

Public Incentive Policy

The intent of this policy is to identify the guiding principles Fairway's Governing Body will consider when determining whether to provide a public incentive on a development or redevelopment (hereinafter "development") project in the City. For the purpose of this policy, a Public Incentive is defined as "any benefit (cash or otherwise) provided by the City of Fairway to promote development within the City". Each request for a public incentive will be reviewed and acted upon by the Governing Body on a case-by-case basis. No action (or inaction) taken by the Governing Body shall be construed to obligate or prohibit the Governing Body from taking similar or dissimilar actions at any future date. Developers seeking public incentives are encouraged to look for opportunities to exceed the minimum requirements set forth in this policy and the Fairway Municipal Code.

The Governing Body recognizes that a thriving residential, commercial and business presence in the community brings economic growth, employment opportunities and encourages capital investment both in terms of commercial and residential development. Several guiding principles have been determined by the Governing Body to be important when considering public incentives. These guiding principles include, but are not limited to:

Process. Any developer seeking public incentives must present their request to the Governing Body at a regularly scheduled meeting prior to submitting any applications or plans to the Board of Zoning Appeals and/or Planning Commission. The developer must contact the City Administrator's office to learn about the process.

Sustainability. It is the desire of the Governing Body for all future development to be sustainably built. As such, the Governing Body will consider the extent of commitment to sustainability (i.e. greenspace, energy conservation, LEED Certification, etc.) on a development when determining if public incentives will be provided.

Diversity. Fairway is a welcoming city. As such, developers seeking public incentives must be able to demonstrate they value inclusion in their organization and have a commitment to diversity (i.e. hiring practices, partnering with woman/minority owned businesses, etc.).

Community. When determining the appropriateness of public incentives, the Governing Body will look at the impact a potential project may have for the City. Specifically, the Governing Body will focus on a developer's civic engagement, the quality of development proposed, the value the development will bring to the City and how it will enhance Fairway's unique character. The Governing Body will also evaluate the types of commercial services (if applicable) proposed and whether they complement Fairway's limited business footprint. Similarly, residential projects (if applicable) will be evaluated based on the project scale to determine whether such development is appropriate for a community of Fairway's size. The financial impact on the City, regardless of the type of project, will be of paramount concern. Only projects that preserve or enhance the financial position of the community will be considered for public incentives.

Stormwater. The Governing Body recognizes Stormwater Management as a critical function to ensure Fairway remains a desirable community in which to live and work. Any developer seeking public incentives must commit to improving stormwater runoff as a result of the project.

City Services. A developer must show the proposed development will not strain public safety, including police and fire services. In addition, the developer must show there will be no adverse impact on public infrastructure, including traffic and public spaces.

Approved by the City Council on March 8, 2021.