



Commercial and retail development can directly affect the standard of living in a city or town in many different ways. New development brings vitality and energy to a city, creating a better quality of life for its residents.

New commercial and retail development expands and diversifies our tax base, generating new sources of revenues that allow the city to provide services and programs that will benefit our residents. Direct revenues consist of the money our city collects from property taxes, sales taxes, utility taxes and increased state shared revenues. There is also indirect revenue generation from specific types of development that need to purchase products and materials and do so through local consumption with local suppliers.

Commercial and retail projects also create more vibrant, active areas that draw more traffic and capture revenues from people visiting from outside our region. The increased traffic can create new opportunities for tourism and hospitality in our city.

New projects can also rejuvenate business activity in older commercial and retail centers. This is a key goal of our city council's priority in the Centerline efforts. There is no doubt that businesses along Glendale Avenue from 43rd Avenue to 67th Avenue need a boost. New development will draw people to the area and the businesses within it. New development will also generate private sector interest in redevelopment of underperforming and unproductive commercial property.

New development projects immediately contribute money to our city's general fund through the collection of impact fees, review fees and permit fees that are paid for by the developer. Through the collection of these fees, we are able to improve and expand an area's infrastructure and provide services for our residents in new and expanding areas of our city.

Another major benefit to our residents that comes from commercial and retail development projects is job creation. Initially, new development spurs the construction related industry sector. Once a project is developed, high quality, full-time employment strengthens our community's standard of living. Jobs initiate the "multiplier effect" for city revenues, as local consumption increases so does the city's revenue collections.

Our goal at the City of Glendale has always been to establish and maintain a strong and diverse economic base through the attraction of private capital investment. The revenues, generated through private investment, will continue to provide funding toward programs and services that our residents enjoy.