Vision and Strategic Plan

This action aligns with the Housing Outcome Area in the City's newly adopted Strategic Plan.

Community Engagement

Budgetary Impact

There is no additional impact as a result of this action.

Recommendation

Staff recommends approval of the resolution.

Alternatives

City Council can decline to adopt the attached resolution.

Attachments

1. First Amendment to Economic Development Performance Agreement - FINAL
2. City Council Resolution to Approve Amendment - FINAL