

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**  
September 15, 2008

**CALL TO PODIUM:**  
Tony Tomasello, Assistant City  
Manager

**RESPONSIBLE STAFF:**  
Tony Tomasello  
Greg Ossont  
Cindy Hines

**AGENDA ITEM:**  
(please check one)

<input type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input type="checkbox"/>	Public Hearing
<input type="checkbox"/>	Historic District
<input type="checkbox"/>	Consent Item
<input type="checkbox"/>	Ordinance
<input checked="" type="checkbox"/>	Resolution
<input type="checkbox"/>	Policy Discussion
<input type="checkbox"/>	Work Session Discussion Item
<input type="checkbox"/>	Other:

**PUBLIC HEARING HISTORY:**

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

**TITLE:**

Resolution Establishing Local Standards Relating to the Administration of the Olde Towne Enterprise Zone as Provided for Under the State of Maryland Enterprise Zone Program

**SUPPORTING BACKGROUND:**

The Maryland Enterprise Zone program, a local economic development program established by the Maryland General Assembly, provides state and local tax and fee incentives to eligible businesses within the designated zone. The state program includes a provision that permits counties and municipalities to establish local standards to better meet the economic development needs of their communities.

The local standards developed for the Olde Towne Enterprise Zone identify the City of Gaithersburg as the approving body, define project completion (for eligibility purposes) and identify the minimum qualifying capital investment requirements.

**DESIRED OUTCOME:**

Vote on Resolution

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE MAYOR AND CITY COUNCIL ESTABLISHING  
LOCAL STANDARDS RELATING TO THE ADMINISTRATION OF THE OLDE  
TOWNE ENTERPRISE ZONE AS PROVIDED FOR UNDER THE  
STATE OF MARYLAND ENTERPRISE ZONE PROGRAM

WHEREAS, implementation of the Olde Towne Master Plan is one of the City's priority Strategic Directions; and

WHEREAS, the Strategic Direction states that the City will actively pursue development and redevelopment opportunities in Olde Towne; and

WHEREAS, the Enterprise Zone will provide material financial incentives that will facilitate additional development in Olde Towne; and

WHEREAS, the State of Maryland provides for the establishment of local standards and such standards were included in the City's approved application to the Maryland Department of Business and Economic Development:

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council establishes the following local standards for the Olde Towne Enterprise Zone:

1. All qualifications and designations are to be interpreted at the sole and absolute discretion of the City of Gaithersburg.
2. Project completion is evidenced by the issuance of a Certificate of Occupancy.
3. Property owners must make a minimum qualifying capital investment in the property through sources other than government grants. A minimum qualifying capital investment may include improvements made with funds obtained through government loan programs.
4. The minimum qualifying capital investment for existing buildings where there is no expansion of floor area is ten dollars (\$10) per square foot of building floor area improved, and at least 50 percent of the total building floor area must be improved.
5. The minimum qualifying capital investment may include off-site investment in state-of-the-art technology to meet modern standards.

6. The minimum qualifying capital investment may include off-site improvements, such as streetscape improvements, and on-site improvements, such as new landscaping in parking lots, to implement specific objectives of the Gaithersburg Olde Towne District Master Plan. These improvements must be part of a building construction or building improvement project.
7. Construction of new parking facilities or improvements to existing parking facilities are not eligible for tax credit, except where such parking facility is an integral part of a new building construction or improvement of an existing building.
8. The minimum qualifying capital investment for new construction and additions to existing structures is \$250,000.

ADOPTED by the City Council on this 15<sup>th</sup> day of September, 2008

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SIDNEY A. KATZ, MAYOR and  
President of the Council

THIS IS TO CERTIFY that the foregoing  
Resolution was adopted by the City Council  
in public meeting assembled on the 15<sup>th</sup> day  
of September, 2008.

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James D. Arnoult, Acting City Manager