

**ORDINANCE NO. 097-755**

**AN ORDINANCE APPROVING AMENDMENT NO. 4  
TO THE CAPITOL MALL REDEVELOPMENT PROJECT  
PLAN AND AMENDMENT NO. 3 TO THE RUTLEDGE  
HILL REDEVELOPMENT PLAN**

**WHEREAS, by Ordinance No. 77-716, the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee approved the "Capitol Boulevard Extension, Bicentennial Park and Housing Development Plan;" and**

**WHEREAS, by Ordinance No. 82-845, the Metropolitan Council approved the "Capitol Mall Redevelopment Project Plan" which revised the boundaries and superseded the text, maps, and exhibits of the original "Capitol Boulevard Extension, Bicentennial Park and Housing Development Plan" previously approved by Ordinance No. 77-716; and**

**WHEREAS, by Ordinance No. 87-1695, as amended, the Metropolitan Council approved Amendment No. 1 to the "Capitol Mall Redevelopment Project Plan;" and**

**WHEREAS, by Ordinance No. 91-1567, the Metropolitan Council approved Amendment No. 2 to the "Capitol Mall Redevelopment Project Plan;" and**

**WHEREAS, by Ordinance No. 93-774, the Metropolitan Council approved Amendment No. 3 to the "Capitol Mall Redevelopment Project Plan;" and**

**WHEREAS, by Ordinance No. 80-133, as amended, the Metropolitan Council approved and authorized the undertaking of a redevelopment plan entitled "Rutledge Hill;" and**

**WHEREAS, by Ordinance No. 86-1131, as amended, the Metropolitan Council approved the "Rutledge Hill Redevelopment Plan" which revised the boundaries and superseded the text, maps and exhibits of the original plan as previously adopted by Ordinance No. 80-133, as amended; and**

**WHEREAS, by Ordinance No. 87-1695, as amended, the Metropolitan Council approved Amendment No. 1 to the "Rutledge Hill Redevelopment Plan;" and**

**WHEREAS, by Ordinance No. 91-1520, the Metropolitan Council approved Amendment No. 2 to the "Rutledge Hill Redevelopment Plan;" and**

**WHEREAS, certain changes and amendments to the text, maps and boundaries of the "Capitol Mall Redevelopment Project Plan" and the "Rutledge Hill Redevelopment Plan" are necessary and proper to facilitate the orderly and desirable redevelopment of the areas; and**

**WHEREAS, there has been prepared and referred to the Metropolitan Council for review and approval, Amendment No. 4 to the "Capitol Mall Redevelopment Project Plan" and Amendment No. 3 to the "Rutledge Hill Redevelopment Plan" consisting of certain changes in the text, boundaries, and maps of the redevelopment plans; and**

**WHEREAS, said Amendments to the aforesaid redevelopment plans have been approved by the Board of Commissioners of the Metropolitan Development and Housing Agency; and**

**NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:**

**SECTION 1. That the findings and determinations relative to the "Capitol Mall Redevelopment Project Plan" and the "Rutledge Hill Redevelopment Plan" are hereby reaffirmed and redetermined.**

**SECTION 2.** That "Exhibit A" to the "Capitol Mall Redevelopment Project Plan" is hereby replaced by a new "Exhibit A", dated January 28, 1997, depicting a revised boundary description, and attached hereto and made a part of this Ordinance.

**SECTION 3.** That the "Capitol Mall Redevelopment Project Plan" is amended by adding three maps. R. P. Maps 1D, 2D, and 3D, all dated January 28, 1997, which pertain to the area added to the Capitol Mall Project and are attached hereto and made a part of this Ordinance. Any reference in the Plan text to R. P. Map 1 shall be construed to include Maps 1A, 1B, 1C, and 1D, any reference to R. P. Map 2 shall be construed to include Maps 2A, 2B, 2C, and 2D, and any reference to R. P. Map 3 shall be construed to include Maps 3A, 3B, 3C, and 3D.

**SECTION 4.** That it is hereby found and determined that the additional area to be incorporated into the area of the "Capitol Mall Redevelopment Project Plan" by this amendment is a blighted area as defined in Section 13-20-201, Tennessee Code Annotated and qualifies as an eligible project under provisions of Sections 13-20-201 through 13-20-215, Tennessee Code Annotated; that such declaration of blight previously made by the Governing Body by Resolution No. 74-1159 is hereby reaffirmed; that conditions existing in the Plan area are detrimental to the safety, health, morals, or welfare of the people of Nashville and Davidson County; that acquisition by the Metropolitan Development and Housing Agency by negotiation, condemnation or otherwise, as provided by Tennessee Code Annotated 13-20-104 and so designated pursuant to the Plan, or any amendment or amendments thereto, should be so acquired by the Metropolitan Development and Housing Agency, and such blight and slum conditions eliminated.

**SECTION 5.** That the "Capitol Mall Redevelopment Project Plan" is hereby amended by adding "Sections C.2.b.(27), C.2.b.(28), C.2.b.(29) and C.2.b.(30) Regulations and Controls" which are dated January 28, 1997, and attached hereto as Exhibit A-1, and made a part of this Ordinance.

**SECTION 6.** That Capitol Mall Redevelopment Plan Section C.2.d. Period of Duration of These Provisions is hereby replaced by a new Section C.2.d., dated January 28, 1997.

**SECTION 7.** That Capitol Mall Redevelopment Plan Section F., "Tax Increment" is hereby replaced by a new Section F., dated January 28, 1997, adjusting the tax increment authority, and is attached hereto and made a part of this Ordinance.

**SECTION 8.** That the "Rutledge Hill Redevelopment Plan" is hereby amended by deleting Tracts designated 101, 102, 103, and 104 on the attached Exhibit A-1, thereby eliminating them from the area covered by the "Rutledge Hill Redevelopment Plan."

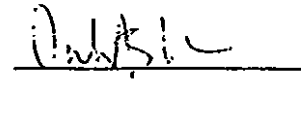
**SECTION 9.** That the Rutledge Hill Redevelopment Plan Section C.2.c. Duration of Land Use Controls is hereby replaced by a new Section C.2.c., dated January 28, 1997.

**SECTION 10.** That this Ordinance take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

APPROVED BY Metropolitan  
Development and Housing Agency

  
Executive Director

INTRODUCED BY:

  
\_\_\_\_\_

APPROVED AS TO LEGALITY OF  
FORM AND COMPOSITION

  
NDHA Attorney

Member(s) of Council

## EXHIBIT A

### CAPITOL MALL REDEVELOPMENT PROJECT PLAN

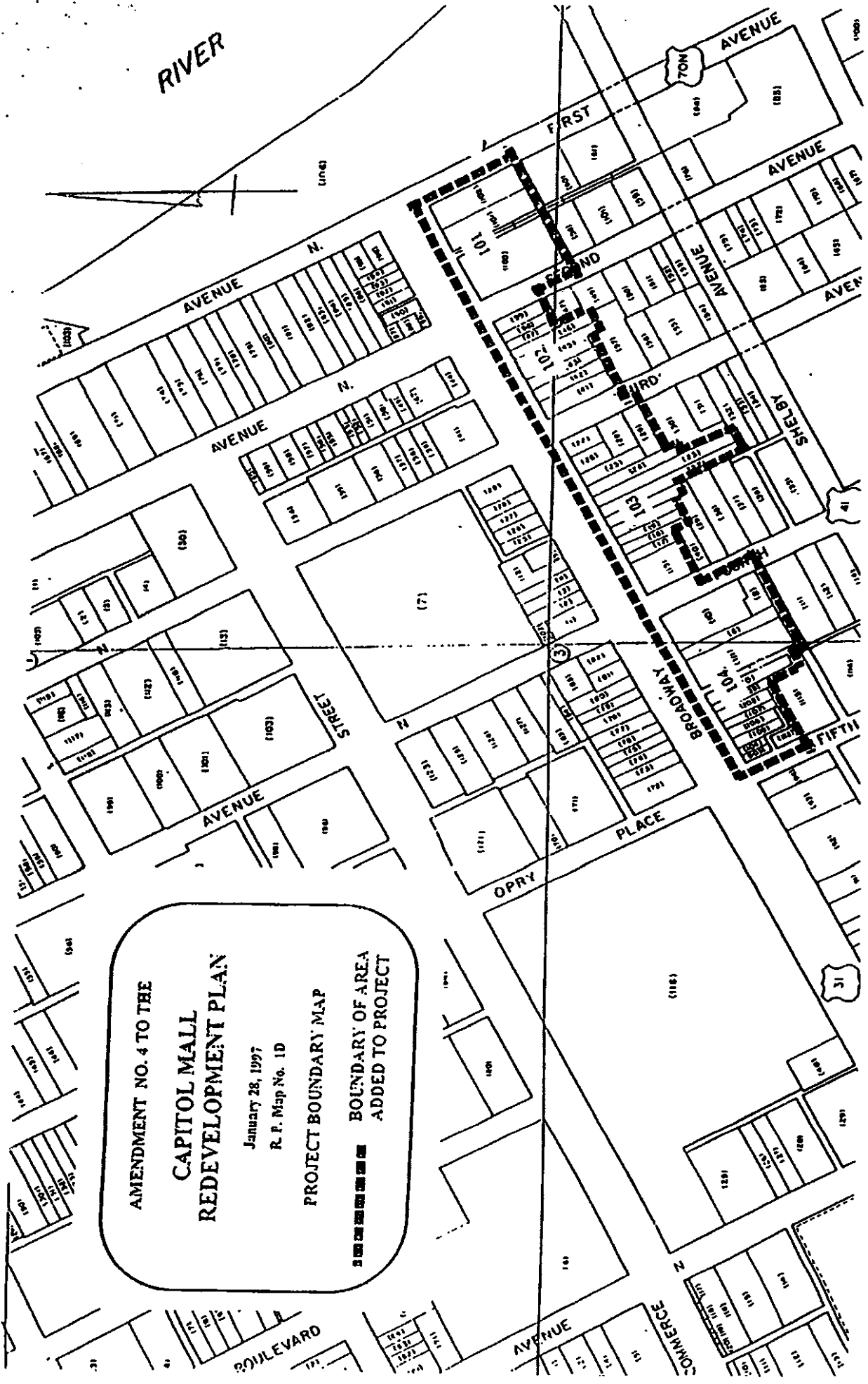
#### BOUNDARY DESCRIPTION (As Amended)

Being a tract of land in Metropolitan Nashville and Davidson County, Tennessee as shown on Project Boundary Map Nos. 1, 1A, 1B, and 1C and generally described as follows:

Beginning at the point of intersection of the northwesterly line of Church street and the northeasterly line of Eighth Avenue, North; thence, with the northeasterly line of Eighth Avenue, North northwestwardly approximately 248 feet to a point in the northwesterly property line of Parcel No. 93-5-2-4; thence, with the northwesterly line of Parcel No. 93-5-2-4 and its extension northeastwardly approximately 170 feet to the point of intersection with the northeasterly line of Polk Avenue and the southeasterly line of Alley No. 103; thence, with the northeasterly line of Polk Avenue southeastwardly approximately 100 feet to a point in the northwesterly property line of Parcel No. 93-5-2-12; thence, with the northwesterly property line of Parcel Nos. 93-5-2-12, 93-5-2-13, 93-6-1-1 and 93-6-1-2 northeastwardly approximately 375 feet to a point in the southwesterly line of Capitol Boulevard; thence, with the southwesterly line of Capitol Boulevard northwestwardly approximately 125 feet to a point, said point being an extension of the northwesterly line of Alley No. 59; thence crossing Capitol Boulevard northeastwardly approximately 90 feet to the point of intersection with the northeasterly line of Capitol Boulevard and the northwesterly line of Alley No. 59; thence with the northwesterly line of Alley No. 59 and its extension northeastwardly approximately 185 feet to the point of intersection with the northeasterly line of Sixth Avenue, north; thence, with the northeasterly line of Sixth Avenue, North northwestwardly approximately 50 feet to a point being the northwesterly property line of Parcel No. 93-6-2-132 and the southeasterly property line of Parcel No. 93-6-1-16; thence, with the irregular property line between Parcel Numbers 93-6-1-132 and 93-6-1-16 eastwardly approximately 247 feet to the point of intersection with the southwesterly line of Alley No. 74; thence crossing Alley No. 74 eastwardly approximately 15 feet to the point of intersection with the northeasterly line of Alley No. 74 and northwesterly property line of Parcel No. 93-6-1-38; thence, with the northeasterly line of Alley No. 74 southeastwardly approximately 80 feet to a point being the northwesterly property line of Parcel No. 93-6-1-40; thence, with the northwesterly property line of Parcel No. 93-6-1-40 and its extension northeastwardly approximately 222 feet to the point of intersection with the northeasterly line of Fifth Avenue, North; thence, with the northeasterly line of Fifth Avenue, North southeastwardly approximately 175 feet to the point of intersection with the southeasterly line of Church Street; thence, with the southeasterly line of Church Street northeastwardly approximately 760 feet to the point of intersection with the southwesterly line of Third Avenue, North; thence, with the southwesterly line of Third Avenue, North southeastwardly approximately 110 feet to a point in the southeasterly property line of Parcel No. 93-6-1-114; thence, with the southeasterly property line of Parcel Nos. 93-6-1-114, 93-6-1-117, 93-6-1-118 and 93-6-1-99 southwestwardly approximately 360 feet to the intersection with the northeasterly line of Fourth Avenue, North; thence, with the northeasterly line of Fourth Avenue, North southeastwardly approximately 125 feet to a point; said point being the extension of the northwesterly line of Alley No. 54; thence, southwestwardly crossing Fourth Avenue, North and with the northwesterly line of Alley No. 54 approximately 416 feet to the point of intersection with the northeasterly line of Fifth Avenue, North; thence, with the northeasterly line of Fifth Avenue, North southeastwardly approximately 145 feet to a point in the northwesterly property line of Parcel No. 93-6-1-93; thence, with the northwesterly property line of Parcel No. 93-6-1-93 northeastwardly approximately 169 feet to the southwesterly line of Alley No. 67; thence, with the southwesterly line of Alley No. 67 southeastwardly approximately 90 feet to the point of intersection with the northwesterly line of Commerce Street (as widened); thence, with the northwesterly line of Commerce Street (as widened) northeastwardly approximately 780 feet to a point, said point being an

extension of the northeasterly line of Alley No. 11; thence, crossing Commerce Street (as widened) southeastwardly approximately 100 feet to the point of intersection with the northeasterly line of Alley No. 11; thence, with the northeasterly line of Alley No. 11 southeastwardly approximately 410 feet to a point being the property line between Parcel Nos. 93-6-2-44 and 93-6-2-47; thence, with the property line between Parcel Nos. 93-6-2-44 and 93-6-2-47 northeastwardly approximately 120 feet to a point lying on the centerline of Second Avenue, North; thence, southeastwardly with said centerline to its intersection with the centerline of Broadway; thence, northeasterly approximately 215 feet to the intersection of First Avenue, South; thence, southeastwardly approximately 150 feet to the intersection of an Alley; thence, southwestwardly approximately 215 feet with the Alley to the intersection of Second Avenue, South; thence, northwestwardly approximately 60 feet to the intersection of an Alley; thence, southwestwardly with the Alley approximately 69 feet to a point of intersection with the northeasterly property line of Parcel No. 93-6-4-46; thence with the northeasterly property line of Parcel No. 93-6-4-46 southeastwardly approximately 70 feet to the southeast corner of Parcel No. 93-6-4-46; thence, with the southerly property line of Parcel Nos. 93-6-4-46, 45, 43, 42 and 41 approximately 150 feet to the intersection of Third Avenue, South; thence, southeastwardly with Third Avenue, South approximately 20 feet to the intersection of southern property line of Parcel No. 93-6-4-29 extended; thence, with the southern property line of Parcel Nos. 93-6-4-29, 24, 23, 22, 21, 20, 19, 18, 17, 15 approximately 350 feet to the intersection of Fourth Avenue, South; thence, southeastwardly with the centerline of Fourth Avenue, South approximately 1,900 feet to the southeasterly line of Peabody Street, if extended to the centerline of Fourth Avenue, South; thence, southwestwardly with the southeasterly line of Peabody Street approximately 1,320 feet to a point, said point being an extension of the southeasterly line of Peabody Street with the intersection of the southwesterly line of Seventh Avenue, South, if extended; thence, northwestwardly with the southwesterly line of Seventh Avenue, South approximately 1,400 feet to a point being the southeasterly line of Alley No. 73, if extended; thence, crossing Seventh Avenue, South northeastwardly to the southeasterly line of Alley No. 73 and in a northeastwardly direction along the southeasterly line of Alley No. 73 approximately 375 feet to a point of intersection with the southwesterly line of Sixth Avenue, South; thence, with the southwesterly line of Sixth Avenue, South northwestwardly approximately 600 feet to a point of intersection with the southeasterly line of Broadway; thence, with the southeasterly line of Broadway southwestwardly approximately 125 feet to a point which is the extension of the southwesterly line of Alley No. 57; thence, with the southwesterly line of Alley No. 57 and its extension northwestwardly approximately 300 feet to a point being the southeasterly property line of Parcel No. 93-6-3-27; thence, with the southeasterly property line of Parcel No. 93-6-3-27 southwestwardly approximately 170 feet to the northeasterly line of Seventh Avenue, North; thence with the northeasterly line of Seventh Avenue, North northwestwardly approximately 73 feet to the point of intersection with the northwesterly line of Alley No. 63; thence, with the northwesterly line of Alley No. 63 northeastwardly approximately 168 feet to the southwesterly line of Alley No. 57; thence, with the southwesterly line of Alley No. 57 northwestwardly approximately 91 feet to a point being the southeasterly property line of Parcel No. 93-6-3-24; thence, with the southeasterly property line of Parcel no. 93-6-3-24 and its extension southwestwardly approximately 228 feet to a point in the southwesterly line of Seventh Avenue, North; thence, with the southwesterly line of Seventh Avenue, North northwestwardly approximately 115 feet to the point of intersection with the southeasterly line of Commerce Street (as widened); thence, with the southeasterly line of Commerce Street (as widened) southwestwardly approximately 332 feet to the point of intersection with the northeasterly line of Eighth Avenue, North; thence, with the northeasterly line of Eighth Avenue, North northwestwardly approximately 625 feet to the point of intersection with the northwesterly line of Church Street, being the point of beginning.

January 28, 1997



AMENDMENT NO. 4 TO THE  
CAPITOL MALL  
REDEVELOPMENT PLAN

January 28, 1997

R. P. Map No. 1D

PROJECT BOUNDARY MAP

BOUNDARY OF AREA  
ADDED TO PROJECT



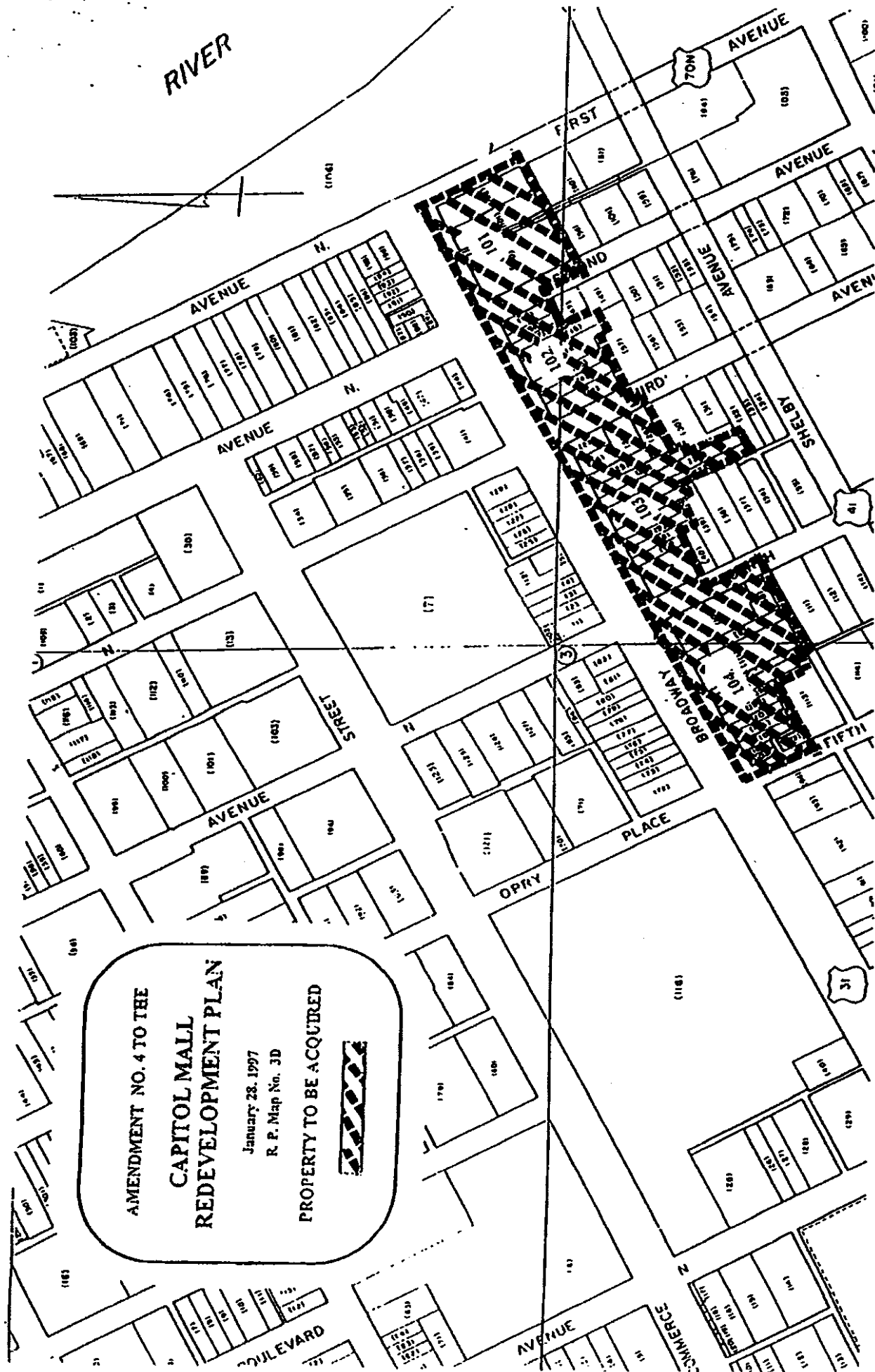
AMENDMENT NO. 4 TO THE  
CAPITOL MALL  
REDEVELOPMENT PLAN

January 28, 1997  
R. P. Map No. 2D

PROPOSED LAND USE MAP

Mixed Use

RIVER



AMENDMENT NO. 4 TO THE  
CAPITOL MALL  
REDEVELOPMENT PLAN  
January 28, 1997  
R. P. Map No. 3D  
PROPERTY TO BE ACQUIRED



Exhibit A-1

Capitol Mall Redevelopment Plan

Section C.2.b. Regulations and Controls

(27) Tract 101

**Intent:** To provide adequate and suitable space in appropriate locations for high intensity residential uses mixed with a wide range of compatible non-residential uses. Living areas are integrated with working and shopping areas to encourage the reduction of travel needs and parking requirements. Strong pedestrian linkages are encouraged. The preservation of existing buildings that contribute to the historical or architectural character of the district is also encouraged.

**Principal Use:** Residential mixed with compatible non-residential use, including office, retail shops, entertainment, restaurants and other eating and drinking establishments, but not drive-in facilities; and personal service businesses such as barber or hairdressing shops, shoe repair, watch and jewelry repair, dry cleaning and pressing shops, etc.

**Design Objectives:** Facade guidelines of the Market and Design Study for Broadway will be the basis for design review on parcels in the Broadway National Register Historic District. New construction on Broadway will be compatible with the earlier buildings in materials, size, scale, height, proportion, orientation, color and texture. Contemporary design must be compatible with the character of the Broadway Historic District but any new structures should not imitate past architectural styles.

(28) Tract 102

**Intent:** To provide adequate and suitable space in appropriate locations for high intensity residential uses mixed with a wide range of compatible non-residential uses. Living areas are integrated with working and shopping areas to encourage the reduction of travel needs and parking requirements. Strong pedestrian linkages are encouraged. The preservation of existing buildings that contribute to the historical or architectural character of the district is also encouraged.

**Principal Use:** High intensity residential mixed with compatible non-residential use, including office, retail shops, entertainment, restaurants and other eating and drinking establishments, but not drive-in facilities; and personal service businesses such as barber or hairdressing shops, shoe repair, watch and jewelry repair, dry cleaning and pressing shops, etc.

**Design Objectives:** Facade guidelines of the Market and Design Study for Broadway will be the basis for design review on parcels in the Broadway National Register Historic District. New construction on Broadway will be compatible with the earlier buildings in materials, size, scale, height, proportion, orientation, color and texture. Contemporary design must be compatible with the character of the Broadway Historic District but any new structures should not imitate past architectural styles.

(29) Tract 103

**Intent:** To provide adequate and suitable space in appropriate locations for high intensity residential uses mixed with a wide range of compatible non-residential uses. Living areas are integrated with working and shopping areas to encourage the reduction of travel needs and parking requirements. Strong pedestrian



linkages are encouraged. The preservation of existing buildings that contribute to the historical or architectural character of the district is also encouraged.

**Principal Use:** High intensity residential mixed with compatible non-residential use, including office, retail shops, entertainment, restaurants and other eating and drinking establishments, but not drive-in facilities; and personal service businesses such as barber or hairdressing shops, shoe repair, watch and jewelry repair, dry cleaning and pressing shops, etc.

**Design Objectives:** Facade guidelines of the Market and Design Study for Broadway will be the basis for design review on parcels in the Broadway National Register Historic District. New construction on Broadway will be compatible with the earlier buildings in materials, size, scale, height, proportion, orientation, color and texture. Contemporary design must be compatible with the character of the Broadway Historic District but any new structures should not imitate past architectural styles.

(30) Tract 104

**Intent:** To provide adequate and suitable space in appropriate locations for high intensity residential uses mixed with a wide range of compatible non-residential uses. Living areas are integrated with working and shopping areas to encourage the reduction of travel needs and parking requirements. Strong pedestrian linkages are encouraged. The preservation of existing buildings that contribute to the historical or architectural character of the district is also encouraged.

**Principal Use:** High intensity residential mixed with compatible non-residential use, including office, retail shops, entertainment, restaurants and other eating and drinking establishments, but not drive-in facilities; and personal service businesses such as barber or hairdressing shops, shoe repair, watch and jewelry repair, dry cleaning and pressing shops, etc.

**Design Objectives:** Facade guidelines of the Market and Design Study for Broadway will be the basis for design review on parcels in the Broadway National Register Historic District. New construction on Broadway will be compatible with the earlier buildings in materials, size, scale, height, proportion, orientation, color and texture. Contemporary design must be compatible with the character of the Broadway Historic District but any new structures should not imitate past architectural styles.

**Section C.2.c. Duration of Land Use Controls**

The provisions of this Plan, specifying the land uses for the Project Area and the requirements and restrictions with respects thereto, shall commence upon approval of the Plan by the governing body of the Metropolitan Government of Nashville and Davidson County and shall continue to be in effect until December 31, 2025.

**Section C.2.d. Period of Duration of These Provisions**

The provisions of this Plan, specifying the land uses for the Project Area and the requirements and restrictions with respects thereto, shall commence upon approval of the Plan by the governing body of the Metropolitan Government of Nashville and Davidson County and shall continue to be in effect until December 31, 2025.

AMENDMENT NO. 3 TO THE  
RUTLEDGE HILL  
REDEVELOPMENT PLAN

January 23, 1997

BOUNDARY OF  
PROPERTY TO BE DELETED

EXHIBIT A-1

## F. TAX INCREMENT

With the approval by the Metropolitan Council of Ordinance 77-716, tax increment financing was approved for the undertaking and carrying out of approved redevelopment projects with the increment from designated urban renewal parcels. Ordinance 82-845 reaffirmed the tax increment funding provision and extended it to include properties within the amended boundaries of the Capitol Mall Redevelopment Project. Ordinance 87-1695 expanded the boundaries of the plan to include the Ryman Center mixed use development and provided for a tax increment component to this project.

The Capitol Mall Redevelopment Project is currently being implemented. The designated tax increment parcels in the Capitol Mall Project are now generating in excess of \$3.5 million per year that is committed to retiring bonded or other indebtedness incurred on approved redevelopment projects. Hotel and Convention facilities assisted by a \$9.7 million Urban Development Action Grant (UDAG) were completed in 1987. The office development atop the hotel has been completed and the development of retail space on air rights above parking garages in accordance with the Capitol Mall Redevelopment Plan was completed in 1989. The BellSouth state headquarters building has been completed, as has renovation of the Ryman Auditorium and completion of support facilities by the Gaylord Entertainment Company. The downtown Arena, including land acquisition, has been completed and related development is occurring nearby.

There are currently five authorized redevelopment areas with tax increment authority in Nashville, including the Capitol Mall. In 1995, the tax increment from all five districts equaled less than 1.5 percent of the total property tax revenues due to the Metropolitan Government. The projected increase in the value of property developed in conjunction with the Capitol Mall Redevelopment Plan, as amended, on land leased or sold by MDHA, is estimated to be \$720 million. The total estimated annual increase of over \$12 million in property taxes so generated in the expanded Capitol Mall Project will not occur without the redevelopment activities of MDHA.

As of 1995, the existing cap on tax increment backed indebtedness in the Capitol Mall Redevelopment Project was \$65 million. The present increment stream, plus that projected from development associated with the Nashville Arena, is expected to be sufficient to retire outstanding debt and commitments. With the current tax increment cap of \$65 million, total new development of \$650 million is expected to be generated. The tax increment from this new development is estimated at \$10 million, of which approximately \$6 million, annually, is necessary for debt for redevelopment expenditures. With a \$15 million increase in the tax increment cap to \$80 million, an additional \$150 million of development is expected to occur. This additional development should generate an estimated \$2.4 million of tax increment. The redevelopment plan will use approximately \$1.5 million of this increment to provide debt service for redevelopment activities. In addition to the unused portion of the tax increment generated by development, the project will also generate substantial sales tax and other revenues to the benefit of the Metropolitan Government. Therefore, the Metropolitan Government, as the taxing agency within the Project Area, has not and will not be negatively impacted by a tax increment financing provision.

The estimated total cost of public investment in the redevelopment project is approximately \$393.7 million. Existing and anticipated sources of revenue to finance the undertaking, including the estimated amount from tax increment backed bonds or other indebtedness are:

Federal Grants	\$ 9,750,000
Bonds Backed by Hotel/Motel Tax	39,500,000
Bonds Backed by Revenues from Parking Facilities	15,000,000

Tax Increment	80,000,000
Urban Renewal Land Sale Funds	1,500,000
General Obligation Bonds	247,950,000

Federal grants consisted of the \$9.75 million UDAG for the Convention Center/Hotel/Office project. Bonds backed by the hotel/motel tax were used in connection with the Convention Center. Additional revenue bonds to be backed by parking revenues are proposed, most probably for use in constructing a garage on the block between Commerce and Church Streets and 7th and 8th Avenues North. General obligation bonds have been used in the development of the downtown Arena and construction of the deck over the Church Street Garage upon which a retail plaza was built. Tax increment financing has been used in connection with public purposes identified in the construction of the Church Street retail center, the BellSouth Development, the Ryman Auditorium renovation project, and land acquisition for arena/convention facilities. Additional tax increment financing is expected to be used for improvements to assist in the revitalization of Church Street, Broadway, and the periphery of the Arena. Estimates of the public cost of the project do not include potential improvements to Demonbreun Street which are expected to be implemented with the assistance of State and Federal funds regardless of the existence of the redevelopment district.

The estimated amount of total public bonded indebtedness from the beginning to end of the project is \$382,450,000. The amount of bonds or other indebtedness backed by the tax increment shall not exceed \$80 million. The final maturity date on any bonded or other indebtedness backed by the tax increment from eligible properties shall be on or before December 31, 2025. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax increment funds or at such time as moneys on deposit in the tax increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the Project shall be retained by the Metropolitan Government. Activities or improvements eligible for tax increment financing shall include planning, engineering and legal expenses; administrative costs; land acquisition; relocation; site clearance; and streets, pedestrianways, utilities, public open spaces, and parking garages or other structures or public improvements necessary for carrying out the Capitol Mall Redevelopment Project or other adopted and approved redevelopment plans.

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METROPOLITAN COUNTY COUNCIL  
Bill No. 097-755

AN ORDINANCE APPROVING AMENDMENT  
NO. 4 TO THE CAPITOL MALL  
REDEVELOPMENT PROJECT PLAN AND  
AMENDMENT NO. 3 TO THE RUTLEDGE  
HILL REDEVELOPMENT PLAN

APPROVED BY PLANNING COMMISSION

Introduced APR 15 1997

Passed first Reading APR 15 1997  
Referred to FEDERAL GRANTS REVIEW;  
PLANNING & ZONING COMMITTEES

~~UNANIMOUS~~ DEFERRED MAY 6 1997

Passed second Reading \_\_\_\_\_

Referred to \_\_\_\_\_

Passed third Reading JUN 3 1997

Approved JUN 10 1997

By [Signature]  
Metropolitan Mayor

Departments Notified \_\_\_\_\_

Advertised \_\_\_\_\_

Form-01

FILED  
METROPOLITAN  
COUNTY CLERK

Apr 8 1 15 PM '97