

CITY COUNCIL AGENDA ITEM COVER MEMO

Agenda Item Number: _____

Meeting Type: Regular

Meeting Date: 07/23/2015

Action Requested By: Legal

Agenda Type: Resolution

Subject Matter:

Tax Increment Financing District 6

Exact Wording for the Agenda:

Resolution calling for a public hearing on the 13th day of August, 2015, at 6:00 p.m., pursuant to Ala. Code §§ 11-99-1 et seq., on the proposed creation of a tax increment financing district, tentatively named "TIF D6".

Note: If amendment, Please state title and number of the original

Item to be considered for: Action

Unanimous Consent Required: No

Briefly state why the action is required; why it is recommended; what council action will provide, allow and accomplish and; any other information that might be helpful.

Associated Cost: _____ Budgeted Item: _____

MAYOR RECOMMENDS OR CONCURS: _____

Department Head: _____

Date: _____

RESOLUTION NO. 15 - _____

BE IT RESOLVED by the City Council of the City of Huntsville, Alabama, as follows:

1. That the City Council of the City of Huntsville, Alabama, proposes creation of a tax increment district, tentatively named Tax Increment Financing District 6 ("TIF D6"), pursuant to Ala. Code §§ 11-99-1 et seq. The proposed tax increment district contains portions of the City of Huntsville and is described as follows: Beginning in the Northeast Quarter of Section 28, Township 4 South, Range 3 West of the Huntsville Meridian, Limestone County, Alabama; more particularly described as beginning at the intersection of the South Right of Way of Old Highway 20 and the West Right of Way of Powell Road; Thence from the point of beginning, North 01 degree 10 minutes 31 seconds East 80 feet to a point at the intersection of the North Right of Way of Old Highway 20 and the West Right of Way of Powell Road; Thence continuing North 01 degree 10 minutes 31 seconds East and along the West Right of Way of Powell Road 255.2 feet; Thence continuing North 01 degree 10 minutes 31 seconds East 4984.8 feet to the Southeast corner of Section 16, Township 4 South, Range 3 West; Thence North 89 degrees 41 minutes 19 seconds West and along the South boundary of said Section 16 for 2641.45 feet; Thence North 00 degrees 35 minutes 24 seconds East 1319 feet; Thence North 89 degrees 37 minutes 56 seconds West 989.76 feet; Thence South 00 degrees 35 minutes 48 seconds West 1318.66 feet; Thence North 89 degrees 41 minutes 19 seconds West 335.89 feet; Thence South 00 degrees 32 minutes West 2665.16 feet; Thence North 88 degrees 27 minutes 44 seconds West 10630 feet; Thence North 43 degrees 25 minutes West 228 feet; Thence North 32 degrees 40 minutes West 1351 feet; Thence North 87 degrees 13 minutes East 4849 feet; Thence South 87 degrees 13 minutes East 2720 feet; Thence North 00 degrees West 5955.24 feet to a point in the centerline of Limestone Creek; Thence following the centerline of Limestone Creek North and West to the intersection of Limestone Creek and an unnamed tributary in the Southwest Quarter of Section 8, Township 4 South, Range 3 West; Thence following the centerline of the unnamed tributary Southwest to a point on the South boundary of said Section 8; Thence West along the South boundary of said Section 8, 1443 feet to the Southeast corner of Section 7, Township 4 South, Range 3 West; Thence South 88 degrees 45 minutes West and along the South boundary of said Section 7, 5430 feet to the Southwest corner of said Section 7; Thence North 01 degree East 5272.3 feet to a point on the North boundary of said Section 7; Thence South 89 degrees East along the North boundary of said Section 7, 5251.3 feet to the Northeast corner of Section 7; Thence South along the East boundary of said Section 7, 1505.6 feet; Thence Due East 515 feet to a point; Thence Due North 542 feet to a point; Thence Due East 102.4 feet; Thence North 01 degree 36 minutes 12 seconds West 952.2 feet; Thence North 29 degrees 29 minutes West 97 feet; Thence Due North 842 feet; Thence Due West 171.3 feet; Thence Due North 130 feet; Thence North 85 degrees 22 minutes 20 seconds West 339.1 feet to a point on the West boundary of Section 5, Township 4 South, Range 3 West; Thence North along the West boundary of said Section 5, 1200 feet; Thence

Due East 217.9 feet; Thence Due North 622.8 feet; Thence Due West 217 feet to a point on the West boundary of said Section 5; Thence North along the West boundary of said Section 5, 529.8 feet; Thence Due East 218.5 feet; Thence Due North 1103.5 feet; Thence North 09 degrees 27 minutes East 757.7 feet to a point on the North boundary of said Section 5; Thence West along the North boundary of said Section 5, 291.4 feet to the Northwest corner of Section 5; Thence continuing West along the South boundary of Section 31, Township 3 South, Range 3 West, 2673.21 feet; Thence North 01 degree 24 minutes 08 seconds East 2658.19 feet; Thence South 89 degrees 43 seconds East 659.48 feet; Thence South 00 degrees 29 minutes 32 seconds West 1104.12 feet; Thence South 88 degrees 35 minutes 26 seconds East 1020 feet; Thence South 01 degrees 04 minutes 30 seconds West 209.51 feet; Thence South 88 degrees 54 minutes 18 seconds East 109.63 feet; Thence South 01 degrees 08 minutes 14 seconds West 206.88 feet; Thence South 88 degrees 36 minutes 40 seconds East 858.96 feet to a point on the centerline of Mooresville Road; Thence South along the centerline of Mooresville Road 1049 feet; Thence Due East 301 feet; Thence Due South 96.31 feet to a point on the North boundary of Section 5, Township 4 South, range 3 West; Thence East along the Northern boundary of said Section 5, 1294.16 feet to a point lying on the South margin of Huntsville Browns Ferry Road; Thence Due North 80 feet to a point lying on the North side of Huntsville Browns Ferry Road and the East margin of Southern Charm Boulevard; Thence North 01 degree 25 minutes 56 seconds East 252 feet; Thence North 37 degrees East 25 feet to a point on the Southern Right of Way of Primrose Alley; Thence along said Right of Way South 88 degrees 34 minutes 04 seconds East 168.34 feet; Thence South 01 degrees 25 minutes 56 seconds West 270 feet to a point on the Northern Right of Way of Huntsville Browns Ferry Road; Thence continuing South 01 degree 25 minutes 56 seconds West 80 feet to a point on the South margin of Huntsville Browns Ferry Road; Thence West along the South margin of Huntsville Browns Ferry Road 121.3 feet; Thence Due South 454.3 feet; Thence South 88 degrees 52 minutes 59 seconds East 544.5 feet; Thence North 01 degree East 450.9 feet to a point on the South margin of Huntsville Browns Ferry Road; Thence East along said South margin 3138 feet to the Northeast corner of Section 5, Township 4 South, Range 3 West; Thence continuing East along the Northern boundary of Section 4, Township 4 South, Range 3 West 1345.4 feet; Thence South 02 degrees 08 minutes 56 seconds West 2591.7 feet; Thence North 88 degrees 56 minutes 03 seconds West 808.7 feet; Thence South 00 degrees 23 minutes 45 seconds West 11,807.7 feet to a point; Thence South 86 degrees 45 minutes 32 seconds East 4503.4 feet to a point on the East boundary of Section 16, Township 4 South, Range 3 West; Thence Due East 64 feet; Thence Due South 1408 feet to a point on the North boundary of Section 22, Township 4 South, Range 3 West; Thence East along North boundary of Section 22 5550 feet to the Northeast corner of said Section 22; Thence South along the East boundary of said Section 22 5249 feet to the Southeast corner of said Section; Thence South 30 feet to the Southern ROW of Old Highway 20; Thence West along the South boundary of Old Highway 20, 2614.5 feet; Thence leaving said right of way, South 01 degree 00 minutes 00 seconds West 2581 feet; Thence South 88 degrees 30 minutes 00 seconds East 1305 feet; Thence South 87 degrees 54 minutes 06 seconds East

1363.56 feet to a point on the East boundary of Section 27 Township 4 South Range 3 West; Thence along the East boundary of said Section 27, South 00 degrees 31 minutes 35 seconds West 2696 feet to the NE corner of Section 34 Township 4 South Range 3 West; Thence continue South 00 degrees 31 minutes 35 seconds West along the East boundary of said Section 34 2983 feet to the centerline of Interstate 565, Thence along said centerline, South 65 degrees 54 minutes 31 seconds West 2301.42 feet; Thence South 88 degrees 38 minutes 50 seconds West 662.15 feet; Thence South 01 degree 06 minutes 35 seconds West 1397.20 feet to a point on the south boundary of Section 34 Township 4 South Range 3 West; Thence along said south boundary, South 88 degrees 51 minutes 09 seconds East 2040.24 feet; Thence South 01 degree 38 minutes 16 seconds West 850.61 feet; Thence North 88 degrees 52 minutes 01 seconds West 445.52 feet; Thence South 02 degrees 00 minutes 55 seconds West 674.83 feet; Thence South 34 degrees 54 minutes 36 seconds West 1310.56 feet; Thence North 88 degrees 44 minutes 30 seconds West 9022.95 feet to a point on Interstate 565; Thence South 01 degree 50 minutes 35 seconds West 130.87 feet; Thence South 65 degrees 46 minutes 25 seconds West 3497.44 feet; Thence North 45 degrees 14 minutes 44 seconds West 553.48 feet; Thence North 87 degrees 45 minutes 01 seconds West 1810.91 feet to a point on the west boundary of Section 5 Township 5 South Range 3 West; Thence along said west boundary, North 01 degree 44 minutes 42 seconds East 4236.87 feet; Thence South 88 degrees 15 minutes 30 seconds East 5371.50 feet to a point on the west boundary of Section 33 Township 4 South Range 3 West; Thence along said west boundary, North 01 degrees 43 minutes 41 seconds East 6113.41 feet; Thence North 04 degrees 55 minutes 03 seconds West 168.86 feet; Thence North 02 degrees 30 minutes 00 seconds East 2601 feet; Thence North 89 degrees 00 minutes 00 seconds East 329 feet; Thence North 02 degrees 30 minutes 00 seconds East 327 feet; Thence South 88 degrees 30 minutes 00 seconds West 342 feet; Thence North 01 degrees 00 minutes 00 seconds East 1175 feet to a point on the south right of way of Old Highway 20; Thence along said south right of way of Old Highway 20, South 88 degrees 00 minutes 00 seconds East 1016 feet; Thence leaving said right of way, Due South 386 feet; Thence South 88 degrees 00 minutes 00 seconds East 280 feet; Thence Due North 63 feet; Thence South 88 degrees 00 minutes 00 seconds East 916 feet; Thence Due South 328 feet; Thence South 88 degrees 00 minutes 00 seconds East 3080 feet to the west right of way of Greenbrier Road; Thence continuing South 88 degrees 00 minutes 00 seconds East 30 feet to the centerline of Greenbrier Road; Thence Due North and along the centerline of Greenbrier Road 165 feet; Thence leaving said centerline South 89 degrees 00 minutes 00 seconds East 480 feet; Thence Due North 492 feet to a point located on the south right of way of Old Highway 20; Thence North 89 degrees 00 minutes 00 seconds West 489 feet to the point of beginning,

LESS AND EXCEPT THE FOLLOWING:

All that part of Section 28, Township 4 South, Range 3 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as beginning at a point located at the Northwest corner of said Section 28; Thence South 01 degree 30 minutes 00 seconds West and

along the West boundary line of said Section 28 1220 feet; Thence South 88 degrees 30 minutes 00 seconds East 1836 feet to the point of true beginning; Thence from the point of true beginning, South 87 degrees 30 minutes 00 seconds East 372 feet; Thence South 00 degrees 30 minutes 00 seconds West 554 feet to a point of curvature of a curve to the right; Thence South along the arc of said curve having a radius of 242.93 feet, chord bearing South 25 degrees 00 minutes 00 seconds West, 316 feet; Thence North 89 degrees 00 minutes 00 seconds West 268 feet; Thence North 02 degrees 30 minutes 00 seconds East 850 feet to the point of true beginning,

Also all that part of Section 27, Township 4 South, Range 3 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as commencing at a point located at the Northwest corner of said Section 27; thence South 03 degrees 33 minutes 44 seconds East 31 feet; thence South 88 degrees 30 minutes 00 seconds East 1813 feet to the point of beginning; Thence from the point of beginning, South 1 degree 00 seconds 00 minutes West 1120 feet; Thence South 88 degrees 00 minutes 00 seconds East 405 feet; Thence Due North 1123 feet; Thence North 88 degrees 30 minutes 00 seconds West 388 feet to the point of beginning,

Also all that part of Section 5, Township 5 South, Range 3 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as commencing at the Northwest corner of said Section 5; thence South along the Western boundary of said Section 5 1012 feet to the point of beginning; Thence from the point of beginning, continue South along the Western boundary of said Section 5 558 feet; Thence South 88 degrees 22 minutes 03 seconds East 563 feet; Thence North 01 degree 34 minutes 49 seconds East 241 feet; Thence North 89 degrees 53 minutes 33 seconds East 100 feet; Thence North 02 degrees 01 minute 40 seconds East 321 feet; Thence North 88 degrees 23 minutes 20 seconds West 663 feet to the point of beginning,

Also all that part of Section 5, Township 5 South, Range 3 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as commencing at the Northwest corner of said Section 5; thence South along the Western boundary of said Section 5 2151 feet to the point of beginning; Thence from the point of beginning, continue South along the Western boundary of said Section 5 232 feet; Thence South 88 degrees 16 minutes 35 seconds East 349 feet; Thence North 07 degrees 02 minute 36 seconds East 231 feet; Thence North 87 degrees 57 minutes 59 seconds West 366 feet to the point of beginning,

Also all that part of Section 34, Township 4 South, Range 3 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as commencing at the Northwest corner of said Section 34; thence South along the Western boundary of said Section 34 865 feet to the point of beginning; Thence from the point of beginning, continue South along the Western boundary of said Section 34 608 feet; Thence South 88 degrees 38 minutes 36 seconds East 322 feet; Thence South 00 degrees 45 minutes 08 seconds West 147 feet; Thence South 89 degrees 58 minutes 41 seconds West 318 feet to a point on the Western boundary

of said Section 34; Thence South along the Western boundary of said Section 34 152 feet; Thence South 89 degrees 18 minutes 22 seconds East 337 feet; Thence North 01 degree 06 minutes 36 seconds East 912 feet; Thence North 88 degrees 56 minutes 10 seconds West 340 feet to the point of beginning,

Also all that part of Section 28, Township 4 South, Range 3 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as commencing at the Southwest corner of said Section 28; thence North along the Western boundary of said Section 28 1005.42 feet; thence South 87 degrees 12 minutes 34 seconds East 2668.29 feet; thence South 02 degrees 03 minutes 07 seconds West 994.74 feet to a point on the south boundary of said Section 28; thence along said south boundary of said Section 28, South 87 degrees 26 minutes 03 seconds East 2225.4 feet to the point of beginning; Thence from the point of beginning, continue South 87 degrees 26 minutes 03 seconds East 433.10 feet to the Northeast corner of Section 33 Township 4 South Range 3 West; Thence along the east boundary of said Section 33, South 00 degrees 44 minutes 32 seconds East 200.34 feet; Thence North 88 degrees 00 minutes 00 seconds East 330 feet; Thence North 00 degrees 30 minutes 00 seconds West 600 feet; Thence North 89 degrees 23 minutes 28 seconds West 324.63 feet; Thence North 01 degrees 00 minutes 00 seconds East 356 feet; Thence South 88 degrees 00 minutes 00 seconds East 30 feet to a point on the east right of way of Greenbrier Road; Thence continuing South 88 degrees 00 minutes 00 seconds East and leaving said right of way 709.00 feet; Thence North 00 degrees 30 minutes 00 seconds West 125.00 feet; Thence North 88 degrees 00 minutes 00 seconds West 710.00 feet to a point on the east right of way of Greenbrier Road; Thence North 88 degrees 00 minutes 00 seconds West 30.00 feet to the centerline of Greenbrier Road; Thence along said centerline, North 01 degrees 00 minutes 00 seconds East 579.00 feet; Thence leaving said centerline, North 56 degrees 00 minutes 00 seconds East 30.00 feet to a point on the east right of way of Greenbrier Road; Thence leaving said right of way and continuing North 56 degrees 00 minutes 00 seconds East 169 feet; Thence North 01 degrees 00 minutes 00 seconds East 151 feet; Thence North 57 degrees 00 minutes 00 seconds East 521 feet; Thence North 33 degrees 00 minutes 00 seconds West 305 feet; Thence South 57 degrees 00 minutes 00 seconds West 476 feet to the East right of way of Greenbrier Road; Thence continuing South 57 degrees 00 minutes 00 seconds West 30 feet to the centerline of Greenbrier Road; Thence along said centerline, North 02 degrees 00 minutes 00 seconds East 1529 feet; Thence leaving said centerline, South 57 degrees 00 minutes 00 seconds West 30 feet to a point located on the west right of way of Greenbrier Road; Thence leaving said right of way, South 57 degrees 00 minutes 00 seconds West 292 feet; Thence South 03 degrees 00 minutes 00 seconds East 18 feet; Thence South 68 degrees 00 minutes 00 seconds West 272 feet; Thence South 14 degrees 00 minutes 00 seconds East 95 feet to a point located on the north right of way of Southern Railroad; Thence along the north right of way of said railroad, South 70 degrees 30 minutes 00 seconds West 141.76 feet; Thence South 08 degrees 33 minutes 01 second East 428.27 feet; Thence South 68 degrees 07 minutes 25 seconds West 361.33 feet; Thence South 08 degrees 44 minutes 10 seconds East 2546.06 feet

to the point of beginning, within the boundaries of the City of Huntsville and also within the boundaries of Limestone County, Alabama, and containing approximately 7131 acres, more or less. Beginning August 11, 2015, copies of the proposed project plan will be available for public viewing in the office of the City Clerk/Treasurer, located on the third floor of the City Administration Building, 308 Fountain Circle, Huntsville, Alabama.

2. That the City Council of the City of Huntsville, Alabama, shall meet at 6:00 p.m. on the 13th day of August, 2015, in the Council Chambers of the City of Huntsville, Alabama, located at 308 Fountain Circle, Huntsville, Alabama, for the purpose of holding a public hearing, pursuant to Ala. Code §§ 11-99-1 et seq., at which date, time and place all interested parties will be afforded a reasonable opportunity to express their views on the concept of tax increment financing, on the proposed creation of a tax increment district and its proposed boundaries, and its benefits to the City.

3. That this Resolution shall be published at length in the *Huntsville Times* on the 31st day of July, 2015, and on the 7th day of August, 2015, both of which publications shall be within the fifteen (15) day period immediately preceding the date of the public hearing, and shall constitute notice of the aforementioned public hearing.

ADOPTED this the 23rd day of July, 2015.

President of the City Council of
the City of Huntsville, Alabama

APPROVED this the 23rd day of July, 2015.

Mayor of the City of Huntsville,
Alabama



HUNTSVILLE BROWNSFERRY RD

POWELL RD

Total Area:
7,131 Acres (+/-)

FENNELL RD

POWELL RD

SEGERS RD

OLD HIGHWAY 20

MOORESVILLE RD

GREENBRIER RD

BIBB GARRETT RD

65

565

20 20

West TIF

