

# Eagle URA, Pacific West Communities et al. execute owner participation agreement for \$1.348 million of reimbursable public improvements at Edgewood Crossing, East End Marketplace and Eagle Lakes

By Jeff Kunz, Chairman, Eagle Urban Renewal Agency

EAGLE – The Eagle Urban Renewal Agency, Pacific West Communities, Inc. et al. recently executed an owner participation agreement for the construction and possible financing of \$1.348 million worth of reimbursable public improvements at Edgewood Crossing and East End Marketplace, owned by The Charter School Fund – Oro Valley, LLC, and Eagle Lakes, owned by TPC Brooklyn Park Investors, LLC. The agency will reimburse owners for the cost of the public improvements from 75 percent of the “annual net tax increment revenues,” defined as “the remaining tax increment revenues generated annually from the site, calculated after any pass-through payments due to other taxing districts, minus the 2014 baseline tax revenues.” The agency’s reimbursement payments to owners will continue until the cost of the public improvements has been fully repaid, the owner participation agreement is terminated, found to be legally invalid or expired or the revitalization plan expires, whichever occurs first.

The map depicts the locations of Edgewood Crossing, East End Marketplace and Eagle Lakes and describes the reimbursable public improvements. Within Edgewood Crossing, water and sewer main extensions and street lights for the Riverside Drive extension will be constructed at an estimated cost of \$134,000 and will be completed by June 30, 2016. Within East End Marketplace, State Highway 44/Edgewood Way overhead power lines and utilities will be relocated underground and downtown directional signage will be constructed, Old State Street will be widened and improved with curbs, gutters, sidewalks, storm drainage, landscaping and street lights, Edgewood Way will be improved with sidewalks, storm drainage and street lights and McGrath Road will be realigned, paved and improved with curbs, gutters, sidewalks, water and sewer main extensions, utility relocations, storm drainage, landscaping and street lights. These public improvements will be constructed at an estimated cost of \$575,000 and will be completed by June 30, 2017. Within Eagle Lakes, the Riverside Drive extension will be paved and improved with curbs, gutters, sidewalks, water, sewer and utility extensions, storm drainage, landscaping and street lights. These public improvements will be constructed at an estimated cost of \$589,000 and will be completed by June 30, 2017. Reimbursement of estimated financing costs of \$50,000 associated with these public improvements is also possible. The estimated total cost of construction and possible financing for all reimbursable public improvements will be \$1.348 million.

At estimated build-out in the year 2022, the residential and commercial uses on the site will generate estimated annual tax increment revenues in excess of \$1.0 million for the agency. According to the revenue and expenditure projections found within the owner participation agreement, and excluding the possible occurrence of any risks, events or circumstances affecting the terms of the agreement, the aforementioned public improvements should be fully reimbursed by the end of year 2020 (excluding any possible public recreational facilities subject to a separate letter of intent recently executed by the agency).

