

**NOTICE OF PUBLIC HEARING
PLACER COUNTY BOARD OF SUPERVISORS**

WHERE: Granlibakken Tahoe, 725 Granlibakken Road, Tahoe City, CA 96145

WHEN: January 25, 2022; 9:00 am

**SUBJECT: TRANSIENT OCCUPANCY TAX REBATE AGREEMENT/HILL TOP
HOSPITALITY, LLC**

Notice is hereby given that, pursuant to Section 53083(a)(6)(b) of the California Government Code, the Placer County Board of Supervisors will conduct a public hearing, on the date and time noted above or as soon thereafter as the matter may be heard, to consider a Transient Occupancy Tax Rebate Agreement ("Rebate Agreement") between the County of Placer ("County") and Hill Top Hospitality, LLC ("Hill Top"). The proposed Rebate Agreement would provide for a rebate of up to 90% of the incremental transient occupancy tax ("TOT") paid on a 128 room accommodation development located at 13535 Bowman Road Hilltop Rd., Auburn, CA 95603, commonly known as SpringHill Suites Auburn ("Project").

The County is considering the Rebate Agreement as part of ongoing efforts to support job creation, tourism, economic development and generation of additional TOT revenue from lodging properties in unincorporated areas of the County outside of the North Lake Tahoe region. The County is proposing to provide financial assistance in the form of an economic development subsidy to Hill Top as described in the Rebate Agreement. Pursuant to Section 53083 of the California Government Code (AB 562) the following information is provided and will be posted on the County's web site, www.placer.ca.gov.

- 1) The name and address of all corporations, or any other business entities, except for sole proprietorships, that are the beneficiary of the economic development subsidy, if applicable: Hill Top Hospitality, LLC, a California limited liability company, 2730 Vista Roble Drive Auburn, CA 95603.
- 2) The start and end dates and schedule, if applicable, for the economic development subsidy: Commencing on January 1, 2022 through December 31, 2024, with certain reporting and payment provisions continuing until February 28, 2025.
- 3) A description of the economic development subsidy, including the estimated total amount of expenditure of public funds, or of revenue lost to, the local agency, as a result of the economic development subsidy: The proposed Rebate Agreement provides for the rebate to Hill Top of up to 90% of the Incremental TOT Revenue based on a 2020 Base Year, as defined in the Rebate Agreement, for the duration of the Rebate Agreement. The Rebate Agreement provides the following percentages by year:

2022: Ninety Per Cent (90%) of Incremental TOT Revenue.

2023: Eighty Five Per Cent (85%) of Incremental TOT Revenue

2024: Eighty Per Cent (80%) of Incremental TOT Revenue

The County has determined the approximate value of the subsidy provided to Hill Top pursuant to the Rebate Agreement, including rebate payments, County staff time and other Project-related County expenses, is Four Hundred and Thirty Thousand Dollars (\$430,000). This amount includes estimated TOT rebate payments of Four Hundred Twenty Three Thousand One Hundred and Eighty One Dollars (\$423,181) based on a study from BAE Urban Economics on file with the County as described below. The Agreement requires Hill Top to use rebated monies to pay back other contractual amounts owed to the County, therefore making Owner funds available for additional Project marketing efforts.

- 4) A statement of the public purposes for the economic development subsidy: The Project will continue the County's efforts to expand economic development and tourism, opportunities for lodging properties, and the generation of TOT revenue in unincorporated areas of the County outside of the North Lake Tahoe region. The Project is expected to increase the County's employment base and continue to generate tax and other revenue that the County can utilize to fund general governmental services. The Rebate Agreement is structured to make Owner funds available for additional Project marketing purposes so that the Project can increase occupancy and average daily room rates, with the subsequent generation of additional TOT revenue to the County.

5) Projected tax revenue to the local agency as a result of the economic development subsidy: The County estimates newly generated Incremental TOT Revenue at Five Hundred and One Thousand Dollars (\$501,000) through the term of the Rebate Agreement. This amount will be subject to the rebate percentages identified in Section 3, resulting in a projected net TOT revenue increase of Seventy Seven Thousand Eight Hundred and Nineteen Dollars (\$77,819). Increased Project occupancy will also generate additional local sales tax and potentially property tax revenue in undetermined amounts.

6) Estimated number of jobs created by the economic development subsidy, broken down by full-time, part-time and temporary positions: The County has estimated that the Project, as supported by the economic development subsidy, will create approximately three (3) full time equivalent jobs in support of marketing efforts. The County also estimates creation of ten (10) to fifteen (15) jobs to serve potential increased Project occupancy, which the County anticipates would include a mix of full-time, part-time and temporary positions.

Interested persons are invited to attend the hearing or submit written comments. All letters, written materials, studies or reports, in excess of one (1) page should be delivered to the Clerk of the Board of Supervisors, 175 Fulweiler Avenue, Room 101 Auburn, CA 95603, at least 24 hours or (1) business working day prior to the beginning of the hearing as noticed above. Administrative remedies must be exhausted prior to an action being initiated in a court of law. If the proposed action is challenged in court, one may be limited to those issues raised at the public hearing described in this notice or in written correspondence delivered at, or prior to, the public hearing.

A copy of the analysis of TOT revenue generated by the Project and a copy of the proposed Rebate Agreement are available for public review at the Clerk of the Board of Supervisors, 175 Fulweiler Ave., Room 101, Auburn, CA 95603. Further information on the proposed action can be obtained by calling the County Executive Office at 530-889-4030 during normal business hours.

BOARD OF SUPERVISORS
Clerk of the Board, Megan Wood