

DEVELOPMENT TOOLS AND INCENTIVES FOR DEVELOPMENT PROJECTS

The table below is a list of development tools and incentives that are available for development projects within the City of Mesa. These incentives are divided into those that are available in Redevelopment Areas and those that are available for development projects citywide.

Tools and Incentives	Redevelopment Areas	Citywide
Acquire slum and blighted properties	Yes	Only in CDBG target area
Purchase, lease, acquire by gift, by grant, or by eminent domain any real or personal property necessary to a development project	Yes	No
Lease, sell, or make available land to a developer in accordance with a development plan	Yes	No
Sell, lease, exchange, or otherwise transfer property to any developer subject to conditions and restrictions deemed to be in the public interest. Property may be sold for less than the cost of acquiring and preparing the property for development (land write-downs)	Yes	No
Hold, improve, clear or prepare property for development	Yes	No
Borrow money and apply for and accept advances, loans, grants and any other forms of financial assistance from the federal government	Yes	In CDBG target area and for low/moderate income economic development projects

Tools and Incentives	Redevelopment Areas	Citywide
Enter into contracts regarding the use of property for residential, commercial, industrial, recreational, or other purposes in accordance with a plan	Yes	No
The City may accept development contract proposals it deems to be in the public interest and in furtherance of the purposes of state law and deliver deeds, leases, and take all steps necessary to effectuate the development contracts (direct participation in project)	Yes	No
Demolish existing buildings, structures, streets, utilities, etc and construct site improvements, streets, and utilities essential to the preparation of the site in accordance to a development plan	Yes	Only for CDBG eligible projects
Arrange or contract for services, streets, roads, public utilities or other facilities in connection with a development project	Yes	Yes, in improvement districts
Ability to enter into any contracts necessary to carry out the purposes of the State redevelopment law	Yes	No
Make restrictions or conditions of the contracts run with the land	Yes	No
Invest any development project funds held in reserves or sinking funds	Yes	No
Relocation assistance for those displaced by development projects	Required	Voluntary

Tools and Incentives	Redevelopment Areas	Citywide
Enter into contracts/leases of housing development projects regarding the use of the property for residential purposes	Yes	Only for public housing projects for low income households
Borrow money and issue bonds and provide security for loans or bonds for a development project	Yes	No
Abate property taxes for development projects (Government Property Lease Excise Tax [GPLET] abatement)	Yes, if in a single central business district	No
Use sales tax rebates for projects	Yes	Yes, with economic development benefits to City
Form improvement districts for enhanced municipal services	Yes	Only in a designated pocket of poverty or a neighborhood strategy area designated by the US Department of HUD
Streamlined development process for zoning and design review approval	Yes	No
Same staff member works with developer from pre-application meeting to Certificate of Occupancy	Yes	No
Special signage allowed (e.g., A-frames, projecting signs, hanging signs)	Yes	No