

## Fresno to consider fee waivers for industrial development

Published on 01/27/2014 - 12:00 pm  
Written by Business Journal staff



Leland Parnagian with Fowler Packing speaks about Fresno's impact fee waiver proposal today at the North Pointe Business Park.

The Fresno City Council is scheduled to vote Thursday on a proposal giving the city manager the ability to reduce or waive development fees for industrial real estate projects in Fresno.

Mayor Ashley Swearengin announced the proposal today at the North Pointe Business Park near North Avenue and Highway 99, flanked by Councilmembers Steve Brandau and Sal Quintero. Councilmember Clint Olivier is also supportive of the proposal.

Swearengin is confident the measure will be approved.

She said the goal of the 12-month pilot program is to help bolster local employment.

"Joblessness has no place in our city," Swearengin said.

Fresno City Manager Bruce Ruud said the program is aimed toward new and existing businesses seeking a long-term lease or expansion in areas zoned for industrial use with infrastructure improvements already in place.

North Pointe Business Park was offered as an example of the type of project that would be targeted by the program. Started in 2006, North Pointe now features six buildings housing 16 different businesses in 400,000 square feet of space, said Leland Parnagian, chief of real estate operations for Fowler Packing Co., which owns the property.

"A fee waiver is a simple but meaningful incentive," Parnagian said.

Ethan Smith, vice president with Newmark Grubb Pearson Commercial, estimated a fee waiver could save 5-10 percent in the cost of such projects. Swearengin said savings could range from tens of thousands to hundreds of thousands of dollars.

Swearengin said this program comes as staff recalculates impact fees across the city for consideration by the council later this year.